Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

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

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

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, May 13, 2026 at 6:00 PM, at the Village of Westmont, 31 W. Quincy St., Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees
5. Reminder to Silence All Electronic Devices
6. Reminder to Sign-In for Any Public Testimony
7. Approval of Minutes
    a. Approval of the Minutes of the March 11, 2026 Regular Meeting.
8. Review of Public Hearing Procedures
9. Old Business
10. New Business
    a. **PUBLIC HEARING PZC 009-2026**
    A request from Richard and Carol Barclay, for the property at 326 South Washington Street, Westmont, Illinois 60559 for the following:
        1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for a deck and pool.

    b. **PUBLIC HEARING PZC 017-2026**
    A request from Hinsdale Mahjong Society, LLC, d/b/a HMS Mahjong Society (Petitioner), and Westmont Downtown LLC (Owner) for the property at 10 West Burlington Avenue, Westmont, Illinois 60559 for the following:
        1. Special Use Permit to operate an Indoor Other Participant Entertainment business (mahjong studio) in the B-1 Downtown Edge District.

    c. **PUBLIC HEARING PZC 008-2026**
    A request from Tesla, Inc. (Petitioner), and Ogden Avenue LLC (Owner) for the property at 50 West Ogden Avenue, Westmont, Illinois 60559 for the

following:

1. Special Use Permit amendment to allow modified operations and conditions for an existing Vehicle Sales or Rentals business engaged in vehicle sales and minor vehicle repair and maintenance in the B-2 General Business District.

d. **PUBLIC HEARING PZC 013-2026**

Requests from Village of Westmont for the following:

1. Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Westmont Code of Ordinances, Section 6.01, regarding the addition of Video Gaming, Accessory as a permitted use in the B-1(A) Downtown Core and B-1 Downtown Edge Zoning Districts.
2. Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Westmont Code of Ordinance, Section 6.04, regarding the deletion of certain supplemental use regulations for Video Gaming, Accessory.

e. **PZC 021-2025**

A request from 5628 SOUTH CASS LLC for the property at 5628 South Cass Avenue, Westmont, Illinois 60559 for the following:

1. Major Site Plan Approval for a Multi-Unit Building containing four (4) dwellings, in the R-4 General Residence Zoning District.

f. **PZC 006-2026**

A request from Sonja Smilga, for the property at 1351 South Ridge Road, Willowbrook, Illinois 60527 (PIN: 09-22-103-039) for the following.

1. Preliminary Plan of Subdivision for one (1) lot in the R-1(A) Single-Unit Residential District.

g. **PZC 010-2026**

A request from 814 CRE, LLC (Petitioner) and Encore CW, LLC (Owner) for the property at 6120 South Cass Avenue, Westmont, Illinois 60559 for the following:

1. Major Site Plan approval for a Daycare Center in the C-1 Commercial Zoning District.

h. **PZC 011-2026**

A request from the Karen Bailey Meyer Trust and the David P. Meyer Trust for the property at 300 West 60th Street, Downers Grove, Illinois, 60516, for the following:

1. Preliminary Plan of Subdivision to subdivide one (1) lot into two (2) lots in the R-3 Single-Unit Residential District.

11. Open Forum

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

12. Miscellaneous

a. General Updates
    1. Next Regular PZC Meeting on June 10, 2026.

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
COMMUNITY DEVELOPMENT

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westmont.illinois.gov | 630-981-6200

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

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

1. **Call to Order**

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

2. **Roll Call**

Present: 6 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Conor Donoghue, Michael Lynn, John F. Simpson IV, Craig Thomas

Absent: 0

Vacant: 1

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

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

3. **Pledge of Allegiance**
4. **Swearing-in of testifying attendees**
5. **Swearing-in of Daniel Charleston as a new Commissioner**

Chair Carmichael swore in Daniel Charleston as a Planning & Zoning Commissioner.

6. **Roll Call of newly constituted Planning & Zoning Commission**

Present: 7 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Dan Charleston, Conor Donoghue, Michael Lynn, John F. Simpson IV, Craig Thomas

Absent: 0

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

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

7. **Reminder to silence all electronic devices**
8. **Reminder to sign-in for any public testimony**

9. **Approval of the Minutes**

   a. **Approval of the Minutes of the February 4, 2026, special meeting and the February 11, 2026, regular meeting.**

MOTION by **Simpson** to approve the special meeting minutes from February 4, 2026, and the regular meeting minutes from February 11, 2026.

Seconded by **Donoghue**.

VOTING:

Ayes: **6 -** Carmichael, Peterson, Donoghue, Lynn, Simpson, Thomas
Nays: **0**
Abstain: **1 -** Charleston

Motion Passed

10. Review of Public Hearing Procedures

11. Old Business

None.

12. New Business

PUBLIC HEARING PZC 005-2026
Request from Clovers Garden Center LLC, d/b/a Clovers Garden Center (Petitioner), and Suburbanite Bowl, Inc., and Downers Grove National Trust 76-28 (Owners), for the properties at 201 and 209 West Ogden Avenue, Westmont, Illinois, 60559, for the following:

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

Presentation:
Jim Kuehnle, petitioner, presented the request, explaining the location and function of the second space.

Staff Comment:
Scott Williams, Senior Planner, presented the staff report. Williams explained that the addition of the second space triggered the requirement for a new special use permit. If approved, the special use permit would address this new area and the existing operations.

Public Comment:
None.

Commissioner Comments:
Lynn: Commissioner Lynn asked if the greenhouse is reviewed by the Building Division. Williams explained that the Fire Department reviews the structure at the time of permitting. Lynn, Kuehnle, and Williams discussed how the greenhouse is constructed and permitting and inspection requirements.

Charleston: Commissioner Charleston asked how delivery vehicles access the site. Kuehnle responded that they direct delivery vehicles to enter the parking lot from Washington Street.

Simpson: Commissioner Simpson did not have questions for the petitioner.

Donoghue: Commissioner Donoghue expressed support for the request.

Thomas: Commissioner Thomas did not have objections with the new area.

Peterson: Secretary Peterson had no concerns with the request.

Carmichael: Chair Carmichael asked if the fencing around the sales area will be 5 feet or 6 feet tall. Kuehnle answered that it would be 6 feet.

Lynn asked what would be stored in the second greenhouse. Kuenhle replied plants only.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve 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 a ***Special Use Permit to operate an Outdoor Retail Sales business (seasonal outdoor garden center) in the B-2 General Business District, subject to the conditions listed in the staff report.***

Seconded by **Donoghue**.

VOTING:

Ayes: **7 -** Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas
Nays: **0**

Motion Passed

PUBLIC HEARING PZC 004-2026

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

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

Presentation:

Tom Frank, Deputy Fire Chief, presented the requests. Frank explained how the project was developed,

how the consultants were selected, and engagement opportunities for the neighbors, public, and Village Board to provide feedback. Virgil Viscuso, Fleet & Facilities Supervisor, explained the variances requested for the emergency standby generator.

Staff Comment:
Scott Williams, Senior Planner, presented the staff report. Williams recommended including a condition on the major site plan approval to allow staff to administratively make changes to the plan based on recent Village Board direction.

Public Comment:
Wes Buege, Westmont resident, raised concerns about changes to the stormwater detention area. Frank answered that the pond east of the station will be filled in, but will increase the volume of the other detention areas to accommodate the change. Buege asked how the station would be financed. Carmichael and Williams explained that the financing is outside of the scope of the Commission's purview. Frank briefly explained that sales tax would see a small increase, which was already approved by the Village Board.

Ruben Romero, Westmont resident, asked about the proposed changes to the detention. Frank explained the scope of the detention improvements.

Carmichael asked for clarification whether the detention improvements will affect the existing fencing. Viscuso answered that the detention being filled will create a more usable yard for the neighbors.

Laurel Rugen, Westmont resident, asked if the south detention facility would be filled in. Frank and Viscuso answered that the south facility would be deepened, and not be filled in, only the facility to the east will be filled in.

Commissioner Comments:
Lynn: Lynn asked why diesel would be used for the generator. Viscuso explained that diesel is much cheaper and would be available much quicker than a natural gas generator. Lynn and Viscuso discussed the emissions, sound levels, frequency of generator testing, and setbacks from property lines.

Lynn asked if the Beninford subdivision has any covenants related to generators. Williams replied that he is not aware of any.

Lynn questioned the ownership of the Fire Department. Williams and John Zemenak, Village Attorney, confirmed that the Fire Department is part of the Village of Westmont. Lynn asked why the stormwater is being consolidated with the Fire Department. Frank answered that the consolidation is per staff's direction and that the Fire Department uses these areas for training.

Lynn asked if the detention lots could be sold for development. Williams replied no, the detention will remain.

Charleston: Charleston questioned including the Beninford lot in the consolidation. Williams explained the purposes of the detention areas, noting that the detention facing Beninford is connected to the

detention facing Cass Avenue.

Charleston asked how the existing generator serves the Fire Department. Viscuso explained that the existing generator is fueled by natural gas, and could run in perpetuity, so long as natural gas is available. Carmichael confirmed that the generator does not support the whole building.

Charleston raised concerns about the visual impacts of the generator. Jamie Zaura, 845 Design Group (the Village's consultant), explained that a variance for a taller fence would be required to fully screen the generator. Frank added that landscaping will also help screen the generator.

Zemenak asked about the landscaping surrounding the generator, to which Williams clarified the language. Williams added that the Public Works Department anticipates installing taller landscaping, Zemenak added that can be placed as a condition of approval.

Simpson: Simpson asked about the decibel level of the existing natural gas generator. Viscuso explained that it is much louder than the proposed diesel generator.

Simpson asked how the fencing near the fueling station would be affected. Zaura explained that the Village will install a new 7 foot fence that would be placed on the east and north sides of the station. Carmichael asked if the fueling station would remain. Frank replied yes.

Lynn asked about the emissions of a natural gas versus a diesel generator. Carmichael did not have a concern with the emissions of the generator for testing and emergency purposes. Viscuso explained that the police station at 500 North Cass Avenue has a diesel generator and they have not received complaints about it. Frank explained why a diesel generator was chosen.

Donoghue: Donoghue asked if additional diesel fuel will be stored on-site. Viscuso explained that the fueling station regularly gets diesel delivered to it, and it can be easily transferred to the generator.

Thomas Thomas asked what the target date for completion is. Frank replied by September 2027 if everything goes according to plan.

Peterson: Secretary Peterson expressed support for the design of the station, asking if the existing pergola would be retained. Frank answered that a new pergola will be constructed, but they are evaluating the possibility of reusing the existing one elsewhere.

Peterson asked why Cass Avenue is not already striped in front of the garage bays. Frank explained that the right-of-way is under DuPage County's jurisdiction, and they have not been supportive of striping the road since it is far from a signalized intersection.

Peterson asked if a line would connect the diesel at the fueling station to the generator. Viscuso replied no, but there is a large container attached to the generator.

Carmichael: Carmichael asked about the operations of the emergency shelter. Zaura explained that there will be one in the basement separate from the ground floor training room.

Carmichael asked if anything can be added to the fence to screen the generator. Megan Harte, 845 Design Group, explained that the landscaping around the generator could grow to 15 feet in height.

Zemenak and Williams discussed adding conditions to the site plan approval to allow for revisions prior to Village Board approval for fencing to be consistent throughout the plans.

MOTION 1

Motion by **Charleston** to recommend to the Village Board of Trustees to approve a request 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 a ***Comprehensive Plan Map Amendment from General Commercial and Park/Open Space to Public/Semi Public.***

Seconded by **Simpson**.

VOTING:

Ayes: **6 -** Carmichael, Peterson, Charleston, Donoghue, Simpson, Thomas
Nays: **1 -** Lynn

Motion Passed

MOTION 2

Motion by **Peterson** to recommend to the Village Board of Trustees to approve a request 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 a ***Zoning 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.***

Seconded by **Thomas**.

VOTING:

Ayes: **7 -** Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas
Nays: **0**

Motion Passed

MOTION 3

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request 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 a ***Preliminary Plan of Subdivision to consolidate four (4) lots into one (1) lot.***

Seconded by **Donoghue**.

VOTING:
Ayes: **7 -** Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas
Nays: **0**

Motion Passed

MOTION 4

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request 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 a ***Zoning Ordinance Variance to the maximum size, fuel type, and location of an Emergency Generator.***

Seconded by **Peterson**.

VOTING:
Ayes: **6 -** Carmichael, Peterson, Charleston, Donoghue, Simpson, Thomas
Nays: **1 -** Lynn

Motion Passed

MOTION 5

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request 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 a ***Major Site Plan, with the condition that staff may modify and approve adjustments to the major site plan.***

Seconded by **Donoghue**.

VOTING:
Ayes: **7 -** Carmichael, Peterson, Charleston, Donoghue, Lynn, Simpson, Thomas
Nays: **0**

Motion Passed

13. Open Forum
Nobody spoke during the Open Forum.

14. Miscellaneous Items

a. **Next regular Planning & Zoning Commission on April 8th**
Williams noted that there may be a light agenda or the meeting may be canceled. Williams added that there could be an opportunity to attend a virtual Plan Commissioner training if the meeting is canceled.

b. IT Security Training
Williams notified the commissioners that there is a required IT Security Training they must complete by March 21st.

15. Adjourn

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

The motion carried on a unanimous voice vote.

Meeting adjourned at 7:56 p.m.

Certificate of the Publication

Westmont Suburban Life

Description:PZC 326 S WASHINGTON ST
2319712

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 one 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
04/23/2026

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 Jennifer Heintzelman, its Director of Public Notices, at Westmont, Illinois, on
23rd day of April, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10074602

Amount $106.62

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, May 13, 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 Richard and Carol Barclay, for the property at 326 South Washington Street, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District to allow a proposed deck and pool.

PIN: 09-09-424-017

More Common Location: 326 South Washington Street, Westmont, Illinois, 60559

Village Code(s) Applicable: Chapter 95, Section 2.05; 14.06.

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 Apr. 23, 2026) 2319712

PZC Case Number (office use only):	PZC 009-2026

Petitioner

Petitioner Name:	Richard Barclay	**Property Owner Name:**	Richard & Carol Barclay
Petitioner Address:	[redacted]	**Owner Address:**	[redacted]
City, State and Zip		**City, State and Zip:**	
Phone:		**Phone:**	
Email:		**Email:**	

Subject Property

Property Address (Subject Property):				326 S. Washington Street, Westmont IL 60559			
Property Identification Number(s) PIN(s):				09-09-424-017			
Lot Width	60′	**Lot Depth**	150′	**Lot Area:**	9,148 sq. ft.	**Lot Acreage:**	.21 Acres
Current Zoning:	R-3 Single Family Residence			**Current Use:**		Single Family Residence	
Description of Request/Project Title:				Residential Deck Replacement			
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.***				Lot 7 in Block 24 in Westmont, being a subdivision by Arthur T. Mcintosh and Company of the Southeast Quarter and Part of the East Half of the Northeast Quarter of Section 9, Township 38 North, Range 11, East of the Third Principal Meridian, According to the Plat Thereof Recorded February 15, 1921 as Document 146502, in DuPage County, Illinois			

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

Name:	Chris Hattabaugh
Title:	Project Coordinator
Company:	Revamp Fence & Deck
Address:	2300 Raddant Road
City, State and Zip	Aurora, IL 60502
Phone:	630 675 1582
Email:	Christopher@revampfence.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:

Richard S. Barclay	*Richard S. Barclay*
Print Name of **Petitioner**	Signature of **Petitioner** and Date

OWNER SIGNATURE
***(if different than the petitioner)*:**

Print Name of **Property Owner**	Signature of **Property Owner** and Date

Village of Westmont
COMMUNITY DEVELOPMENT

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PZC Case Number (office use only):	PZC 009-2026

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.

Please see that attached Proposed Project and Variance Details Document ("Variance Request Summary Statement") that breaks down the required information for this section.

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.

Strict compliance with the 35% lot coverage maximum would impose a particular and severe hardship on the petitioner that goes far beyond mere inconvenience. The property's existing coverage of 47.04% was established entirely through lawful, Village-recognized improvements — the overwhelming majority of which were constructed under a comprehensive building permit issued for full reconstruction of the home following a residential fire. This catastrophic event was entirely outside the petitioner's control. The reconstruction necessarily involved simultaneous installation of the home, driveway, detached garage, walkways, patio, and associated site improvements, resulting in a coverage level that reflects the functional requirements of a rebuilt residence rather than elective additions. No variance was ever needed or sought at the time because lot coverage maximums were calculated differently during the reconstruction period. Reducing coverage to 35% would require demolition of the home itself, the driveway, or the detached garage — an outcome no reasonable application of the zoning ordinance could contemplate or require. The petitioner now seeks only to add a single standard accessory structure — a deck of 261.22 sq ft — to a home whose coverage baseline was established through an involuntary disaster and its subsequent permitted recovery. The petitioner is not seeking to make substantial additions to an already compliant property; rather, the petitioner seeks to 1.) add a single permitted accessory structure — a deck — and 2.) a corresponding pool to a property whose nonconforming coverage status was established through disaster recovery and village-approved reconstruction.

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 presents a unique physical condition distinguishing it from other R-3 lots subject to the same coverage restriction. Specifically, the property underwent a complete structural reconstruction following a residential fire — an extraordinary circumstance not shared by the vast majority of comparable lots. The reconstruction, conducted in accordance with Village permits, necessitated the establishment of the home's full footprint, driveway, detached garage, and associated site improvements simultaneously, resulting in a coverage level that reflects the functional needs of the reconstructed residence rather than incremental additions. This fire-reconstruction history is an extraordinary physical and historical condition peculiar to this specific property, not a matter of personal preference or elective improvement. Furthermore, the Village itself has verified 47.04% as the existing coverage baseline through its own aerial imagery review, effectively acknowledging that the property's current condition represents its lawfully established state. Additionally, the 60-foot wide by 150-foot deep lot configuration, combined with the placement of the detached garage at the rear and the existing driveway at the front, leaves very limited yard area that could be repurposed to reduce coverage without eliminating permitted structures. At the time of the driveway sizing and corresponding Garage location were planned to offset the then poor conditions of the alley-way and making the Garage Alley accessible an entry in that direction. This planning decision was done pragmatically and the Village approved.

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 non-conforming lot coverage condition is not the result of any action or inaction of the current petitioner. The residenial fire that necessitated full reconstruction~remodel was an involountary catastrophic event. All improvements that contribute to the existing 47.04% were either constructed under Village-issued permits during reconstruction or were installed as part of that reconstruction and subsequently verified by the VIllage through aerial imagery. The fact that the coverage maximums were calculated differently at the time of the reconstruction means the petitioner did not knowingly create a noncompliant condition~~the property was constructed in good faith under VIllage oversight during a period when the current coverage restrictions did not apply in the same manner. The petitioner did not purchase a property with known violations, nor did the petitioner make additions to an otherwise compliant property. The non-conformity arises entirely from the fire, the necessity of a complete reconstruction~remodel, and a subsequent change to how coverage maximums are applied ~~ none of which are attributable to the petitioner.

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.

Without the requested variance, the petitioner is denied the substantial right to install a deck — a standard, code-permitted residential accessory structure routinely approved for R-3 properties throughout the Village. The proposed deck of 261.22 sq ft meets every applicable setback requirement. Owners of R-3 lots whose coverage does not exceed 35% are regularly permitted to install decks and similar improvements. Additionally, aerial imagery of comparable R-3 properties in the immediate vicinity suggests that lot coverage in excess of 35% is not uncommon in this established neighborhood, reflecting historical development patterns. Denying this petitioner the right to install a standard deck — not because of any deficiency in the proposed structure itself, but solely because of a pre-existing coverage condition arising from involuntary fire reconstruction and a change in coverage calculation methodology — deprives the petitioner of enjoyment of the property in a manner inconsistent with how similarly situated homeowners in the neighborhood are treated.

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.

The petitioner is not seeking a special privilege or additional right unavailable to other property owners. A residential deck is a standard, permitted accessory use in the R-3 district. The petitioner's request is simply to exercise the same right as any other homeowner in the Village who can lawfully install a deck. The hardship is not the desire for a luxury improvement or financial gain — it is the practical inability to make a standard residential improvement due solely to a pre-existing nonconforming coverage condition created by a catastrophic fire and the period-specific application of coverage calculations during the subsequent reconstruction. Granting the variance would place the petitioner in the same position as any comparable homeowner, nothing more.

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 requested variance is consistent with the general and specific purposes of the Westmont Zoning Ordinance and the Village's Comprehensive Plan. The lot coverage standards exist to manage impervious surface, stormwater drainage, and neighborhood character. The proposed deck is a wood or composite structure that may be partially pervious depending on construction, and is entirely consistent with the residential character of the R-3 district and the surrounding neighborhood. The variance does not alter the property's use, density, or character. The Village's own administrative allowance of up to 40% coverage where the Village Engineer determines no drainage concerns exist demonstrates that the ordinance itself contemplates relief above the 35% baseline for appropriate circumstances. Granting this variance does not conflict with any land use goal of the Comprehensive Plan for established single-family residential neighborhoods.

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 proposed deck will not be detrimental to the public welfare or injurious to surrounding properties. Specifically: (a) A standard residential deck is consistent with improvements found throughout the neighborhood and will not injure the use, enjoyment, or value of neighboring properties. (b) The deck is a low-profile accessory structure that will not impair the supply of light or air to adjacent properties. (c) The petitioner is prepared to support a Village Engineer drainage review to confirm that the proposed improvements do not create adverse stormwater impacts. A favorable engineering determination — consistent with the Village's administrative 40% allowance process — would further support the appropriateness of this variance. (d) The addition of a residential deck will not tax public utilities, facilities, or services in any measurable way. (e) The deck meets all applicable setback and structural requirements and presents no risk to public health or safety.

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.

There is no practical means by which the petitioner can avoid the hardship without the requested variance. The existing 47.04% coverage consists of the reconstructed home (1,209.93 sf), the driveway and garage (2,381.25 sf), walkways (235.03 sf combined), the existing deck (285.33 sf), and the rear patio (121.61 sf) — all of which were either permitted or verified as part of the fire reconstruction. No individual structure can reasonably be removed to create sufficient coverage room for a 261.22 sf deck without fundamentally compromising the property's function. Reducing to 35% would require removing approximately 1,083 sq ft of existing improvements — the equivalent of eliminating the driveway or the home's ground floor footprint additions. The petitioner is open to discussing whether any minor removal of non-essential flatwork could partially offset the deck's coverage contribution, but such offsets alone cannot resolve the gap to 35% compliance, and a variance remains the only viable mechanism by which the petitioner can exercise the standard residential right to install a deck.

Richard and Carol Barclay

[redacted]

03/04/2026

Adam Walsh, Zoning Administrator / Scott Williams Sr. Planner
Village of Westmont — Community Development Department
31 West Quincy Street
Westmont, Illinois 60559
awalsh@westmont.il.gov

RE: Variance Application — Lot Coverage Relief under Sec. 16.08, Westmont Zoning Ordinance
Property: 326 S. Washington Street, Westmont, IL 60559 | R-3 Zoning District
Permit No.: RES 0033-2026 | Original Submittal: 01/27/2026

Dear Mr. Walsh & Mr. Williams,

I am writing to formally submit a variance application for the property located at 326 S. Washington Street, Westmont, Illinois 60559, in connection with Permit No. RES 0033-2026. Following our pre-application discussions and your detailed written guidance, I have prepared the enclosed application package in accordance with Village requirements and respectfully request that this matter be scheduled for review before the Planning and Zoning Commission and the Village Board of Trustees.

I. BACKGROUND

The subject property is a single-family residential lot in the R-3 Zoning District, measuring 60 feet wide by 150 feet deep for a total area of 9,000 square feet. The property was the site of a residential fire that resulted in the complete destruction and full reconstruction of the home and all site improvements. That reconstruction was carried out pursuant to a comprehensive Village-issued building permit, during a period when lot coverage maximums were calculated differently than they are under the current Zoning Ordinance.

As confirmed through your office's aerial imagery review, the existing lot coverage has been verified at 47.04% (4,233.15 square feet), representing all improvements currently on the property including the house, detached garage, driveway, front and rear walkways, existing deck, and rear concrete patio. The Village has acknowledged that the rear patio appears to have been installed as part of the post-fire reconstruction. No prior variance was sought or granted in connection with these improvements, as the coverage calculations applicable at the time did not require one.

On January 27, 2026, I submitted a permit application (RES 0033-2026) for installation of a new residential deck. The permit was denied on January 28, 2026, on the sole basis that the proposed improvements would exceed the current 35% maximum lot coverage standard under Sec. 16.08 of the Zoning Ordinance. All proposed improvements met applicable setback requirements. I am therefore seeking a variance to permit the proposed construction consistent with the existing nonconforming coverage condition of the property.

II. SCOPE OF PROPOSED WORK

The proposed improvements consist of the following:

1. **New Residential Deck (261.22 sq ft)** — Wood or composite deck structure in the rear yard. Meets all applicable setback requirements as confirmed by Village zoning review.

2. **Pool (253.37 sq ft)** — Pool structure in the rear yard. Pool permit to be submitted separately following variance approval, per staff direction. Supplemental documents and specification sheet are included in this submittal for cursory building department review.

3. **Pool Mechanical Equipment Pad** — Permeable pad in the rear yard to house pool filter and associated mechanical equipment. Location and dimensions shown on the enclosed site plan.

All proposed improvements are located in the rear yard and are consistent with standard residential accessory uses permitted in the R-3 district.

III. ENTITLEMENT SOUGHT

The petitioner seeks the following zoning relief from the Village of Westmont:

Ordinance Section	Standard	Existing Condition	Relief Requested
Sec. 16.08 — Lot Coverage	35% maximum	47.04% (4,233.15 sf) — Village-verified existing baseline	Variance to permit ~49.9% (deck only, pool excluded) or 52.75% (pool included) per Village determination

No use variance, text amendment, rezoning, or other zoning relief is sought. The variance request is limited solely to the lot coverage standard of Sec. 16.08. All other code requirements, including setbacks, accessory structure standards, and use classifications, are satisfied by the proposed improvements as designed.

IV. LOT COVERAGE SUMMARY

Coverage Scenario	Total Square Footage	% of Lot (9,000 sf)
Code Maximum (R-3 District, Sec. 16.08)	3,150 sf	35.00%
Existing — Village-Verified Baseline	4,233.15 sf	47.04%
Proposed — Deck Only (pool excluded as non-permanent)	4,494.37 sf	~49.9%
Proposed — Deck + Pool (if pool deemed permanent)	4,747.74 sf	52.75%

V. APPLICATION MATERIALS ENCLOSED

The following documents are enclosed with this cover letter in accordance with the Village of Westmont General Planning & Zoning Application requirements and staff guidance received during pre-application discussions:

- **Item 1 — Cover Letter (this document)** — Describing the request, background, scope of work, entitlements sought, and list of application materials.
- **Item 2 — Completed Village of Westmont General Planning & Zoning Application Form** — Signed and dated by the property owner/petitioner, with all required fields completed including petitioner information, property information, PIN, lot dimensions, and legal description.
- **Item 3 — Variance Application Narrative** — Full written narrative addressing all eight (8) variance standards required under Sec. 14.06(H) of the Westmont Zoning Ordinance, including findings of fact and supporting argument for each criterion.
- **Item 4 — Variance Summary Statement** — Concise summary document stating the scope of work, the specific variation requested, the relevant ordinance sections, and an index of supporting exhibits — prepared in the format requested by Village staff.
- **Item 5 — Plat of Survey (Exhibit A)** — Clean copy of the original Plat of Survey prepared by Barclay Land Survey (February 2026), showing the property, lot dimensions, and all existing improvements as surveyed.
- **Item 6 — Site Plan (Exhibit B)** — Site plan showing the location, dimensions, and footprint of all existing improvements and all proposed improvements, including the new deck, above-ground/semi-inground pool, pool filter, and mechanical equipment pad.
- **Item 7 — Pool Supplemental Documents & Specification Sheet (Exhibit C)** — Manufacturer specification sheet and supplemental documents for the pool, provided for

cursory building department review of pool location per staff direction. Formal pool permit to be submitted separately following variance approval.

☒ **Item 8 — Aerial Photographs — Neighborhood Context (Exhibit D)** — Aerial imagery of comparable R-3 properties in the immediate neighborhood vicinity, submitted as contextual evidence of neighborhood character and development patterns in support of Variance Criteria 4 (Denied Substantial Rights) and 7 (Essential Character of the Area). These images are not submitted as formal lot coverage measurements or as complaints regarding specific neighboring properties.

☒ **Item 9 — Application Fee** — Check payable to the Village of Westmont in the amount of $250.00 (Residential Variance — R-3 District), per the fee schedule in the General Planning & Zoning Application.

☒ **Item 10 — Revamp Deck Design and MAterials** — While not specifically requested this has been included.

☒ **Item 11 — Digital Copies** — Flash drive or email submission to swilliams@westmont.il.gov containing all of the above materials in digital format, per application requirements.

I appreciate the guidance you and your office have provided throughout this process and the thorough and transparent communication regarding the applicable standards and requirements. I understand this is a significant variance request, and I have endeavored to prepare a complete and candid application package that addresses the relevant criteria directly and honestly.

The circumstances underlying this request — a residential fire, a full property remodel~reconstruction under Village permit, and a subsequent change in how coverage maximums are applied — are extraordinary and not of my making. I am committed to working cooperatively with Village staff, the Planning and Zoning Commission, and the Village Board to arrive at a resolution that is fair, reasonable, and consistent with the spirit of the Zoning Ordinance.

I am available at your convenience to discuss any aspect of this application prior to the public hearing. Please do not hesitate to contact me at the phone number or email address listed above.

Respectfully submitted,



Richard S Barclay

Property Owner — 326 S. Washington Street, Westmont, IL 60559

Enclosures: Items 1–10 as listed above

Copy to: swilliams@westmont.il.gov | Village of Westmont Community Development, 31 West Quincy Street, Westmont, IL 60559

VILLAGE OF WESTMONT — R-3 ZONING DISTRICT

Variance Request Summary Statement

326 S. Washington Street, Westmont, IL 60559 | Permit No. RES 0033-2026

Petitioner: [YOUR FULL NAME] | Date: [DATE]

1. SCOPE OF WORK

The petitioner proposes the following improvements at 326 S. Washington Street, a single-family residential property in the R-3 Zoning District:

Proposed Improvement	Size (sq ft)	Location on Lot	Status
New Residential Deck	261.22 sf	Rear yard	Primary permit request — meets all setbacks per Village review dated 01/28/2026
Pool	253.37 sf	Rear yard	Pool permit to be submitted separately after variance approval
Pool Mechanical Pad	TBD	Adjacent to pool	Permeable pad for filter/equipment; Approximate location shown on site plan

The proposed deck is a standard wood / composite residential accessory structure. A separate permeable mechanical pad will house the pool filter and associated equipment. All proposed improvements are located in the rear yard and meet applicable setback requirements.

The site plan submitted with this application shows the location, dimensions, and footprint of all proposed and existing improvements, including the pool filter and mechanical equipment pad.

2. SPECIFIC VARIATION REQUESTED

Ordinance Section

Section 16.08 — Lot Coverage, Westmont Zoning Ordinance (Chapter 95). Lot coverage is measured as the percentage of a lot covered by buildings, structures, and permanent impervious surfaces. Small accessory buildings complying with Sec. 7.02(A)(2) are exempt.

Zoning District

R-3 Single-Family Residential District. Maximum permitted lot coverage: 35%.

Variance Sought

The petitioner requests a variance from the 35% maximum lot coverage under Sec. 16.08 to permit total lot coverage of approximately 49.9% (deck only,

[redacted] excluding pool) or 52.75% (including pool if counted by the Village), as detailed in Section 3 below.

No other dimensional or use variances are requested. The proposed deck meets all applicable setback requirements. This variance request is solely limited to the lot coverage standard of Sec. 16.08.

3. LOT COVERAGE ANALYSIS

3A — Existing Conditions (Village-Verified Baseline: 47.04%)

Existing Improvement	Sq Footage	Permit Status	Notes
House	1,209.93 sf	Permitted — fire rebuild	
Driveway + Detached Garage	2,381.25 sf	Permitted — fire rebuild	
Front Walk	170.85 sf	Permitted — fire rebuild	
Rear Walk	64.18 sf	Permitted — fire rebuild	
Existing Deck	285.33 sf	Permitted	
Rear Concrete Patio	121.61 sf	Fire rebuild — see note	Village aerial review confirms installed during reconstruction
EXISTING TOTAL	4,233.15 sf	47.04% of 9,000 sf lot	Village-verified baseline

Important Note: *The existing 47.04% coverage reflects improvements constructed during full home reconstruction following a residential fire, under a Village-issued building permit, during a period when lot coverage maximums were calculated differently. No prior variance was sought or required at the time. The Village has independently verified this baseline through aerial imagery review.*

3B — Proposed Coverage Scenarios

Scenario	Additional Coverage	Total Coverage	% of Lot
Existing (baseline)	—	**4,233.15 sf**	**47.04%**
Deck only (pool excluded)	+261.22 sf	4,494.37 sf	~49.9%
Deck + pool (if pool counted by Village)	+514.59 sf	4,747.74 sf	52.75%
Code maximum (R-3)	—	3,150 sf	35%

Petitioner's Position on the Pool: *Sec. 16.08 defines lot coverage as coverage by buildings, structures, and permanent impervious surfaces. The petitioner respectfully contends the pool does not qualify as a permanent structure and should be excluded, making the effective variance request one of approximately 49.9% rather than 52.75%. However if the pool is counted towards coverage than the variance request is for 52.75%.*

4. ZONING ORDINANCE SECTIONS AT ISSUE

Ordinance Section	Subject Matter / Relevance
Sec. 16.08 — Lot Coverage	Primary section from which variance is sought. Establishes 35% maximum lot coverage for R-3 district.
Sec. 14.06 — Variances	Procedural and substantive authority for variance requests. Establishes the 8 review criteria addressed in the full variance application narrative.
Sec. 2.01 — Residential Districts	Establishes R-3 as a single-family residential zoning district and confirms that a deck and pool are standard permitted accessory uses.
Sec. 7.02 — Residential Accessory Uses	Governs accessory buildings and structures in R district. Relevant to the treatment of the deck and pool mechanical pad as accessory improvements.
Sec. 13.04 — Nonconforming Structures	Addresses the continuation and modification of nonconforming structures. Relevant to the existing nonconforming coverage condition.
Sec. 13.06 — Nonconforming Development Features	Governs nonconforming development features including coverage. Relevant to the existing 47.04% baseline and the principle that established nonconforming conditions may not be increased in degree.

Note: The petitioner has consulted with Village planning staff (Scott Willias, Jamie Patterson and Adam Walsh, awalsh@westmont.il.gov, 630-981-6262) regarding the applicable ordinance sections and the pre-application process. Staff confirmation of the above sections and any additional provisions is respectfully requested at or before the pre-application meeting.

5. DIAGRAMS, DRAWINGS & SUPPORTING DOCUMENTS

The following documents are attached to this application to assist the Planning and Zoning Commission and Village Board in understanding the variance request:

Document	Description / Purpose
Exhibit A — Plat of Survey	Original plat of survey (Barclay Land Survey, November 2025) showing the existing property, lot dimensions (60 ft x 150 ft, 9,000 sq ft), and all structures as surveyed. Clean copy as directed by Village staff.
Exhibit B — Site Plan	Updated site plan showing all existing improvements, the proposed new deck (261.22 sf), above-ground pool location (253.37 sf), pool filter and mechanical equipment pad location, and dimensions. Prepared in accordance with Village staff guidance.
Exhibit C — Pool Specification Sheet	Manufacturer specification sheet and supplemental documents for the above-ground pool, provided for cursory building department review of pool location per staff direction. Full pool permit to be submitted separately.

Exhibit D — Aerial Photographs (Neighborhood Conte6xt)	Aerial imagery of comparable R-3 properties within the immediate neighborhood vicinity, illustrating that lot coverage in excess of 35% appears prevalent in this established neighborhood. Submitted as contextual evidence in support of Criteria 4 (Denied Substantial Rights) and 7 (Essential Character of the Area). Note: These images are offered as contextual neighborhood character evidence, not as formal coverage measurements or allegations of code violations against specific properties.
Exhibit E — Variance Application Narrative	Full written narrative addressing all 8 variance standards under Sec. 14.06(H), including detailed findings of fact and supporting argument.

Additional documents or drawings will be provided upon request by Village staff or as directed following the pre-application meeting.

6. NOTE ON AERIAL PHOTOGRAPHS (Exhibit "D")— NEIGHBORHOOD CHARACTER EVIDENCE

Purpose

The aerial photographs in Exhibit D are submitted solely as evidence of the existing neighborhood character and the prevalence of higher-than-35% coverage in comparable R-3 properties in the immediate vicinity. They are not submitted as formal lot coverage measurements or as complaints regarding neighboring properties.

These images are relevant to the variance analysis under two specific criteria:

Variance Criterion	How Aerial Photos Are Relevant
Criterion 4 — Denied Substantial Rights	If comparable neighboring properties appear to carry coverage levels consistent with or exceeding the petitioner's existing baseline, denying this variance would deprive the petitioner of rights that appear to be enjoyed by similarly situated neighboring property owners.
Criterion 7 — Essential Character of the Area	The character of an established neighborhood is defined by how it has actually developed over time, not solely by what the current code permits. Aerial imagery showing widespread higher-coverage development supports the conclusion that the proposed improvements are consistent with the essential character of the area and will not be materially detrimental to the neighborhood.

The petitioner acknowledges that aerial imagery does not constitute a precise coverage measurement and does not establish that any neighboring property is in violation of any code. These images are presented as visual context only, and the petitioner does not request or imply that any enforcement action be taken against any neighboring property as a result of this submittal.

EXHIBIT "D"

Neighborhood Character and Practical Guidance_022206

The purpose of sharing the below Google Earth shots is solely for the purpose of supporting the argument that 35% is a baseline that the physical reality of this\established neighborhood does not necessarily reflect, and to support that our request is consistent with how the neigh& variance argument, not a past or future enforcement complaint. We understand that these represent directional examples only and not actual and confirmed land use %'s by the Village.

Below are a few examples. These properties seem to show variances with clearly visible large impervious driveways, detached garages, patios, pools, decks and other various hardscapes and even primary footprints that appear to fill a similar or more of a proportion of the lot as yours.

All of the below properties in the same R-3 district.












240
111

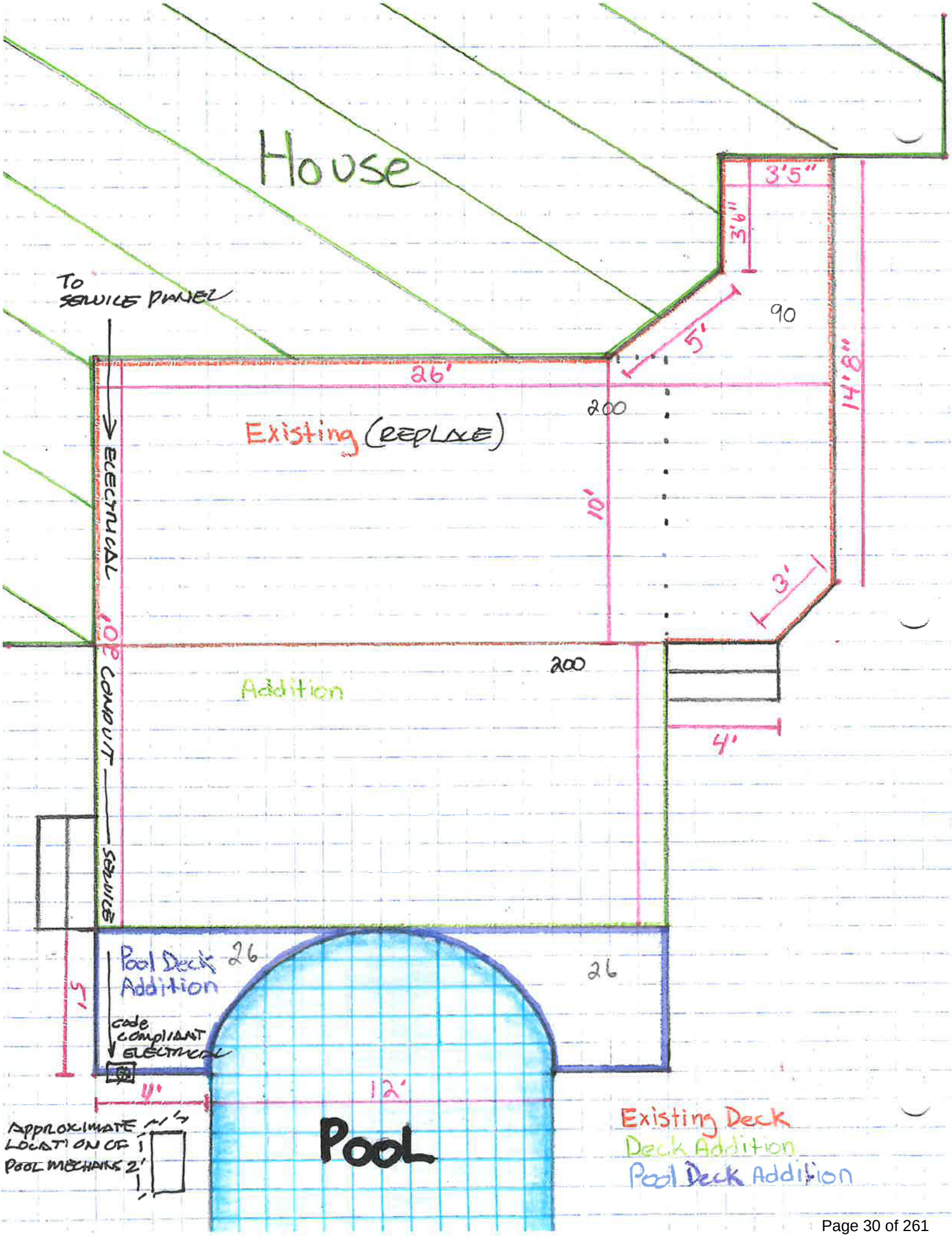

House
3'5"
3'6"
90
5'
14'8"
To service panel
26'
200
Existing (replace)
10'
Electrical
3'
10'
Conduit
200
Addition
4'
Service
Pool Deck Addition
26
26
5'
code compliant electrical
4'
12'
Approximate location of pool mechanics 2'
Pool
Existing Deck
Deck Addition
Pool Deck Addition

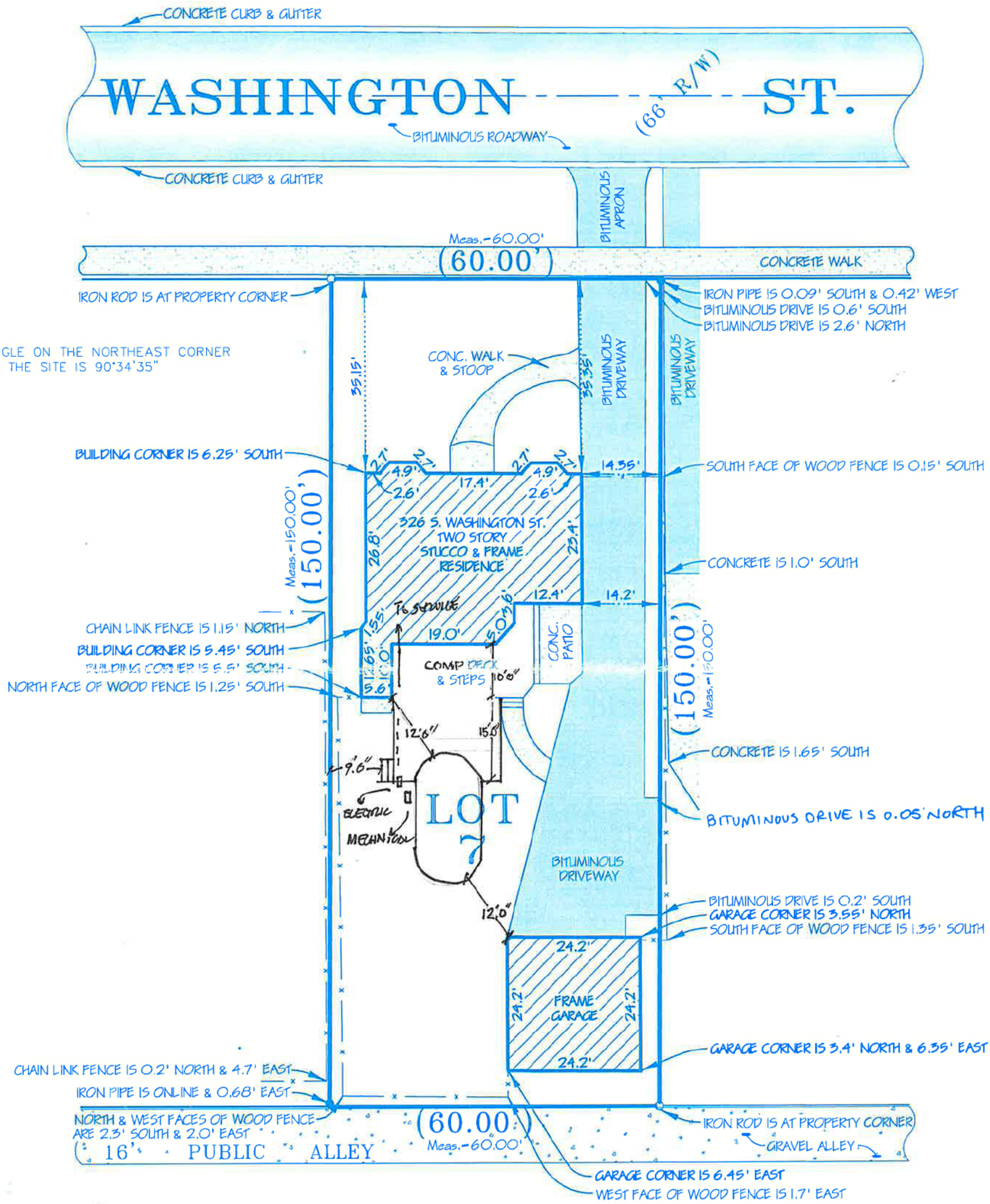
EXHIBIT "B"

PLAT OF SURVEY

LOT 7 IN BLOCK 24 IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MCINTOSH AND COMPANY OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1921 AS DOCUMENT 146502, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SITE = 9,000 SQ.FT.

SURVEY LEGEND
- ● Monumentation Found
- ○ Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- —x— Fence Line



ALLEN D. CARRADUS
35-2551
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WHEATON, ILLINOIS

CARRADUS

NOTES
1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 26th DAY OF November A.D. 2025
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2026.

CARRADUS LAND SURVEY, INC.
Residential & Commercial Land Surveying Services
191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
(630) 588-0416 (Fax) 653-7682 OFFICE@CARRADUSLANDSURVEY.com

PREPARED FOR: RICHARD BARCLAY

DRAWN BY:	DATE OF FIELD WORK:	SCALE:	FLD.BK. - PAGE	PROJECT NO.
JW	11/26/25	1" = 20'	48-00	42859

EXHIBIT "C"

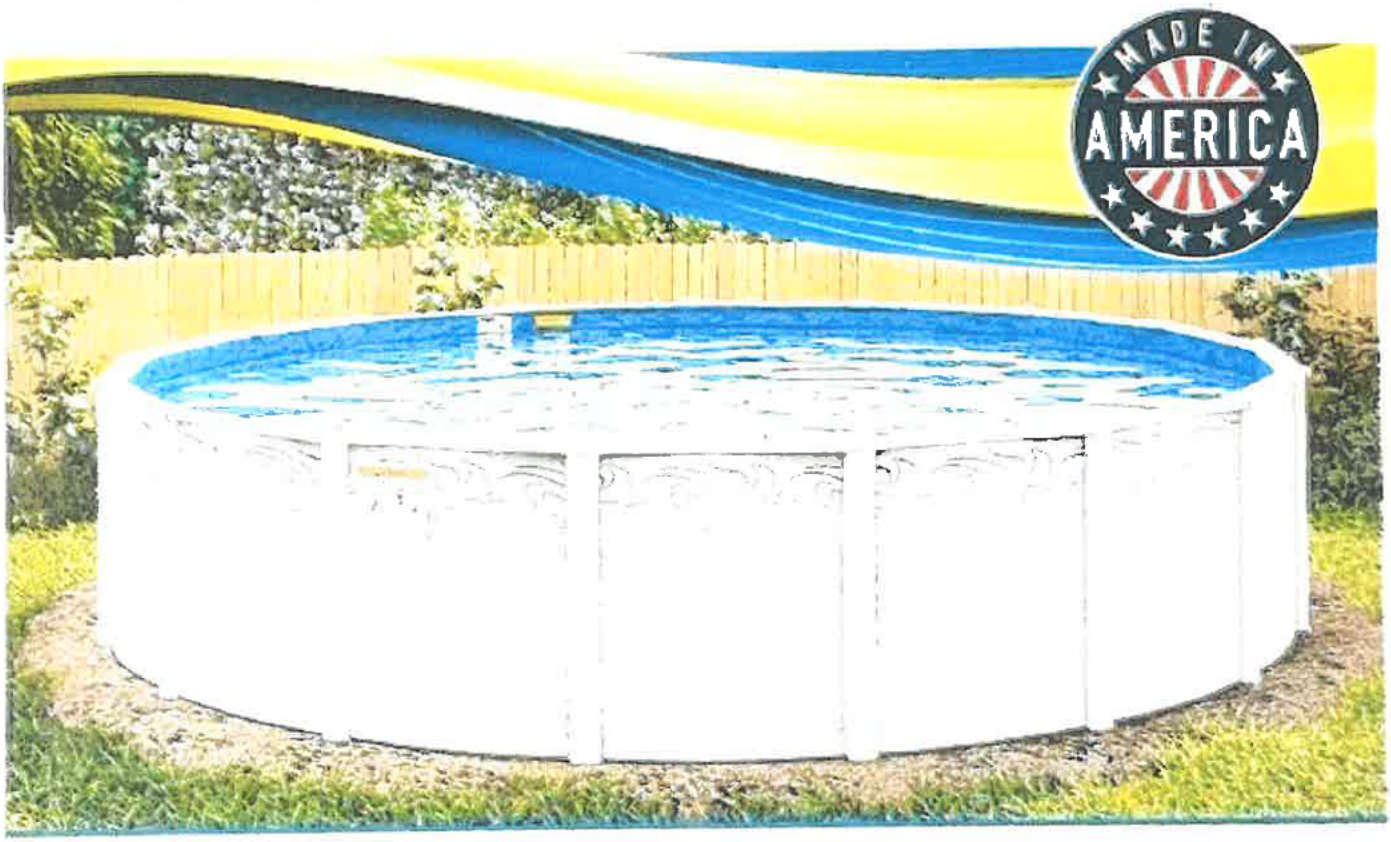
KEY WEST

A silver-tone pool frame blended with a unique pool wall pattern creates a pool designed to fit any backyard.

AVAILABLE SIZES

52" Pool Wall Height in Rounds & Ovals:

12', 15', 18', 21', 24', 27', 30', 33', 12' x 20', 12' x 24', 15' x 30', 18' x 33'



HOLLOWELL INDUSTRIES

YOUR FAMILY FUN STORE
Ohana
POOLS, SPAS & BILLIARDS

HII HOLLOWELL INDUSTRIES

Quality Features



- Rugged 8" resin top rails and 7" steel verticals in a silver-tone color.
- 52" pool wall height.
- Compac Strap Oval Support System (CSO) comes standard on all our ovals.
- Corrugated pool wall for flexibility and vertical strength.
- Maximum strength, corrosion resistant hot-dipped galvanized pool wall coated with exterior formulated coatings that provide long lasting beauty while providing a shield against corrosive elements.
- Wide mouth skimmer knock out.
- 40 year limited warranty on all pool components. The first two years of the pool product warranty are covered 100% against manufacturer defects. Remainder of each warranty is prorate



Available Sizes

Round: 12', 15', 18', 21', 24', 27', 30', 33'
Oval: 12' x 20', 12' x 24', 15' x 30', 18' x 33'

MADE IN AMERICA BY H.I.I.

315 N. SEBASTIAN STREET • WEST HELENA, AR 72390 • MADE IN THE UNITED STATES OF AMERICA

REVAMP
FENCE | DECK | RAIL

CHANGE ORDER

Prepared for:

Rich Barclay

[redacted]

January 22, 2026 **No. 62472**

Revamp Fence & Deck - Chicago | Adrian Woollums
2300 Raddant Road, Aurora, IL 60502
P: (844) 209-9843 | adrian@revampfence.com
https://revampfence.com/

Barclay (MOMNT) 483 SQFT Sandstorm Reframe/ White Railing- Demo

*** This change order replaces the previously executed contract with Contract No. 61443**

Summary

Preparation & Scope of Work:
Inspect the area that is going to be installed. Accurately measure the area of the project to be installed. Manufacture and fabricate the custom-made vinyl or pvc part list per the customer contract specifications. Furnish and install The Vinyl Outlet/Backyard Vinyl/REVAMP/Graber Outdoors deck and/or railing project per contract specifications.

1 - Armadillo Composite

1 - Armadillo Composite



Quantity

1

Measurement

537 (Sq Ft)

Notes

DECK COLOR : SANDSTORM
DECK FASCIA : WHITE FASCIA IS 12 inch tall
DECK PICTURE FRAME : WHITE

Railings will be only on the stairs. WHITE with Black Pickets.

RESKIN / RESURFACE
If the project is sold as a re-skin/resurface, it is possible that there are sections, or the whole frame, that may need to be replaced after removing the existing deck boards. We never want to charge you for something unless we know for sure you need it. An additional cost of $25 per sq ft plus diamond piers would apply should those be required to build a structurally sound and safe deck.

Evolution Deck Color
Sandstorm

Evolution Fascia Color
Sandstorm

Evolution Picture Frame Color
Sandstorm

Evolution Toe Kick Color
Sandstorm

Estimated Start Date
30-90 days pending permit/survey

Estimated End Date
30-90 days pending permit/survey

Scope of Project
Reframe

Deck Height
17

Current Joist Size
new

Current Beam Size
new

Current Post Size
new

Distance Between Posts
new

Form of Payment
ACH/Check/Credit Card

Finance Company
Momnt

001 - Deck Permit



Quantity
1

Deck Permit

002 - Removal/Demo (No Cement)



Quantity
1

Measurement
285 (Sq. Ft.)

Removal/Demo

004 - New/Complete Re-Frame



Quantity
1

Measurement
537 (sq ft)

New/Complete Re-Frame

005 - Load Bearing Posts/Diamond Piers



Quantity
14

Load Bearing Posts/Diamond Piers

Post Size
6X6

012 - Stairs



Quantity
4

Stairs

006 - Fascia (Band Only)



Quantity
63

Band Board Only

Color
TBD

Price: ~~$51,812.19~~ $43,983.92

4 - Vinyl Railing



4 - Vinyl Railing

Quantity
1

Measurement
12 (Linear Feet)

Notes

Railing Color
White

Post Color
White

Post Caps
New England

Post Cap Color
White

Rail Picket Type
1" Black Aluminum

Picket Color
Black Aluminum

Estimated Start Date
30-60 days pending permit/survey

Estimated Finish Date
30-60 days pending permit/survey

Form of Payment
Same as Deck

Finance Company
Same as Deck

05 - Surface Mounted Post



Quantity
8

Surface Mounted Post

Price: ~~$2,026.81~~ $1,716.08

Discounts

60% OFF Installation

Discount
15.00%

Variable Incentive

Discount
$175.65

Pricing

Subtotal:	$53,839.00
Discount:	$8,139.00
Grand Total:	**$45,700.00**
Deposit Amount:	$10,000.00
Balance Due:	$35,700.00

All promos and discounts have been applied
Payment due in full at completion of project
Project installations cancelled/rescheduled without 14 day notice will be charged $500 and will not be rescheduled until paid

Please initial next to the following statements to indicate that you have read, understand, and agree to them:

The customer understands that they are responsible for any permitting required for a fence or deck project on their property. All municipalities are different and it is the customers responsibility to determine if they need one. RB

All fences are custom built and cancellations beyond the normal 3 day right of recission will not be accepted. Furthermore all deposits are non-refundable and the customer will be responsible for up to 50% of the contracted cost of the project beyond the 3-day right of recession. RB

I agree that the payment method used for my deposit payment may be securely kept on file to process the final payment for the remaining balance due immediately upon job completion. I understand that it is recommended that I, or someone else that I designate, be present at the job site upon completion to inspect and ensure everything is completed to my satisfaction. If nobody is present upon job completion, payment will still be processed for the remaining balance. RB

Warranty
The warranty of the project: Residential Limited Lifetime Warranty
The Vinyl Outlet/Backyard Vinyl/REVAMP/Graber Outdoors Deck & Railing systems warrants that their rigid vinyl extrusions to be the finest quality available. The deck extrusions will not blister, chip, corrode, peel, rot or suffer termite damage when used in accordance with VEKAdeck installation, care and maintenance instructions.

Warranty Exclusions:
The Vinyl Outlet/Backyard Vinyl/REVAMP/Graber Outdoors & VEKA do not warranty against uniform fading or color change due to normal weather conditions as normal weathering will cause any surface to gradually fade or darken.

Additional Warranties
Decking completed in composite such as Armadillo Evolution Decking does not have a lifetime warranty and is limited to the manufacturers warranty of 5 year labor and 50 year material.

Past Due Balances
In the event any balance is referred to collections or an attorney who is not a full-time employee of the company, the customer agrees to pay the costs of the collection and/or reasonable attorney fees.

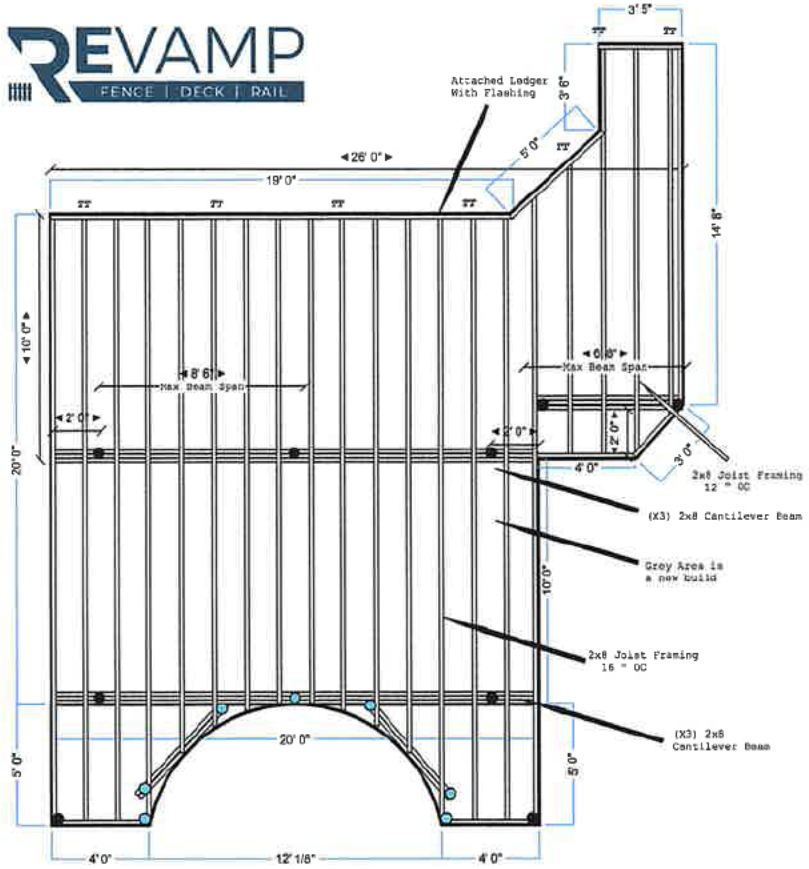
WI RESIDENTS NOTICE OF LIEN RIGHTS:
As required by the Wisconsin Construction Lien Law, claimant hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans or specifications for the construction on owner's land may be lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

IA RESIDENTS NOTICE OF LIEN RIGHTS:
Persons or companies furnishing labor or materials for the improvement of real property may enforce a lien upon the improved property if they are not paid for their contributions, even if the parties have no direct contractual relationship with the owner. The mechanics' notice and lien registry provides a listing of all persons or companies furnishing labor or materials who have posted a lien or who may post a lien upon the improved property.
The state construction registry can be found at: https://sos.iowa.gov/mnlr/search/search.aspx. The toll-free telephone number for the state construction registry is: 1-888-767-8683.

X Rich Barclay
Rich Barclay

X Sydney Bowling
Company Authorized Signature

REVAMP
FENCE | DECK | RAIL



⊙ 12" x 42" Concrete Footing

● Diamond Pier DP 50/50

TT - Simpson Tension Tie

Site: 326 S Washington St	Drawing:	Project:	Drawn: Name	Notes:
Title: Deck Framing Plan	Scale: 1/4":1'0"	Date:	Rev: A	

ThruLOK Hex Bolt

< Notched Construction

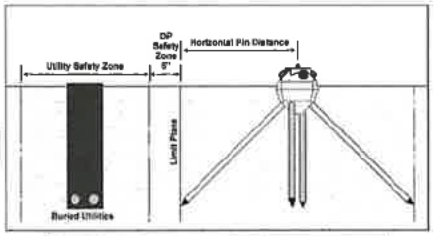
< Post Size

6 X 6

< Simpson ABA66Z 6x6 Adjustable Post Base

X 3' 6"

X



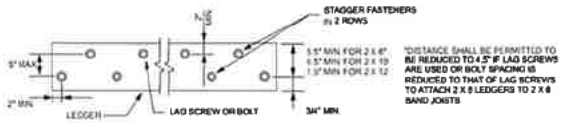
12x42

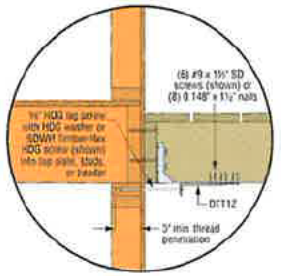
Diamond Pier 50/50

Footing Specification's

REVAMP FENCE | DECK | RAIL

Ledger Board Size - NA





Joist Span < Ledger Board

- Cantilever Beam Design X

See Print

< Ledger Board

- Flush Beam With Hanger Design X

< No Ledger

- Free Floating Deck Design

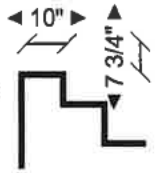
16" OC X 12" OC

Joist Size 2x8

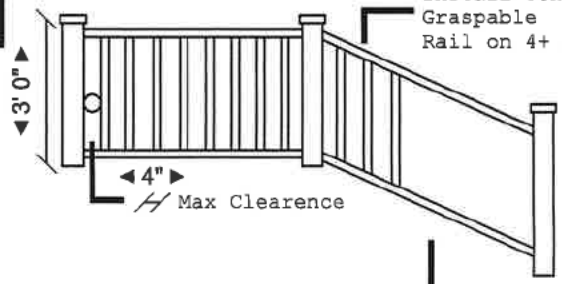
Decking

- PVC Decking

X - Composite Decking



< Stairs
Max Rise 7 3/4"
Min Run 10"
Max Riser Difference 3/8"



Install continuous Graspable Rail on 4+ Stairs

Site: 326 S Washington St	Drawing:	Project: 0000416	Drawn: Name	Notes:
Title :	Scale: 1/4":1'0"	Date:	Rev: A	

Record and Return To:
FIFTH THIRD BANK
LIEN RELEASE
38 FOUNTAIN SQUARE PLAZA
MD# 1MOBB1
CINCINNATI, OH 45273

Prepared By:
CHERYL CULLICK
FIFTH THIRD BANK
5001 KINGSLEY DRIVE
MD# 1MOBB1
CINCINNATI, OH 45227
800-972-3030

ELIZABETH M. CHAPLIN
RECORDER
DUPAGE COUNTY, IL
07/01/2025 01:58 PM
RHSP
DOC NO. R2025-039403
PAGES: 2

Loan #: ******5059
Investor Loan #: **748618082**

NOT A COPY

RELEASE OF MORTGAGE

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS that, **FIFTH THIRD BANK, NATIONAL ASSOCIATION, SBM TO FIFTH THIRD MORTGAGE COMPANY 5001 KINGSLEY DR, CINCINNATI, OH 45227**, the mortgagee of a certain mortgage, whose parties, dates and recording information are below, does hereby cancel and discharge said mortgage.

Original Mortgagor(s): **RICHARD S BARCLAY as trustee under the RICHARD S BARCLAY 1998 declaration of trust dated 10/12/98 and CAROL A BARCLAY as trustee under the CAROL A BARCLAY 1998 declaration of trust dated 10/12/98**

Original Mortgagee: **FIFTH THIRD MORTGAGE COMPANY**

Dated: **10/30/2012** Recorded: **11/15/2012** Instrument: **R2012-162031** Book: **N/A** Page: **N/A** in **DuPage** County, **IL** Loan Amount: **$270,500.00**

Property Address: **326 S WASHINGTON ST, WESTMONT, IL 60559**

Parcel Tax ID: **09-09-424-017**

Legal: **LOT SEVEN (7) IN BLOCK TWENTY FOUR (24) IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MCINTOSH AND COMPANY, OF THE SOUTHEAST QUARTER AND PART OF EAST HALF OF THE NORTHEAST QUARTER OF SECTION NINE (9), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1921 AS DOCUMENT 146502, IN DUPAGE COUNTY, ILLINOIS.**

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective **07/01/2025.**

FIFTH THIRD BANK, NATIONAL ASSOCIATION, SBM TO FIFTH THIRD MORTGAGE COMPANY

By: _____
Name: **Kevin Graves**
Title: **Vice President**

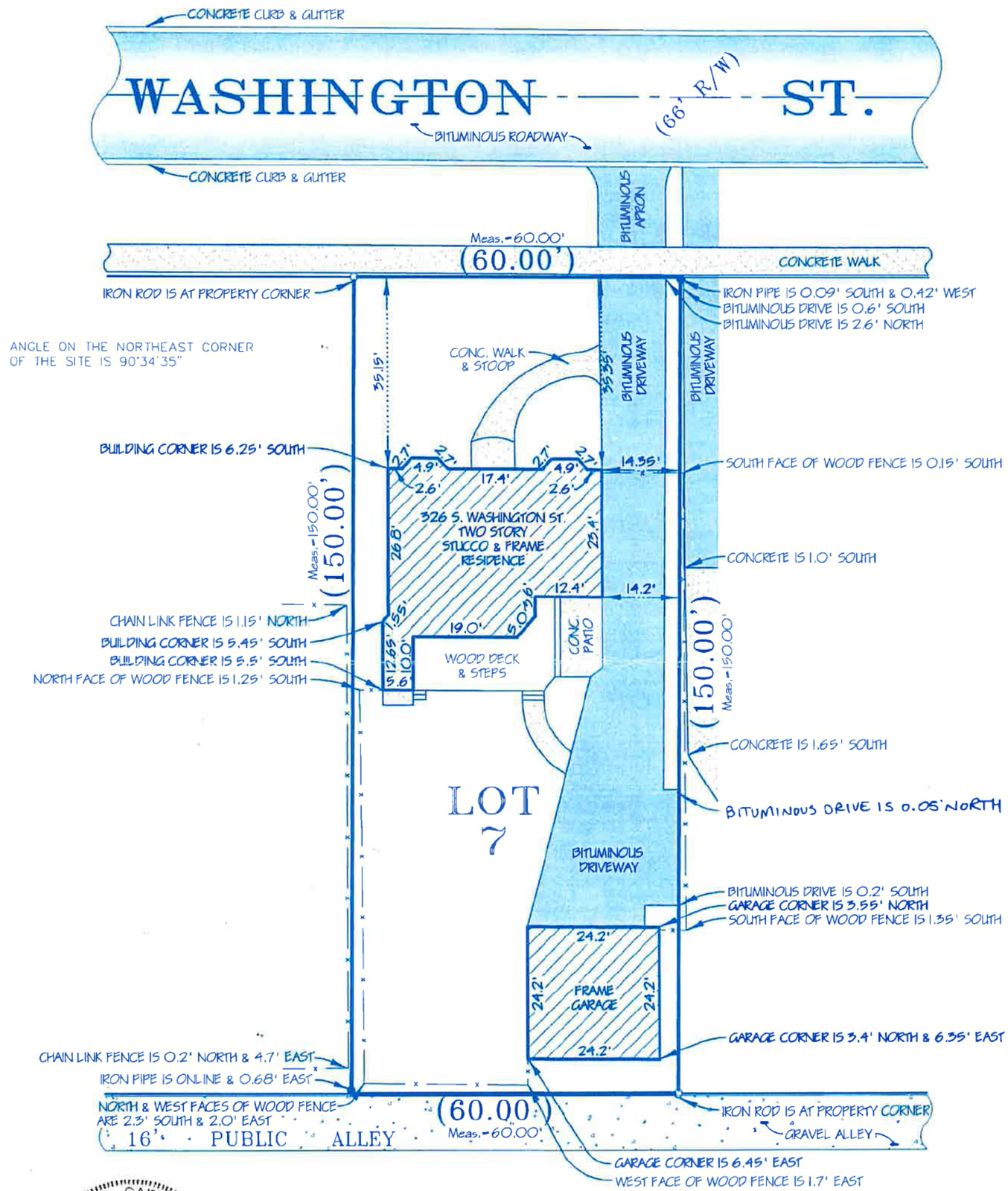
EXHIBIT "A"

PLAT OF SURVEY

SURVEY LEGEND
- ● Monumentation Found
- o Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- —x— Fence Line

LOT 7 IN BLOCK 24 IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MCINTOSH AND COMPANY OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1921 AS DOCUMENT 146502, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SITE = 9,000 SQ.FT.



ALLEN D. CARRADUS 35-2551 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WHEATON, ILLINOIS

CARRADUS

NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 26th DAY OF November A.D. 2025

BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551. MY LICENSE EXPIRES NOVEMBER 30, 2026.

CARRADUS LAND SURVEY, INC.
Residential & Commercial Land Surveying Services
191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
(630) 588-0416 (Fax) 653-7682 OFFICE@CARRADUSLANDSURVEY.com

PREPARED FOR: RICHARD BARCLAY

DRAWN BY:	DATE OF FIELD WORK:	SCALE:	FLD.BK. - PAGE	PROJECT NO.
JW	11/26/25	1" = 20'	48-00	42859

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

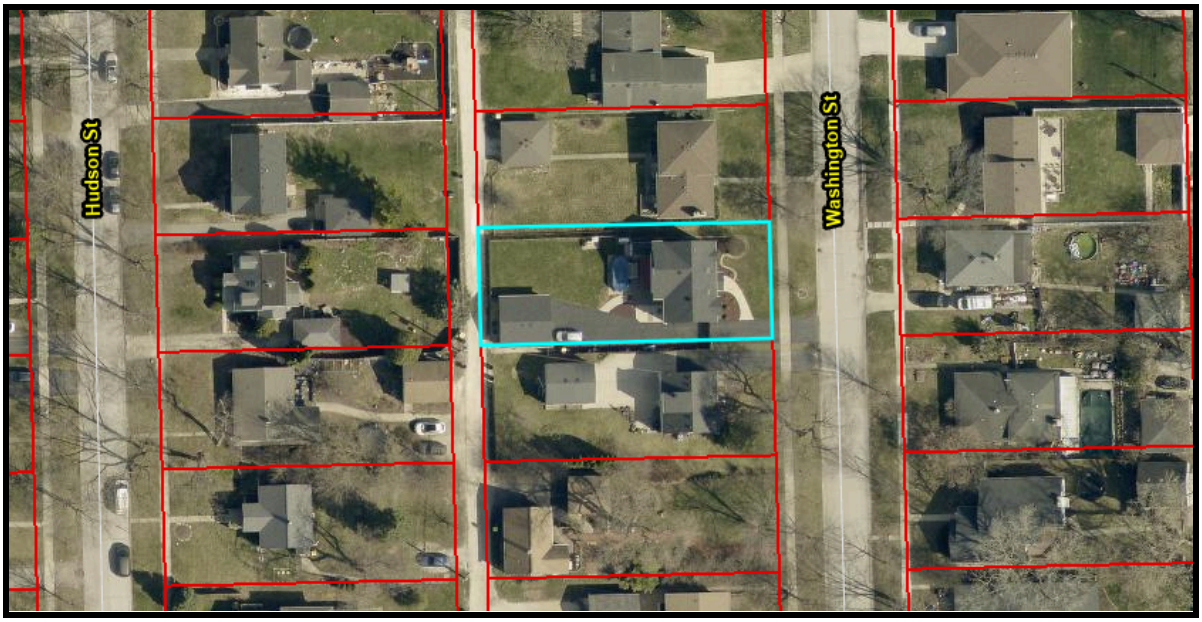
MEETING DATE: May 13, 2026 **PZC 009-2026**

TITLE: A request from Richard and Carol Barclay, for the property at 326 South Washington Street, Westmont, Illinois, 60559, for the following:

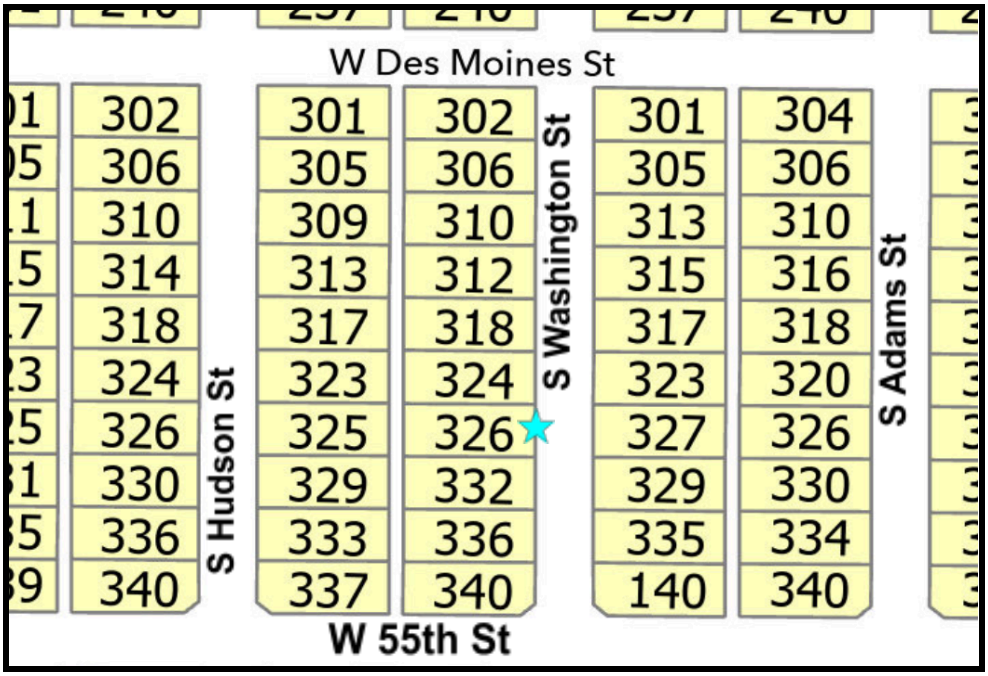
1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for a deck and pool.

I. BACKGROUND OF ITEM

A. Location: 326 South Washington Street is located midblock between West Des Moines Street and West 55th Street. The property is improved with a single-unit detached home and detached garage. The lot is approximately 60' by 150', with a total area of approximately 9,000 square feet.



Aerial Map - 326 South Washington Street (source: DuPage County Parcel Viewer)



Zoning Map - 326 South Washington Street

B. Zoning Designations:

SUBJECT PROPERTY: R-3 Single-Unit Residential District

ADJACENT PROPERTIES:

North, South, East, and West: R-3 Single-Unit Residential District

C. Neighborhood Characteristics

The property is located in the Westmont Subdivision, which was recorded in 1921. This subdivision includes an overwhelming majority of the lots in the southwest quadrant of the Village's Downtown area. A majority of the lots in this subdivision are around 9,000 square feet in area, except for the lots in the western 1/3, which are around 8,400 square feet.

II. PETITIONER REQUEST:

The petitioners propose to construct a new larger deck approximately 226 square feet and a pool at approximately 253 square feet. This construction would raise the property's lot coverage from 47% to approximately 52.75%, which exceeds the 35% maximum allowed in the R-3 Single-Unit Residential District for this property. Therefore, the petitioners are requesting a variance to a maximum lot coverage of 52.75%, rounded up to 53%.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The Comprehensive Plan designates the current and future land use in this area as single-family detached residential, with an appropriate zoning designation of R-3 Single-Unit Residential District. This variance request does not directly conflict with either the land use plan or overall vision of the Comprehensive Plan.

B. Entitlement Requests

The petitioners have provided project narratives 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).

- ***Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for a deck.***

Lot coverage is defined as the following per Chapter 95, Section 16.08:

> ***Lot coverage:*** *Lot coverage is measured as the percentage of a lot covered by buildings, structures and permanent impervious surfaces.*

Total lot coverage is calculated by taking the total combined footprint of these improvements, dividing it by the total lot area, and then multiplying the result by 100 to express it as a percentage.

Chapter 95, Section 2.05 - Lot and Building Regulations				
Maximum Lot Coverage Permitted	**Existing Lot Coverage**	**Proposed Lot Coverage**	**Difference (Proposed - Existing)**	**Difference (Proposed - Permitted)**
35%	~ 47%	~ 53% (rounded up from 52.75%)	~ 6%	~ 18%
3,500 Square Feet	~ 4,233 Square Feet	~ 4,747.74 Square Feet	~ 514.59 Square Feet	~ 1,247.74 Square Feet

The proposed deck and pool are shown to be located at the rear of the home. Due to the existing location of the detached garage at the rear of the lot, a large portion of the backyard is covered by a driveway that connects directly to South Washington Street rather than the unimproved alley to the rear.

Chapter 95, Section 2.05 states that detached residences in the R-3 district have a 35% lot coverage maximum. Additionally, if a proposed project results in lot coverage between 35% and 40%, it may qualify for administrative approval rather than requiring a formal variance—so long as the property is not located within a designated building moratorium area, a known drainage problem zone, or a defined drainage sub-basin. This property is located within two sub-basins that contain low depressional areas (LDA). The front yard of the subject property is within one LDA, while the back half of the lot is within another larger LDA located betweenSouth Hudson Street and South Park Street to the west. Therefore, the property is not permitted to exercise the administrative approval of up to 40%.

The proposed deck complies with all zoning bulk and development regulations outlined in Chapter 95 - Zoning with the exception of the total lot coverage.

If the variance is approved, the Village's engineering consultant does not foresee any negative impact on site drainage. This is because the proposed deck is classified as a pervious surface. Additionally, the Village's Public Works Department is scheduled to improve the alleyway this year by

adding storm sewers and pavement. These improvements will enhance drainage and are sufficient to manage the increased impervious surfaces within this drainage sub-basin. Consequently, no modifications to the plans have been recommended. The full engineering comments are attached to this report.

C. Variance Standards

The Variance Standards, detailed below, must be applied to this request.

(H) ***Standards and Review Criteria:*** *No variance may be approved or recommended for approval unless authorized review and decision-making bodies have made findings of fact based upon the evidence provided by the applicant the variance being sought satisfies each of the standards set forth in this section (Sec. 14.06(H)).*

(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.*

(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.*

(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.*

(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.*

(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.*

(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 and the comprehensive plan.*

(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, facilities, or services in the area; or

(e) Would endanger the public health or safety.

(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.*

IV. SUMMARY

The petitioners propose the construction of a new deck, expanding the size to approximately 226 square feet, and a pool of approximately 253 square feet. This proposed construction would increase the property's lot coverage from approximately 47% to approximately 52.75%, which exceeds the 35% maximum permitted within the R-3 Single-Unit Residential District for this property. Consequently, the petitioners are seeking a variance to permit a maximum lot coverage of 52.75%, rounded up to 53%.

V. LEGAL

A. Notification: A legal notice was published in Westmont Suburban Life on April 23, 2026.
B. Code References: Chapter 95, Sections 2.05 and 14.06.
C. Other Actions: The recommendation of the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be at the May 28, 2026 meeting.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the April 23, 2026 Westmont Suburban Life.
2. Engineering PZC Review comments from EZA Engineering, dated April 28, 2026
3. Petitioner Attachments (Edited for PZC):
    a. Planning and Zoning Development Application including responses to the Variance Standards, received March 9, 2026.
    b. Cover Letter
    c. Site Plans
    d. Pool specifications provided by Ohana.
    e. Deck specification provided by Revamp.
    f. Mortgage Release
    g. Plat of Survey dated November 26, 2025.

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

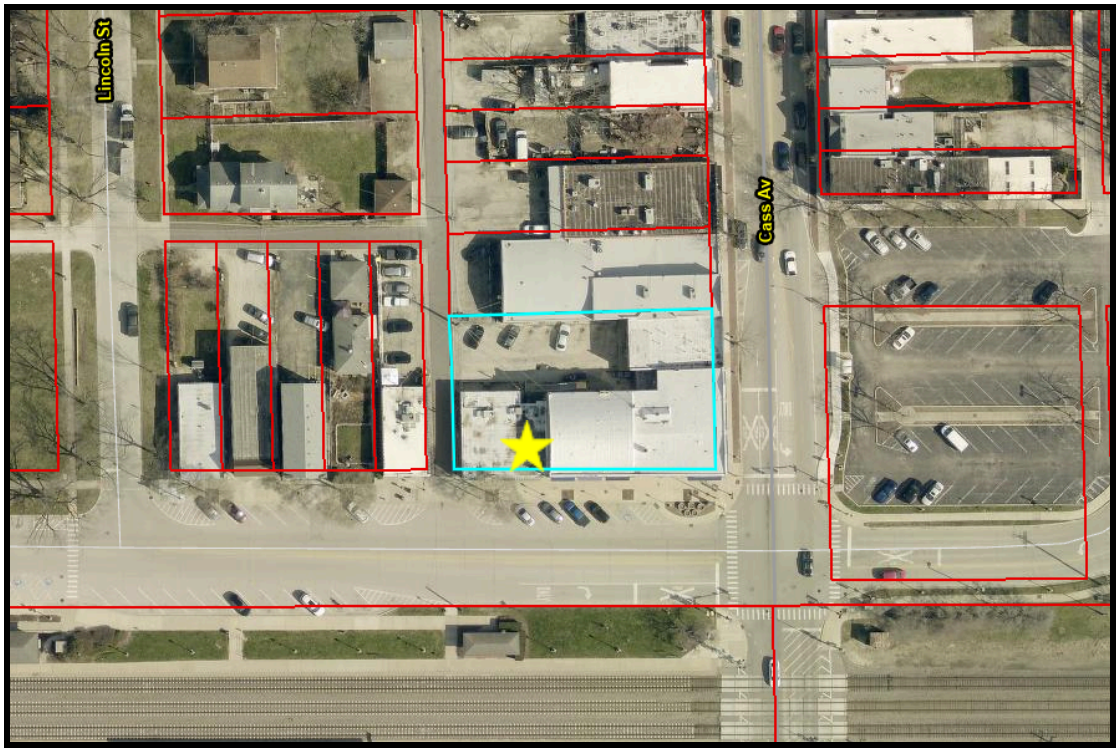
MEETING DATE: May 13, 2026 **PZC 017-2026**

TITLE: Request from Hinsdale Mahjong Society, LLC, d/b/a HMS Mahjong Society (Petitioner), and Westmont Downtown LLC (Owner) for the property at 10 West Burlington Avenue, Westmont, Illinois, 60559, for the following:

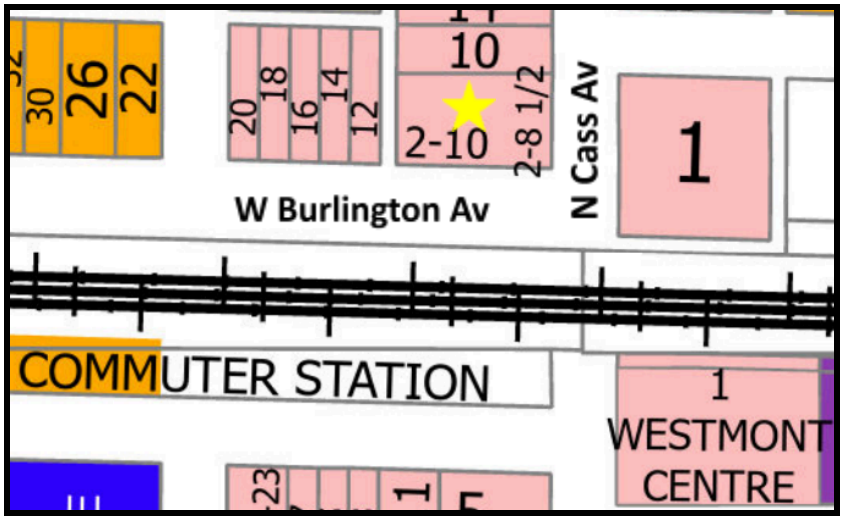
1. Special Use Permit to operate an Indoor Other Participant Entertainment business (mahjong studio) in the B-1 Downtown Edge District.

I. BACKGROUND OF ITEM

A. Location: 10 West Burlington Avenue is located northwest of the intersection of Burlington Avenue and North Cass Avenue. The subject property is about 0.33 acres in area, and is improved with a two-story mixed-use building. The ground floor hosts a variety of commercial uses along Cass and Burlington, with apartments on the upper story. The subject unit is located between Artistic Grooming (dog groomer) and Escritorio Publico (office).



Aerial Map - 10 West Burlington Avenue (source: DuPage County Parcel Viewer)



Zoning Map - 10 West Burlington Avenue

B. Zoning Designations:

SUBJECT PROPERTY	B-1 Downtown Edge District
NORTH, EAST, & WEST	B-1 Downtown Edge District
SOUTH	R-5 General Residential District/Unzoned (Metra Station)

C. Neighborhood Characteristics

The lot is located in the A.T. McIntosh & Co.'s Fairmont Heights subdivision, which was recorded in 1920. The lot is in the northwest corner of Cass and Burlington Avenues, at the heart of the Village's downtown. The subject property contains three buildings, with the subject unit being one of the westernmost units. Most businesses facing Cass Avenue are restaurants, retail, and some office and service uses. Burlington Avenue features many small commercial spaces, like the subject unit, typically occupied by offices or service uses.



Street View - 10 West Burlington Avenue (source: Google Street View)

II. PETITIONER REQUEST:

The petitioner has requested a Special Use Permit to operate HMS Mahjong Society, an indoor other participant entertainment establishment (mahjong studio), in the B-1 Downtown Edge District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is B-1 Downtown Edge District, which is intended to provide for a mix of supporting uses in the downtown area. The Comprehensive Plan designates the future land use in this area as Downtown Mixed-Use, which should "*...provide for an appropriate variety of land uses."* The Plan further recommends that businesses near the Westmont Metra Station should "*...foster an active pedestrian oriented node."*

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 Indoor Other Participant Entertainment business in the B-1 Downtown Edge District.**

Chapter 95, Section 6.01 requires that all indoor other participant entertainment businesses obtain a Special Use Permit in the B-1 District to assess impacts like traffic, activities, number of employees, and operating hours.

The petitioner proposes to operate HMS Mahjong Society at 10 West Burlington Avenue. They describe their business operations as a structured and reservation-based mahjong studio open to players of all skill levels. The petitioner intends to lead instructional classes for beginners, multi-week classes at various difficulty levels, and host open play events. Occasionally, the space may be rented for small private events. Based on the floor plan submitted, the roughly 700 square foot space can accommodate up to 20 players across five tables.

The petitioner will typically be the only employee on-site, but may occasionally have other instructors join. The studio will host events primarily on weekday evenings from 6:00 p.m. to 9:00 p.m., but will also lead sessions on the weekend, and less classes during the weekday. Weekday sessions would typically be held between 9:00 a.m. and 5:00 p.m.

In order to participate in game play events or one of the guided play sessions, one must register for a slot ahead of time. The sessions are typically two hours long, where mahjong is played in a calm and strategic manner. As opposed to other entertainment businesses like arcades or billiards halls, the petitioner explains in their cover letter that the mahjong studio offers an alternative nightlife activity that would not produce excessive noise, parking, or similar negative impacts.

Chapter 95, Section 9.04(B)(1) states that proposed uses in buildings zoned B-1 that existed before December 17, 2020 are not required to provide off-street parking. There are multiple on-street parking spaces available along Burlington Avenue, and the Lincoln Street public parking lot is just up the alley from the subject property. The petitioner has provided a traffic impact statement, asserting that the small group sizes should not overly-burden available public parking.

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.

IV. SUMMARY

The petitioner has requested a Special Use Permit to operate HMS Mahjong Studio, an indoor other participant entertainment business, in the B-1 Downtown Edge District. 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 Westmont Suburban Life on April 23, 2026.

B. Code References: Chapter 95, Sections 6.01; 14.04

C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be on May 28, 2026.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the April 23, 2026 Westmont Suburban Life.
2. Petitioner Attachments received April 9, 2026 (Edited for PZC):
   a. Planning & Zoning Development Application, with responses to the Special Use Standards
   b. Project Narrative
   c. Proposed Floor Plan
   d. Traffic Impact Statement
   e. Signed Lease
   f. ALTA/ACSM Land Title Survey

PZC Case Number (office use only):	PZC 017-2026

Petitioner

Petitioner Name:	Angel Leveston	**Property Owner Name:**	Westmont Downtown, LLC
Petitioner Address:	[redacted]	**Owner Address:**	1528 Shermer Rd
City, State and Zip	[redacted]	**City, State and Zip:**	Northbrook, IL 60062
Phone:	[redacted]	**Phone:**	[redacted]
Email:	[redacted]	**Email:**	[redacted]

Subject Property

Property Address (Subject Property):				10 W Burlington Av			
Property Identification Number(s) PIN(s):				09-09-222-027			
Lot Width	153.9 ft	**Lot Depth**	~90 ft	**Lot Area:**	14,156 sq ft	**Lot Acreage:**	0.325 acres
Current Zoning:		B-1		**Current Use:**		RETAIL	
Description of Request/Project Title:				Request for Special Use Permit to operate a small, appointment-based instructional mahjong studio offering structured classes, guided sessions, and pre-scheduled group play. All activities are organized, managed, and overseen by the applicant. The use is low-impact, with no open drop-in operations, no amplified sound, and minimal traffic beyond scheduled participants.			
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.***				LOTS 18, 19 AND 20 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRMONT HEIGHTS, BEING A SUBDIVSON IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERDAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1920 AS DOCUMENT 144403 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:

Hinsdale Mahjong Society, LLC	Angel Lee, manager April 9, 2026
Print Name of **Petitioner**	Signature of **Petitioner** and Date

OWNER SIGNATURE
***(if different than the petitioner)*:**

Westmont Downtown LLC	MH as Manager of Manager 4/14/26
Print Name of **Property Owner**	Signature of **Property Owner** and Date

OWNER SIGNATURE
***(if different than the petitioner)*:**

Print Name of **Property Owner**	Signature of **Property Owner** and Date

Village of Westmont
COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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

PZC Case Number (office use only):	PZC 017-2026

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.

The petitioner is requesting approval of a Special Use Permit to operate a small, appointment-based indoor participant entertainment use in the form of a mahjong studio at 10 W Burlington Avenue.

The proposed use consists of structured mahjong instruction, guided play sessions, and pre-scheduled small group gameplay. All activities are organized, scheduled, and overseen by the owner/operator. The business does not operate as an open, walk-in or drop-in facility; participation is limited to registered attendees within defined session times.

The studio will host small groups, typically ranging from 12 to 20 participants per session, with each session lasting approximately two hours. Activities are quiet, table-based, and do not involve amplified sound, food service, or alcohol service. The use is similar in intensity and impact to a boutique instructional or recreational studio.

The space will not undergo any structural modifications. Improvements will be limited to light, non-structural interior updates such as furniture, decor, and aesthetic enhancements. No changes are proposed to the building footprint, ingress/egress, or existing utilities.

Operations will be limited to scheduled sessions during daytime and evening hours. Because all attendance is pre-arranged, traffic and parking demand are predictable and limited in scope.

The proposed use is consistent with other low-intensity commercial and recreational uses in the area and is designed to be compatible with surrounding businesses. It will not generate excessive noise, traffic, or other impacts beyond those typical of permitted uses in the district. The petitioner seeks approval under the Village's indoor participant entertainment classification within the B-1 district.

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 use qualifies as Indoor Other Participant Entertainment, which is permitted as a Special Use in the B-1 district pursuant to Chapter 95, Section 6.01 of the Village Code. The business operates as a structured, appointment-based entertainment use consisting of small-group mahjong instruction and guided gameplay. All activities are scheduled, supervised, and limited in size, consistent with this classification.

[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.

The proposed use provides a structured, low-pressure environment for social connection and recreational engagement. It offers accessible programming for adults seeking community-oriented activities outside of traditional nightlife settings. Demand has been demonstrated through consistent participation and sold-out classes and sessions.

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 is low-impact, consisting of quiet, seated activities with no amplified sound, late-night operations, or hazardous components. Attendance is limited and pre-scheduled, ensuring predictable and controlled activity levels. The use is not expected to negatively impact surrounding properties and is anticipated to be neutral to positive in its effect on the area.

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 use is compatible with surrounding commercial and mixed-use development. It operates on a scheduled basis with limited occupancy and does not generate significant noise, traffic, or disruption. The use supports orderly development by introducing a stable, low-intensity commercial activity that complements nearby businesses.

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 can be fully supported by existing infrastructure, including standard utilities, access, and parking. Attendance is limited and scheduled, resulting in predictable and manageable traffic patterns. No additional burden on public services or infrastructure is anticipated.

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.

The proposed use will comply with all applicable provisions of the Village of Westmont Zoning Ordinance. The applicant will operate within approved occupancy limits and adhere to any conditions established through the Special Use approval process.

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.

Date: April 9, 2026

To:
Village of Westmont Planning & Zoning Commission
Village Board of Trustees
31 W. Quincy St
Westmont, IL 60559

Re: Special Use Permit Request – Hinsdale Mahjong Society, DBA HMS Mahjong Studio

Dear Members of the Planning & Zoning Commission and Village Board,

I am writing to respectfully submit this application for a Special Use Permit to operate Hinsdale Mahjong Society, DBA HMS Mahjong Studio, a structured, appointment-based indoor participant entertainment use, at 10 W Burlington Av. The proposed use is classified as **Indoor Other Participant Entertainment**, which is permitted in the B-1 District with Special Use approval.

Hinsdale Mahjong Society is a thoughtfully designed social and educational concept that brings people together through guided and open mahjong play in a calm, organized, and community-oriented environment. The business has already demonstrated strong demand and positive community reception through sold-out sessions and consistent participation across the western suburbs.

Overview of Proposed Use

The proposed use is a low-intensity, appointment-based recreational and instructional space offering:

- Beginner instructional classes (“Mahjong Foundations”)
- Structured multi-week learning sessions
- Organized open play events with table facilitation and instructor support
- Occasional small private gatherings

Mahjong is a traditional tile-based game that originated in China and has evolved into a widely played social and recreational activity in the United States. Similar to chess, the American version of mahjong is played at a table by four players and involves strategy, pattern recognition, and light competition.

Gameplay is structured, turn-based, and entirely seated. There is no physical exertion, loud activity, or rapid movement involved. Players quietly build hands based on a standardized annual card published by the National Mah Jongg League, making it both mentally engaging and highly social.

In recent years, American mahjong has experienced a resurgence in popularity, particularly among adults seeking structured, screen-free social experiences. It is commonly played in homes, community centers, and small group settings.

At Hinsdale Mahjong Society, the game is taught and facilitated in an organized, welcoming format that emphasizes learning, connection, and community. All sessions are guided, and participants are supported throughout gameplay, making the experience accessible to beginners and experienced players alike.

Key Operational Details

Hours of Operation: Primarily weekday evenings (6 PM to 9 PM) and limited daytime sessions (generally between 9 AM and 5 PM, operating in two-hour increments)
Operating Days of the Week: As scheduled throughout the week, Sun-Sat
Occupancy: Typically 16–20 participants per event
Employees: Owner-operated, with occasional support staff or instructors
Traffic Pattern: Pre-registered attendees arriving within a short window before scheduled events; no continuous foot traffic

This is not a retail, nightlife, or high-turnover use. It is structured, scheduled, and intentionally designed to maintain a calm and respectful environment.

Alignment with Special Use Standards

In accordance with the Village of Westmont's Special Use criteria pursuant to Chapter 95, Sec. 14.04(H), I respectfully offer the following responses:

1. **Authorized Special Use**

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

Response: The proposed use qualifies as Indoor Other Participant Entertainment, which is permitted in the B-1 district through Special Use approval pursuant to Chapter 95, Section 6.01 of the Village Code.

HMS Mahjong Studio operates as a structured, appointment-based entertainment use consisting of small-group mahjong instruction and guided gameplay. All activities are pre-scheduled, supervised, and limited in size. The business does not function as an open, walk-in assembly space, but rather as a controlled, small-group environment consistent with this classification.

2. **Public Convenience & Community Benefit**

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

Response: The proposed use provides a valuable and currently underserved community benefit by creating structured, accessible opportunities for social connection and recreational engagement.

Hinsdale Mahjong Society offers a welcoming and organized environment for adults, particularly those seeking alternatives to traditional nightlife or unstructured social settings, to gather, learn, and engage in a mentally stimulating activity. The format emphasizes inclusion, skill-building, and consistent social interaction.

There is demonstrated demand for this type of programming, as evidenced by prior sold-out sessions and strong repeat participation within the local community. The use contributes positively to community wellness, social connection, and lifelong learning.

3. **No Detriment to Health, Safety, or Property Values**

Standard: 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.

Response: The proposed use is inherently low-impact and does not introduce conditions that would negatively affect surrounding properties or occupants.

All activities are quiet, seated, and non-physical in nature. There is no amplified sound, live entertainment, commercial kitchen, or hazardous materials associated with the operation. Attendance is limited and pre-scheduled, ensuring predictable and controlled activity levels.

The business does not generate late-night traffic, loitering, or high-volume turnover. The curated, well-managed nature of the space is expected to be neutral to positive in its impact on surrounding property values and neighborhood conditions.

4. **Compatibility with Surrounding Development**

Standard: 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.

Response: The proposed use is fully compatible with surrounding commercial and mixed-use development patterns and will not impede future development of nearby properties.

The use operates at a low intensity, requires no specialized infrastructure, and does not introduce noise, traffic, or operational characteristics that would discourage adjacent uses. It complements the surrounding area by activating the space during off-peak hours, including evenings and select daytime periods.

All programming is scheduled, managed, and overseen by the applicant. The space will not be used for third-party rentals or unmonitored events, ensuring consistency and long-term compatibility with surrounding uses.

5. **Adequate Infrastructure & Services**

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

Response: The proposed use can be fully supported by existing infrastructure and does not require any specialized systems or improvements.

The business relies on standard utilities, including electrical service, water, and restroom access. The property provides adequate ingress and egress for participants.

Parking demand is modest and predictable due to pre-registration, fixed session times, and limited group size. Traffic patterns are concentrated within short arrival windows and disperse immediately following each session, resulting in minimal impact on surrounding roadways.

No additional burden on public infrastructure or community services is anticipated.

6. **Compliance with Zoning & Regulations**

Standard: 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.

Response: The proposed use will comply with all applicable provisions of the Village of Westmont Zoning Ordinance.

The applicant is committed to operating within approved occupancy limits and adhering to any conditions established as part of the Special Use approval process. All operations will be conducted in compliance with applicable building, safety, and operational regulations.

Operational Philosophy & Community Commitment

Hinsdale Mahjong Society is intentionally built around:

- Respectful, well-managed gatherings
- Clear structure and expectations for participants
- High-quality, organized programming
- A strong emphasis on community and inclusion

This is not a passive or unmonitored space; events are actively hosted, facilitated, and managed to ensure a positive experience for all attendees and neighbors.

Site Control & Lease Status

The petitioner has entered into a lease agreement for the subject property at 10 W Burlington Avenue. The lease has been executed by the landlord and is expressly contingent upon approval of the requested Special Use Permit and applicable zoning approvals by the Village of Westmont.

This contingency reflects a standard and prudent approach to ensure compliance with Village requirements prior to full execution and occupancy. Upon approval, the lease will be fully executed, and the petitioner will proceed with final preparations for opening.

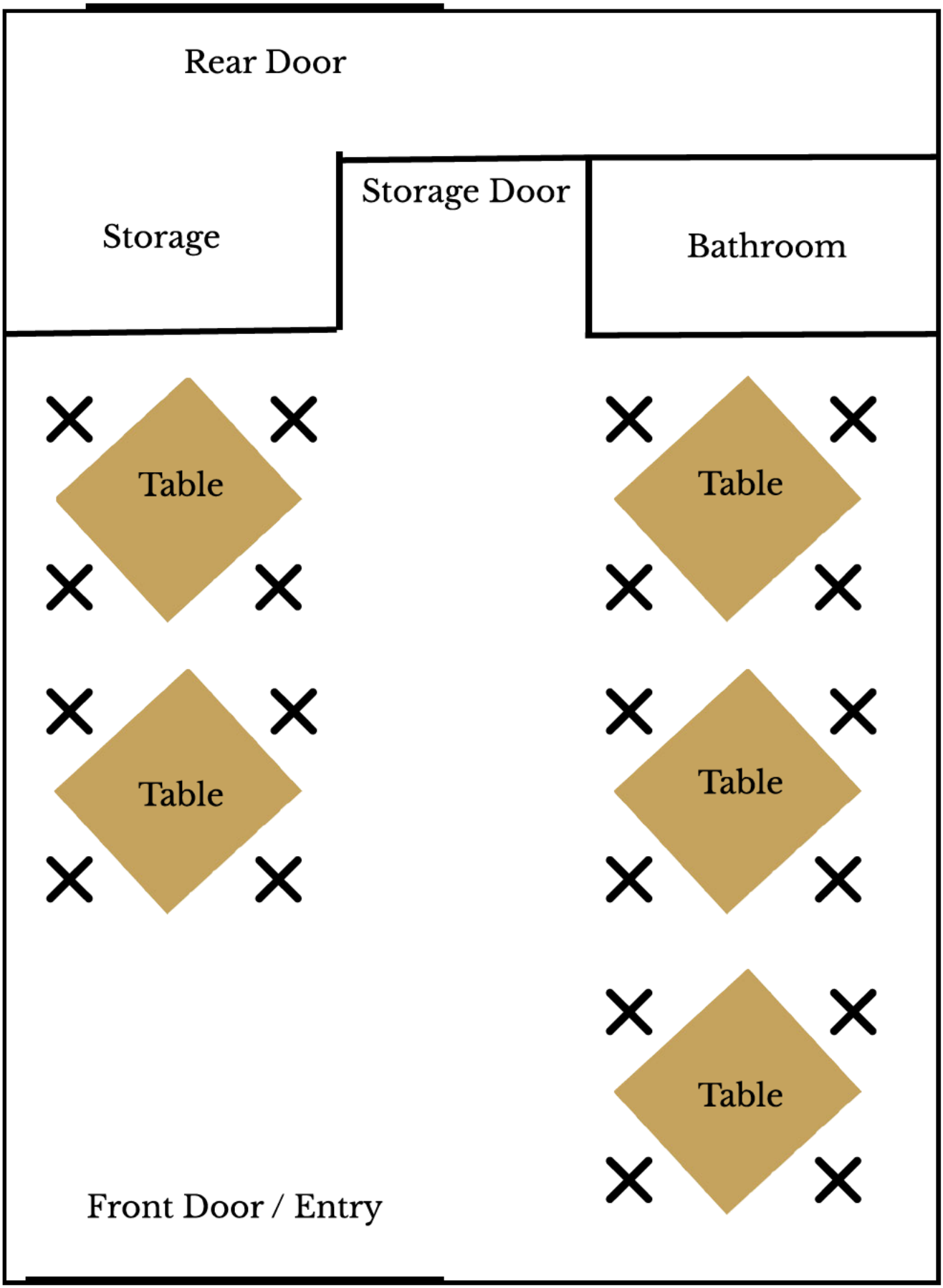
Conclusion

This request represents an opportunity to introduce a thoughtful, low-impact, community-centered use that aligns with the Village of Westmont's goals for vibrant, safe, and engaged local development.

I deeply appreciate the time and consideration of the Planning & Zoning Commission and Village Board and welcome the opportunity to answer any questions or provide additional materials.

Thank you for your consideration.

Angel Leveston
Founder, Hinsdale Mahjong Society


Rear Door
Storage
Storage Door
Bathroom
Table
Table
Table
Table
Table
Front Door / Entry

Traffic Impact Statement for 10 W Burlington Ave, Westmont, IL

Prepared by Hinsdale Mahjong Society, LLC, DBA HMS Mahjong Studio

The proposed use of the subject property as a small, appointment-based mahjong studio is expected to generate minimal traffic and have a negligible impact on surrounding streets and parking resources.

The business operates on a pre-scheduled, reservation-only basis, with no walk-in or open-drop-in activity. Attendance is limited to small groups (typically 12–20 participants) during defined session times, resulting in predictable and staggered arrival and departure patterns rather than continuous traffic flow.

Each session is approximately two hours in duration, and participants generally arrive shortly before the scheduled start time and depart at the conclusion of the session. This results in low-frequency, short-duration traffic peaks, comparable to or less than typical retail or office uses currently permitted in the district.

The surrounding area provides adequate parking to support this use, including:

On-street parking on Burlington Avenue:

- Two-hour parking (6:00 AM – 6:00 PM)
- 12 standard parking spaces and 1 ADA-accessible space on the north side
- 12 additional parking spaces on the south side

Nearby public parking on Lincoln Avenue:

- Four-hour parking is available in the Westmont Public Parking lot at Lincoln and Irving
- Additional four-hour street parking along Lincoln Avenue

Given the structured nature of the business model, limited group sizes, and availability of nearby parking, the proposed use is expected to have minimal impact on traffic circulation, parking demand, or congestion in the surrounding area.

LEASE

This LEASE is made and entered into as of the 14th day of April, 2026 (the "**Effective Date**") by Landlord and Tenant described below.

ARTICLE I
CERTAIN DEFINITIONS AND BASIC LEASE TERMS.

1.01 Certain Definitions. As used herein:

(a) "**Landlord**" shall mean WESTMONT DOWNTOWN LLC, 1528 Shermer Rd., Northbrook, IL 60062.

(b) "**Tenant**" shall mean HINSDALE MAHJONG SOCIETY LLC d/b/a HMS MAHJONG STUDIO, 918 S Thurlow St, Hinsdale, IL 60521.

(c) "**Premises**" shall mean the premises within the Building having a "Floor Area" of approximately 700 square feet, and commonly known as 10 West Burlington Ave., Westmont, Illinois 60559.

(d) "**Building**" shall mean the real estate, including any and all improvements now or at any time located thereon, the parking lot, comprised of three adjacent retail and apartment buildings totaling 16,458 square feet at the intersection of Cass and Burlington in Westmont, Illinois.

(e) "**Lease**" shall mean Articles I through IX hereof and the Exhibits referred to herein, in any, which, by such references, are hereby adopted and made a part hereof, together with any amendments, modifications, schedules, or any plans specifically referred to herein.

1.02 Other Definitions. For clarity and convenience, other terms are defined herein from time to time and, wherever used in this Lease, shall have the defined meaning so given.

1.03 Demise. Landlord hereby leases to Tenant, and Tenant accepts and takes from Landlord, the Premises under and subject to the terms, conditions and covenants contained in the Lease and any renewals or extensions thereof.

1.04 Lease Term. This Lease shall be contingent upon Tenant obtaining all required zoning approvals, including any Special Use Permit required by the Village of Westmont, within 45 days of the Effective Date. In the event such approvals are not obtained within that timeframe, Tenant or Landlord shall have the right to terminate this Lease with Tenant to receive a full refund of any deposits paid, with no further obligation to Landlord. The Lease Term shall begin on the date that Tenant receives the Special Use Permit and Rent shall commence thirty days thereafter ("**the Rent Commencement Date**") and continuing thereafter, unless sooner terminated or extended by Tenant and Landlord as in this Lease provided, until and including the 12th month after the Rent Commencement Date, or as otherwise extended (the "**Termination Date**").

1.05 Use of the Premises. Tenant shall use the Premises as a mahjong studio for classes,

IN WITNESS WHEREOF, the parties have hereunto executed this Lease as their respective free and voluntary act, as of the date first above set forth.

LANDLORD:

WESTMONT DOWNTOWN LLC,
an Illinois limited liability company,

By: MLJB LLC

By: David Horwitch
Its: Manager

TENANT:

HINSDALE MAHJONG SOCIETY LLC,
an Illinois limited liability company,

By: Angel Leveston
Name: Angel Catherine Leveston
Title: Manager

ALTA/ACSM LAND TITLE SURVEY

PROFESSIONAL LAND SURVEYING, INC.
3080 OGDEN AVENUE SUITE 107
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plsinc.com



VICINITY MAP
~ NO SCALE ~

BULK AND DEVELOPMENT STANDARDS FOR ZONE B-1	
MIN. LOT AREA	NONE (EXCEPT SPECIAL USES)
MIN. LOT WIDTH	NONE (EXCEPT SPECIAL USES)
MAX. FLOOR AREA RATIO	0.80
MAX. BUILDING HEIGHT	40 FEET
MIN. SETBACK	
FRONT & SIDE YARD ADJOINING STREET*	5 FEET
INTERIOR SIDE 2,3	5 FEET *3*
REAR	20 FEET*

1 THE REQUIRED INTERIOR SIDE YARD OF FIVE FEET SHALL BE INCREASED BY ONE FOOT FOR EACH TWO FEET IN HEIGHT THAT THE BUILDING EXCEEDS 45 FEET, AND ALL STRUCTURES OVER 45 FEET IN HEIGHT SHALL PROVIDE AN INTERIOR SIDE YARD AND SHALL, THEREFORE, NOT BE CONTIGUOUS TO ANOTHER STRUCTURE.
2 BUSINESS LOTS ADJOINING RESIDENCE DISTRICTS. WHEREVER AN INTERIOR SIDE LOT LINE OR REAR LOT LINE IN A BUSINESS DISTRICT ADJOINS A RESIDENCE DISTRICT, THERE SHALL BE PROVIDED A BUILDING SETBACK EQUIVALENT TO THAT REQUIRED IN THE RESIDENCE DISTRICT FROM THE COMMON LOT LINE, AND A SIX-FOOT-HIGH SOLID FENCE, OR SIX-FOOT-HIGH DENSE LANDSCAPE HEDGE, SHALL BE PROVIDED ON THE BUSINESS LOT ALONG SUCH COMMON LINE, EXCEPT SUCH SETBACK SHALL NOT BE REQUIRED WHERE THE LOT LINE ADJOINS AN ALLEY.
3 WHERE UNDER PREVIOUSLY ENACTED ZONING REGULATIONS FOR INTERIOR SIDE YARDS, AND A SETBACK WAS ESTABLISHED AS A MINIMUM AT THE TIME OF CONSTRUCTION, THAT SETBACK MAY BE MAINTAINED WHEN ALTERATIONS OR ADDITIONS ARE PROPOSED FOR THE EXISTING STRUCTURE.
4 EXCEPT NO SIDE YARD IS REQUIRED WHERE THE WALLS OF ADJOINING EXISTING BUSINESS STRUCTURES ARE CONTIGUOUS TO ONE ANOTHER.
5 PLUS ONE FOOT FOR EACH TWO FEET IN HEIGHT THAT THE BUILDING OR STRUCTURE EXCEEDS 40 FEET.
* FOR FRONTAGES ON MAJOR ARTERIAL STREETS REFER TO SECTION 4.16, ARTICLE IV OF THE MUNICIPAL CODE.

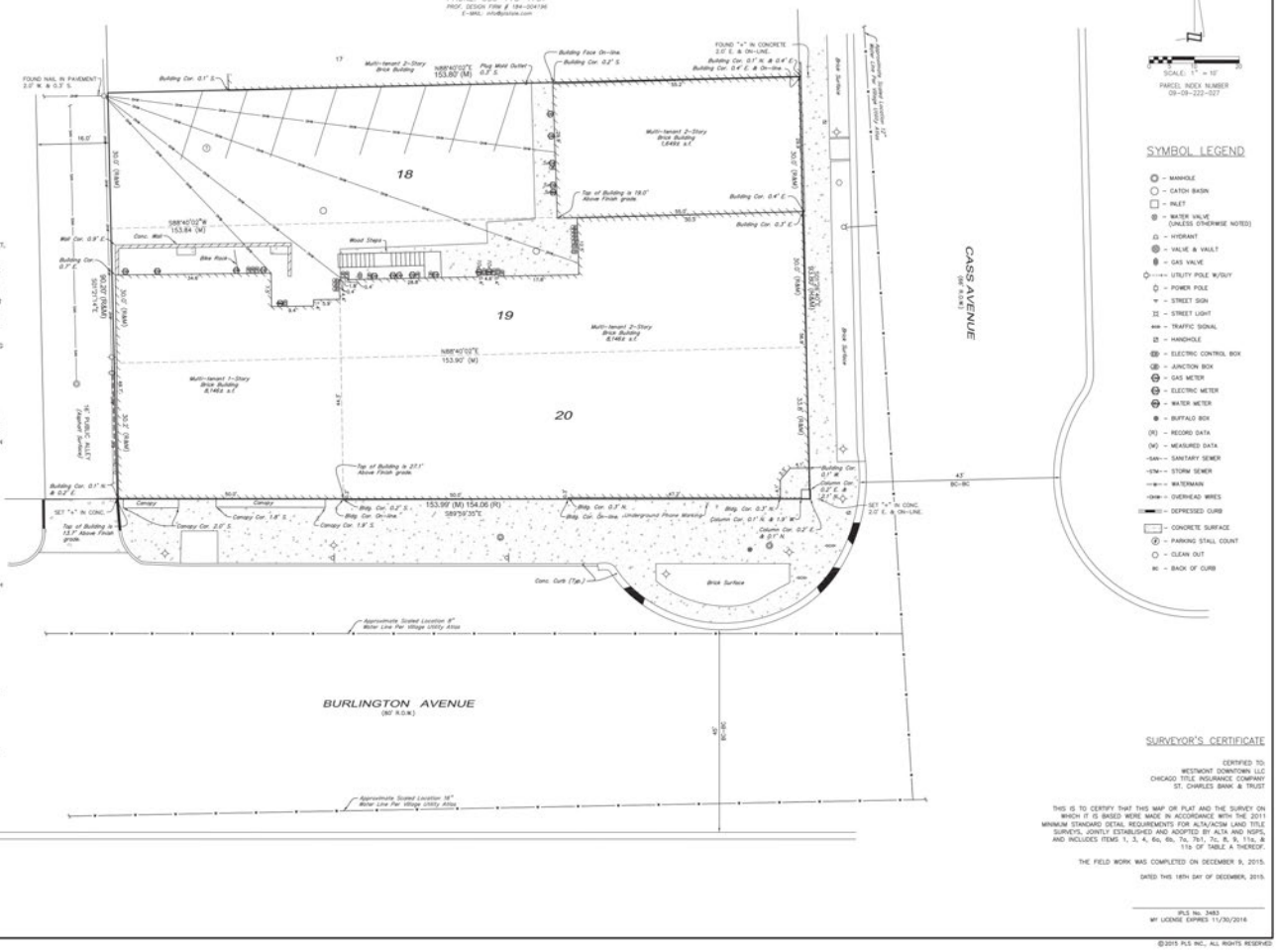
SURVEYOR'S NOTES

1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD MARKS ON THE GROUND, AND ABOVE GROUND OBSERVABLE EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED COORDINATE SYSTEM.
4. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS
5. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE IN BLUE INK AND EMBOSSED SEAL.
6. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 5252-1500673 WITH AN EFFECTIVE DATE OF OCTOBER 15, 2015. A REVIEW OF WHICH INDICATES THAT NO SCHEDULE "B" ITEMS ARE SURVEY RELATED.
7. (R) = RECORD DATA
(M) = MEASURED DATA
8. AREA OF SURVEY= 14,156 SQ. FT., OR 0.325 ACRES, MORE OR LESS.
9. PROPERTY DESCRIBED HEREON LIES WITHIN ZONE X AS DELINEATED ON THE NATIONAL FLOOD INSURANCE RATE MAP 17043C0902H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004.
10. PROPERTY CONTAINS 7 REGULAR PARKING SPACES.
11. PROPERTY DESCRIBED HEREON ZONED B-1 PER VILLAGE OF WESTMONT ZONING MAP DATED MARCH 15, 2015. ZONING INFORMATION WAS NOT PROVIDED TO SURVEYOR. BULK AND DEVELOPMENT STANDARDS SHOWN HEREON ARE BASED ON INFORMATION ACQUIRED FROM THE VILLAGE OF WESTMONT CODE OF ORDINANCES WEBSITE OBTAINED 12-2-2015.
12. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
13. PARCEL BOUNDARY SHOWN HEREON CALCULATED BASED ON CROSSES FOUND IN CONCRETE WALK 3 FEET SOUTH OF THE NORTH RIGHT OF WAY OF BURLINGTON AVENUE AND CROSSES AT VARIOUS DISTANCES FROM THE WEST RIGHT OF WAY OF CASS AVENUE.

LEGAL DESCRIPTION

LOTS 18, 19 AND 20 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRMONT HEIGHTS, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1920 AS DOCUMENT 144403, IN DU PAGE COUNTY, ILLINOIS.

PREPARED FOR: MUELLER
ADDRESS: S. N. CASS AVE./S. W. BURLINGTON AVE. WESTMONT
BOOK & PG:150/45 DATE: 12-16-2015 JOB NO: 15111902
DRAWN BY: KJA CHECK BY:
REVISED:



SYMBOL LEGEND

- MANHOLE
- CATCH BASIN
- INLET
- WATER VALVE (UNLESS OTHERWISE NOTED)
- HYDRANT
- VALVE & VAULT
- GAS VALVE
- UTILITY POLE W/GUY
- POWER POLE
- STREET SIGN
- STREET LIGHT
- TRAFFIC SIGNAL
- HANDHOLE
- ELECTRIC CONTROL BOX
- JUNCTION BOX
- GAS METER
- ELECTRIC METER
- WATER METER
- BUFFALO BOX
- (R) - RECORD DATA
- (M) - MEASURED DATA
- SAN - SANITARY SEWER
- STM - STORM SEWER
- WATERMAIN
- OHW - OVERHEAD WIRES
- DEPRESSED CURB
- CONCRETE SURFACE
- PARKING STALL COUNT
- CLEAN OUT
- BC - BACK OF CURB

SURVEYOR'S CERTIFICATE

CERTIFIED TO:
WESTMONT DOWNTOWN LLC
CHICAGO TITLE INSURANCE COMPANY
ST. CHARLES BANK & TRUST

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, & 11b OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 9, 2015.

DATED THIS 18TH DAY OF DECEMBER, 2015.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/2016

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Certificate of the Publication

Westmont Suburban Life

Description:50 W OGDEN AVE - TESLA
2320418

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 one 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
04/23/2026

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 Jennifer Heintzelman, its Director of Public Notices, at Westmont, Illinois, on
23rd day of April, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10074602

Amount $102.54

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, May 13, 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 Tesla, Inc. (Petitioner), and Ogden Avenue LLC (Owner) for the property at 50 West Ogden Avenue, Westmont, Illinois, 60559, for the following:
1. Special Use Permit amendment to allow modified operations and conditions for an existing Vehicle Sales or Rentals business engaged in vehicle sales and minor vehicle repair and maintenance in the B-2 General Business District.
PIN: 09-04-221-034
More Common Location: 50 West Ogden Avenue, Westmont, Illinois, 60559
Village Code(s) Applicable: Chapter 95, Sections 6.01; 14.04
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 Apr. 23, 2026) 2320418

ORDINANCE NO. 16-085

AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO OPERATE A TESLA MOTORS NEW AUTOMOBILE SALES DEALERSHIP, A PLAT OF VACATION AND A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED AT 50 W. OGDEN AVENUE, WESTMONT

WHEREAS, the Village of Westmont is a municipal corporation duly organized and existing pursuant to the laws of the State of Illinois; and

WHEREAS, Tesla Motors, Inc. ("Applicant") is the lessee of real property commonly known as 50 W. Ogden Avenue, Westmont, Illinois (the "Subject Property"), which is legally described in Exhibit "A" attached hereto; and

WHEREAS, Applicant seeks a special use permit to allow for the operation of a Tesla Motors, Inc. automobile dealership selling new automobiles upon the Subject Property; and

WHEREAS, the Westmont Planning and Zoning Commission conducted a public hearing after due notice and voted unanimously to recommend this special use, pursuant to its written Findings of Fact; and

WHEREAS, the Westmont Board of Trustees adopts said Findings of Fact and desires to approve this special use; and

WHEREAS, Applicant also seeks approval of a Plat of Vacation to vacate an existing stormwater detention easement located on the Subject Property; and

WHEREAS, the Westmont Board of Trustees desires to approve the Plat of Vacation finding that vacating the existing easement will allow the Applicant to utilize this portion of the Subject Property for its automobile dealership, while still maintaining stormwater detention and management through the grant of a new easement; and

WHEREAS, the Village Board of the Village of Westmont previously granted approval of the preliminary plat of subdivision; and

WHEREAS, Applicant has proceeded through the engineering process and has satisfied all requirements and seeks approval of its Final Plat of Subdivision for the Subject Property; and

WHEREAS, the Village of Westmont Board of Trustees finds that Applicant's Final Plat of Subdivision conforms in all material respects with its approved Preliminary Plat of Subdivision, and finds that it complies with the requirements of the Westmont Land Development Code and desires to grant this request.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Westmont, DuPage County, Illinois, as follows:

Section 1: Applicant is granted a special use to operate a Tesla Motors, Inc. automobile dealership upon the Subject Property.

Section 2: This special use permit is subject to the following special conditions, which are imposed to protect surrounding property owners, to maintain the aesthetics of the Ogden Avenue corridor, and to protect the public health, safety and welfare, and which are directly related to Applicant's proposed use:

A. The landscaping and fencing shown on the approved Landscaping Plan shall be maintained at all times by Applicant or its successor in interest;

B. No loud speakers shall be used on the Subject Property;

C. No automobile racks or other forms of elevation shall be permitted to display automobiles for sale;

D. No streamers, balloons or other promotional devices shall be permitted upon the Subject Property, and any owner or operator shall restrain from painting or affixing oversized letters or numbering (such as year or price information) on the vehicles for sale, other than standard dealer-issued stickers and information;

E. No test driving of automobiles shall be permitted on residential streets.

F. Parking and display of automobiles shall be limited in number to the parking spaces shown on the previously-approved Site Plan for the former Lamborghini dealership upon the Subject Property, except that Applicant may double-stack vehicle inventory along the rear (south) line of parking stalls only.

G. Applicant shall not perform or permit an automobile body work or painting to occur on the Subject Property.

H. No employee parking on residential or public streets is allowed in or around the area of the dealership.

I. The primary activity of the Applicant upon the Subject Property shall be the selling and servicing of new and used vehicles. As a condition to receiving a certificate of occupancy from the Village for this use, the Applicant must provide proof that it has obtained an automobile dealer new car license from the State of Illinois for the Subject Property.

J. Upon a violation of any of these special conditions, the Village shall provide notice to Applicant with a reasonable time period to cure the violation. In the event that Applicant fails to timely cure the violation, or in the event there are a total of three separate incidences of violations by

Applicant of these special conditions, the Village Board shall hold a hearing upon notice to Applicant and an opportunity for Applicant to be heard to determine whether this special use permit should be revoked.

Section 3: The Plat of Vacation, a copy of which is attached hereto as Exhibit "B," providing for the vacation of an existing stormwater detention easement upon the Subject Property, is hereby approved.

Section 4: The Village Clerk is hereby authorized and directed to file and record with the DuPage County Recorder of Deeds a true and correct copy of the Plat of Vacation.

Section 5: Applicant's Final Plat of Subdivision for the Subject Property, a copy of which is attached hereto as Exhibit "C," is hereby approved.

Section 6: The appropriate Village Officials are hereby authorized and directed to execute said Plat on behalf of the Village of Westmont.

Section 7: The Village Clerk is hereby directed to file with the office of the Recorder of Deeds of DuPage County, and with the County Clerk, a certified copy of this ordinance, together with the Plat duly executed according to this ordinance

Section 8: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict.

Section 9: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED by the Mayor and Board of Trustees of the Village of Westmont, DuPage County, Illinois, this 26th day of May, 2016.

Ayes: 5 Nays: 1 Absent: 0

APPROVED:

Ronald J. Gunter, Mayor

ATTEST:

Virginia Szymski, Village Clerk

VILLAGE OF WESTMONT CORPORATE SEAL DuPAGE COUNTY, IL

EXHIBIT "A"

LEGAL DESCRIPTION

Legal Description

PARCEL 1:
LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 IN GRANT STREET DEVELOPMENT SUBDIVISION, BEING A SUBDIVISION OF LOTS 15, 16, 17, 18, 19, AND 20, IN BLOCK "D" IN FIRST ADDITION TO LIBERTY PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 2005 AS DOCUMENT NO. R2005-044856 AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 4, 2005 AS DOCUMENT NO. R2005-247290, IN DUPAGE COUNTY, ILLINOIS.
PARCEL 2:
THAT PART OF GRANT STREET ADJACENT TO LOTS 1 THROUGH 8 IN GRANT STREET DEVELOPMENT SUBDIVISION WHICH LIES SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 8, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2015 AS DOCUMENT R2015-015838, IN DUPAGE COUNTY, ILLINOIS.

More Common Location:	50 West Ogden Avenue, Westmont, IL 60559
PINs:	09-04-221-024, 09-04-221-025, 09-04-221-026, 09-04-221-027, 09-04-221-028, 09-04-221-029, 09-04-221-030, 09-04-221-033

EXHIBIT "B"

PLAT OF VACATION

FINAL PLAT OF GRANT STREET RESUBDIVISION

BEING IN THE NORTHEAST QUARTER OF SECTION 04, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.'S	COMMON ADDRESSES FOR THE PROPERTY:
09-04-227-024 09-04-227-025 09-04-227-026 09-04-227-027 09-04-227-028 09-04-227-029 09-04-227-030 09-04-227-031	612, 617, 621, 625, 629, 631, 635 GRANT STREET AND 50 WEST OGDEN AVENUE

RESERVED FOR RECORDER'S USE

OWNER AND NOTARY

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT SHOREWOOD DEVELOPMENT GROUP, IS THE LEGAL OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT AND THAT NO OTHER PERSON HAS ANY RIGHT, TITLE, OR INTEREST IN SAID LAND, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

WE FURTHER CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE SUBJECT PROPERTY IS LOCATED WITHIN HIGH SCHOOL COMMUNITY DISTRICT 99.

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

BY:_____

TITLE:_____

ATTEST:_____

TITLE:_____

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ 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 CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____

ILLINOIS, THIS _____ DAY OF _____ A.D., 20____.

BY:_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES
(STATE OF ILLINOIS)

PLANNING & ZONING COMMISSION

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____ CHAIRMAN OF THE VILLAGE OF WESTMONT PLANNING & ZONING COMMISSION, CERTIFY THAT ON _____ DAY OF _____ 20____ THIS PLAT OF RESUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

BY:_____ ATTEST:_____
CHAIRMAN SECRETARY

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

I, _____ GENERAL MANAGER FOR THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY 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 SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

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

_____
GENERAL MANAGER

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

I, _____ VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____ 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 , THIS _____ DAY OF _____ A.D., 20____.

_____
VILLAGE CLERK

COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

I, _____ COUNTY CLERK OF DuPAGE COUNTY, ILLINOIS 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 OF THE COUNTY CLERK AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____ A.D. 20____.

_____
COUNTY CLERK

SPECIAL ASSESSMENTS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

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 ANY PART OF THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

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

_____
VILLAGE TREASURER

VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

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

_____
VILLAGE ENGINEER

RECORDER OF DEEDS

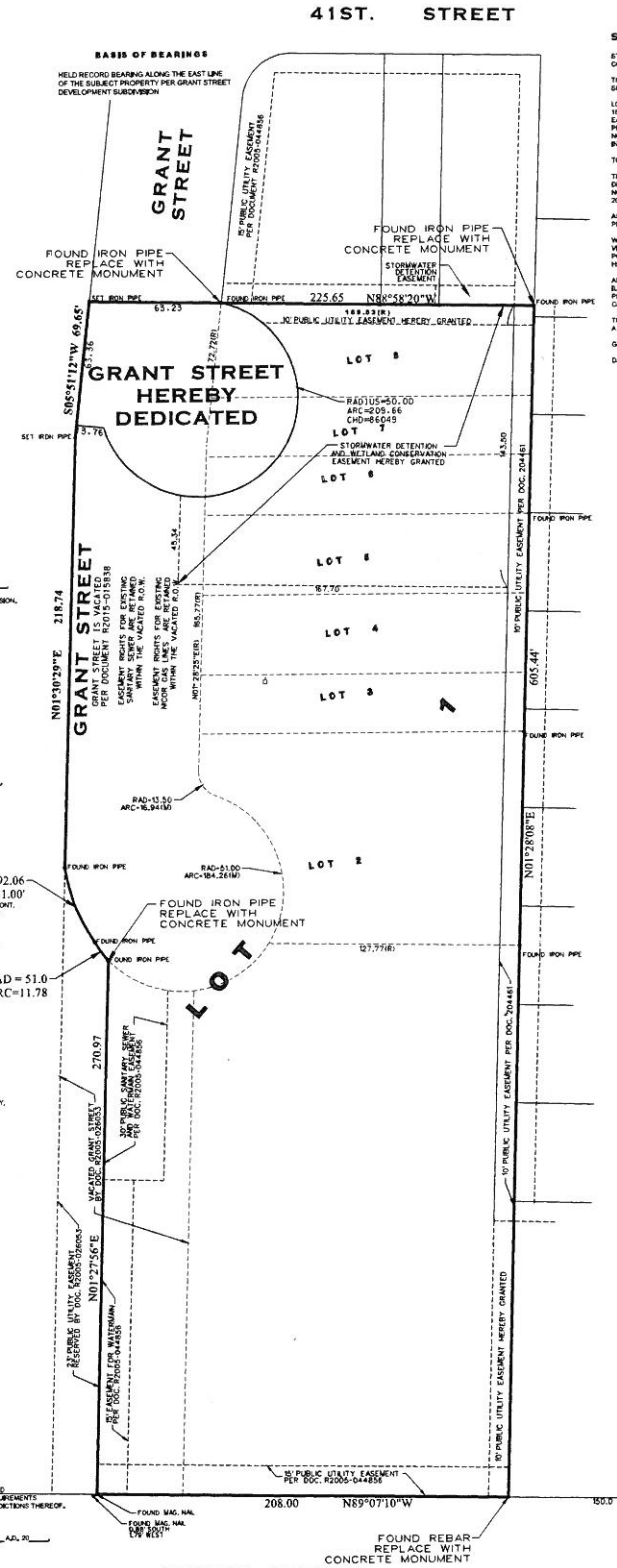
STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DuPAGE COUNTY, ILLINOIS AFORESAID.

ON THE _____ DAY OF _____ A.D., 20____.

AT _____ O'CLOCK ____M.

_____
RECORDER OF DEEDS



SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 2 3, 4,5,6,7 AND 8 IN GRANT STREET DEVELOPMENT SUBDIVISION, BEING A RESUBDIVISION OF LOTS 15, 16, 17, 18, 19 AND 20, IN BLOCK D, IN FIRST ADDITION TO LIBERTY PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 2005 AS DOCUMENT NO. R2005-044856, AND LETTER OF CORRECTION RECORDED AS DOCUMENT NO. R2005-247280, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF GRANT STREET ADJACENT TO LOTS 1 THROUGH 8 IN GRANT STREET DEVELOPMENT SUBDIVISION WHICH LIES SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 8, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2015 AS DOCUMENT R2015-015838, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID PROPERTY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WESTMONT, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

AND THAT ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 17043C0902 FOR DuPAGE COUNTY, ILLINOIS, AND INCORPORATED AREAS WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, THE SUBJECT PROPERTY LIES WITHIN ZONE "UNSHADED X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____ DAY OF _____ A.D., 20____.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY:_____

IL. PROF. LAND SURVEYOR NO. 3050
LICENSE EXPIRATION DATE: NOVEMBER 30, 2016
207 E. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7603

PERMISSION TO RECORD

I, DANIEL SYTSMA, GIVE THE VILLAGE OF WESTMONT OR ITS DESIGNATED REPRESENTATIVE, THE PERMISSION TO RECORD THE ANNEXED PLAT OF RESUBDIVISION.

THIS _____ DAY OF _____ 2016

_____
DANIEL SYTSMA P.L.S. 3050

STORMWATER DETENTION EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER DETENTION EASEMENTS ON THE PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT FOR THE BENEFIT OF THE PUBLIC.

NO PERMANENT BUILDINGS OR OTHER OBSTRUCTIONS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE OR FREE FLOW OF STORMWATER AND THE OPERATION OF THE STORMWATER MANAGEMENT SYSTEM, THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE PATHS AND STORMWATER DETENTION APPLICABLE TO HIS LOT AND SHALL NOT MODIFY GRADES, SLOPES, OR STORMWATER MANAGEMENT FACILITIES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WESTMONT.

IN THE EVENT THE OWNER FAILS TO PROPERLY MAINTAIN THE DRAINAGE OR STORMWATER DETENTION AREA EASEMENTS, THE VILLAGE OF WESTMONT AND ANY OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY AND ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF) SHALL, UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, HAVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS OR THEIR BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER DETENTION AREA WHICH BE REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE DETENTION EASEMENT AREA.

IN THE EVENT THAT THE VILLAGE OF WESTMONT OR ANY OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY OR ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF), SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS OR THEIR BEHALF, ANY MAINTENANCE WORK TO OR UPON THE DRAINAGE OR STORMWATER DETENTION AREA EASEMENT, THE EXPENSE THEREOF, INCLUDING ANY ADMINISTRATIVE COSTS, SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY (60) DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF WESTMONT AND/OR OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY AND/OR ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF).

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMED ELECTRIC AND SBC TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSIONS AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERMS "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(E), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOT, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA", THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT, OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF WESTMONT, INCLUDING, BUT NOT LIMITED TO, COMED, SBC, NICOR AND COMCAST, AND MINSDALE OR DOWNERS GROVE SANITARY DISTRICT THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR MARKED "P.U.E. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING ELECTRICITY, SOUNDS AND SIGNALS, GAS PIPELINES, WATER PIPELINES, STORM AND SANITARY SEWERS, AND STORMWATER DRAINAGE PATHS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, OVER, UPON, ALONG, UNDER, AND THROUGH SAID INDICATED EASEMENTS TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY AS NECESSARY, THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON SAID EASEMENTS AS MAY REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, THAT INTERFERE WITH THE OPERATION OF THE DRAINAGE PATH OR UTILITY, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID INDICATED EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SAID EASEMENT SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, WHERE SAID INDICATED EASEMENTS ARE USED BOTH FOR DRAINAGE, SEWER, AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF WESTMONT.

LAND AREA

LOT 1 - 124,212 SQUARE FEET - 2.8515 ACRES
DEDICATION - 8,892 SQUARE FEET - 0.2041 ACRES

GROSS AREA - 133,104 SQUARE FEET - 3.0556 ACRES

30 0 30 60
GRAPHIC SCALE - FEET

No.	Date	Description	By
1	4/6/16	VILLAGE RESUBMISSION	DS

PLAT OF RESUBDIVISION

LOCATION: GRANT STREET WESTMONT, IL

PREPARED FOR: SHOREWOOD DEVELOPMENT GROUP 2150 E. LAKE COOK ROAD SUITE 650 BUFFALO GROVE, IL 60089

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
207 East Naperville Road Wheaton, Illinois 60187
(630)668-7603 Fax (630)682-4780 E-mail wma@wmadlc.com
Website: www.wmadlc.com

JOB #: 43405 DATE: 10-21-13 SCALE: 1"=30'
SURV: DS DRAWN: DS DESIGN:
FILE #: D-32146-RESUB SHEET # 1 of 1

SUBMITTED BY / RETURN TO:
VILLAGE OF WESTMONT
COMMUNITY DEVELOPMENT
31 W. QUINCY STREET
WESTMONT, IL 60559
630-829-4465

D-32146-RESUB

EXHIBIT "C"

FINAL PLAT OF SUBDIVISION

FINAL
PLAT OF
GRANT STREET RESUBDIVISION

BEING IN THE NORTHEAST QUARTER OF SECTION 04, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.'S	COMMON ADDRESSES FOR THE PROPERTY:
09-04-402-004 09-04-402-005 09-04-402-006 09-04-402-007 09-04-402-008 09-04-402-009 09-04-402-010 09-04-402-011	613, 617, 621, 625, 629, 631, 635 GRANT STREET AND 50 WEST OGDEN AVENUE

RESERVED FOR RECORDER'S USE

OWNER AND NOTARY

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT SHOREWOOD DEVELOPMENT GROUP, IS THE LEGAL OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT AND THAT NO OTHER PERSON HAS ANY RIGHT, TITLE, OR INTEREST IN SAID LAND, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

WE FURTHER CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE SUBJECT PROPERTY IS LOCATED WITHIN HIGH SCHOOL COMMUNITY DISTRICT 99 .

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

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ 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 CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN, FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____

ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

BY: _____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES
(STATE OF ILLINOIS)

PLANNING & ZONING COMMISSION

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, CHAIRMAN OF THE VILLAGE OF WESTMONT PLANNING & ZONING COMMISSION, CERTIFY THAT ON _____ DAY OF _____, 20____, THIS PLAT OF RESUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, GENERAL MANAGER FOR THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY 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 SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

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

GENERAL MANAGER

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____ 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 . THIS _____ DAY OF _____, A.D., 20____.

VILLAGE CLERK

COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____ COUNTY CLERK OF DuPAGE COUNTY, ILLINOIS 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 OF THE COUNTY CLERK AT WHEATON, DuPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK

SPECIAL ASSESSMENTS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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 ANY PART OF THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

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

VILLAGE TREASURER

VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

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

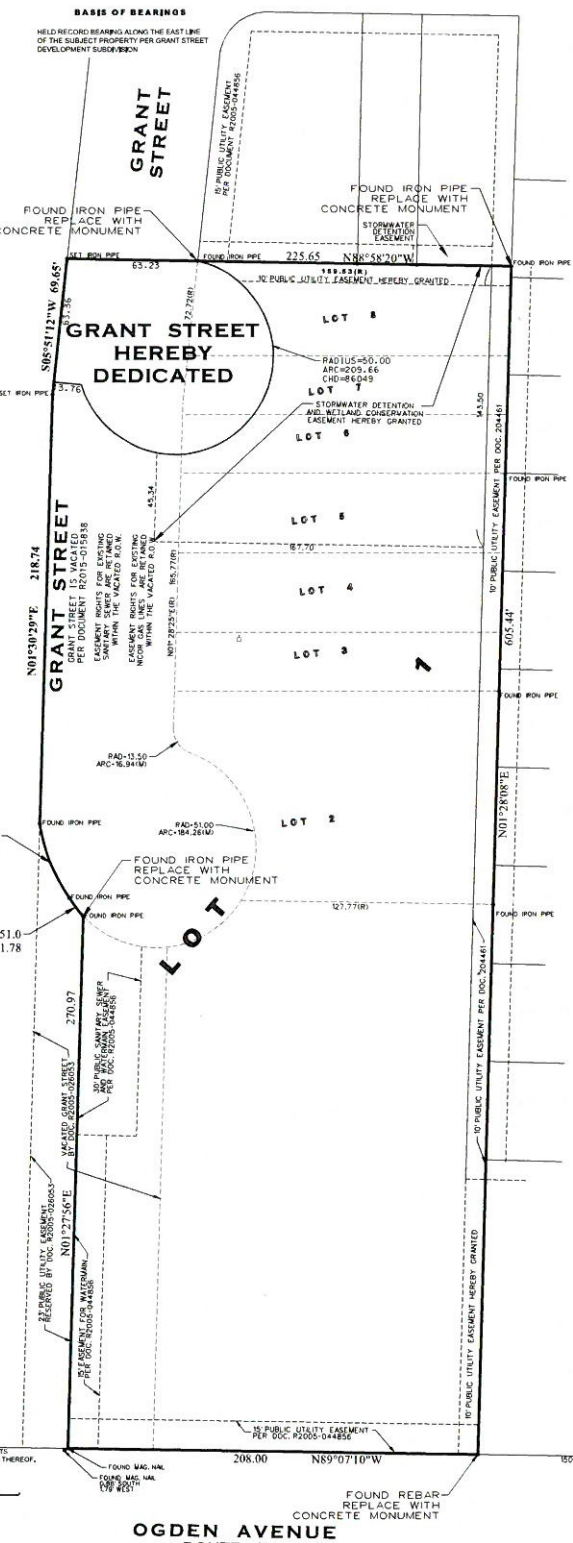
VILLAGE ENGINEER

RECORDER OF DEEDS

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, ILLINOIS AFORESAID, ON THE _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK ____M.

RECORDER OF DEEDS



SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 2 3, 4,5,6,7 AND 8, IN GRANT STREET DEVELOPMENT SUBDIVISION, BEING A RESUBDIVISION OF LOTS 15, 16, 17, 18, 19 AND 20, IN BLOCK D, IN FIRST ADDITION TO LIBERTY PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 2005 AS DOCUMENT NO. R2005044856, AND LETTER OF CORRECTION RECORDED AS DOCUMENT NO. R2005247260, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF GRANT STREET ADJACENT TO LOTS 1 THROUGH 8 IN GRANT STREET DEVELOPMENT SUBDIVISION WHICH LIES SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 8, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 2015 AS DOCUMENT R2015-015838, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID PROPERTY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WESTMONT, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

AND THAT ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 17043C0360 FOR DUPAGE COUNTY, ILLINOIS, AND INCORPORATED AREAS WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, THE SUBJECT PROPERTY LIES WITHIN ZONE "UNSHADED X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY: _____

IL. PROF. LAND SURVEYOR NO. 3059
LICENSE EXPIRATION DATE: NOVEMBER 30, 2016
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7633

PERMISSION TO RECORD

I, DANIEL SYTSMA, GIVE THE VILLAGE OF WESTMONT OR ITS DESIGNATED REPRESENTATIVE, THE PERMISSION TO RECORD THE ANNEXED PLAT OF RESUBDIVISION.

THIS _____ DAY OF _____, 2016

DANIEL SYTSMA P.L.S. 3059

STORMWATER DETENTION EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER DETENTION EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT FOR THE BENEFIT OF THE PUBLIC.

NO PERMANENT BUILDINGS OR OTHER OBSTRUCTIONS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE OR FREE FLOW OF STORMWATER AND THE OPERATION OF THE STORMWATER MANAGEMENT SYSTEM, THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE PATHS AND STORMWATER DETENTION APPLICABLE TO HIS LOT AND SHALL NOT MODIFY GRADES, SLOPES, OR STORMWATER MANAGEMENT FACILITIES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WESTMONT.

IN THE EVENT THE OWNER FAILS TO PROPERLY MAINTAIN THE DRAINAGE OR STORMWATER DETENTION AREA EASEMENTS, THE VILLAGE OF WESTMONT AND ANY OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY AND ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF) SHALL UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, HAVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS OR THEIR BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER DETENTION AREA WHICH IS REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE DETENTION EASEMENT AREA.

IN THE EVENT THAT THE VILLAGE OF WESTMONT OR ANY OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY OR ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF), SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS OR THEIR BEHALF, ANY MAINTENANCE WORK TO OR UPON THE DRAINAGE OR STORMWATER DETENTION AREA EASEMENT, THE EXPENSE THEREOF, INCLUDING ANY ADMINISTRATIVE COSTS, SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY (60) DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF WESTMONT AND OR OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY AND/OR ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF).

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMED ELECTRIC AND SBC TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSIONS AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF,

THE TERMS "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(E), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOT, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA", THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT, OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF WESTMONT, INCLUDING, BUT NOT LIMITED TO, COMED, SBC, NICOR AND COMCAST, AND HINSDALE OR DOWNERS GROVE SANITARY DISTRICT, THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR MARKED "P.U.E." OR "D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING ELECTRICITY, SOUNDS AND SIGNALS, GAS PIPELINES, WATER PIPELINES, STORM AND SANITARY SEWERS, AND STORMWATER DRAINAGE PATHS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, OVER, UPON, ALONG, UNDER, AND THROUGH SAID INDICATED EASEMENTS TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY AS NECESSARY, THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON SAID EASEMENTS AS MAY REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, THAT INTERFERE WITH THE OPERATION OF THE DRAINAGE PATH OR UTILITY, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID INDICATED EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SAID EASEMENT SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, WHERE SAID INDICATED EASEMENTS ARE USED BOTH FOR DRAINAGE, SEWER, AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF WESTMONT.

LAND AREA

LOT 1 = 124,212 SQUARE FEET - 2.8515 ACRES
DEDICATION = 8,892 SQUARE FEET - 0.2041 ACRES

GROSS AREA = 133,104 SQUARE FEET - 3.0556 ACRES

30 0 30 60
GRAPHIC SCALE - FEET

No.	Date	Description	By
1	4/8/16	VILLAGE RESUBMISSION	DS

SUBMITTED BY / RETURN TO:
VILLAGE OF WESTMONT
COMMUNITY DEVELOPMENT
31 W. QUINCY STREET
WESTMONT, IL 60559
630-829-4465

WEBSTER, McGRATH & AHLBERG LTD.
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(630)668-7633 Fax (630)668-7789 Email: wma@wmaltd.com
Web Page: www.wmaltd.com

PLAT OF RESUBDIVISION

LOCATION: GRANT STREET, WESTMONT, IL

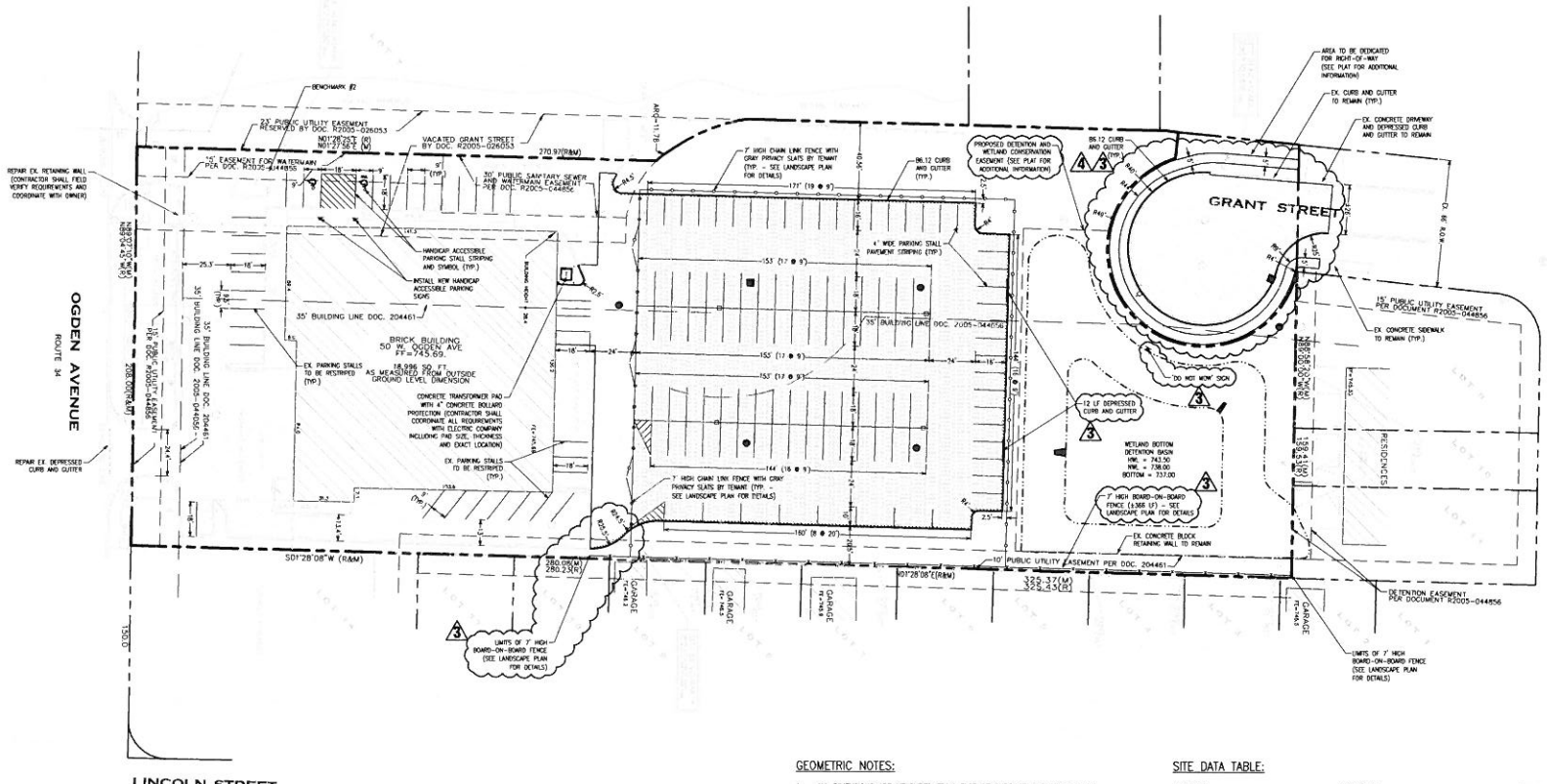
PREPARED FOR: SHOREWOOD DEVELOPMENT GROUP, 2150 E. LAKE COOK ROAD, SUITE 520, BUFFALO GROVE, IL 60089

JOB #	DATE	SCALE
43405	10-21-13	1"=30'
SURV: DS	DRAWN: DS	DESIGN:
FILE #: D-32146-RESUB		SHEET # 1 of 1

D-32146-RESUB

5/3/2016 1:09:28 PM

E:\ACTIVE\PROJECTS\43405\DWG\Resubdivision\43405 Final Plat of Resubdivision.dwg



GEOMETRIC NOTES:

1. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS.
4. ALL PROPOSED PAVEMENT MARKINGS SHALL BE 4" UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS SHALL CONFORM TO ARTICLE 1095.02 OF THE I.D.O.T. STANDARD SPECIFICATIONS.
5. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. BUILDING DIMENSIONS AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
7. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
8. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED. SEE LANDSCAPE PLANS FOR PROPOSED TREE AND PLANTING REQUIREMENTS.
9. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SITE DATA TABLE:

SITE AREA	2.85 ACRES
ZONING	B-2 GENERAL BUSINESS DISTRICT
PROPOSED USE	AUTOMOBILE SALES
EXISTING BUILDING SQUARE FOOTAGE	±18,996 SF
PARKING REQUIRED	
18,998 SF / 600 = 31.66	32 STALLS (SEE NOTE 1)
TOTAL EXISTING PARKING	35 STALLS
STANDARD PARKING	33 STALLS
HANDICAP ACCESSIBLE PARKING	2 STALLS (SEE NOTE 2)
NEW PARKING PROVIDED	
TOTAL CAR STORAGE PARKING	110 STALLS
OVERALL PARKING PROVIDED	
TOTAL SITE PARKING	145 STALLS

NOTES:

1. AUTOMOBILE SALES, NEW CARS: ONE OFF STREET PARKING STALL IS REQUIRED FOR EACH 600 SQUARE FEET OF BUILDING FLOOR AREA.
2. PER ILLINOIS ACCESSIBILITY CODE WHEN 26 TO 50 OFF STREET PARKING STALLS ARE PROVIDED A MINIMUM NUMBER OF 2 ACCESSIBLE STALLS ARE REQUIRED.

CURB LEGEND:

- B6.12 CURB AND GUTTER
- REVERSE PITCH B6.12 CURB AND GUTTER
- DEPRESSED CURB AND GUTTER

PAVEMENT HATCH LEGEND:

ASPHALT PAVEMENT
1-1/2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

3 GRANT STREET ASPHALT PAVEMENT
1-1/2" HMA SURFACE COURSE, MIX D, N50
7-1/2" HMA BINDER COURSE, IL 19.0, N50
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

ASPHALT PAVEMENT MILL AND OVERLAY
1-1/2" HMA SURFACE COURSE, MIX D, N50

3 CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
CONTRACTION JOINT @ 5' O/C MAX.
EXPANSION JOINT @ 50' O/C MAX.
2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

NOTES:

1. REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. (630-717-4263) AND DATED APRIL 4, 2016 FOR INFORMATION REGARDING THE EXISTING SOIL CONDITIONS, PROPOSED SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT SECTION RECOMMENDATIONS (TERRACON PROJECT NO. MR165045).
2. 3 REFER TO THE VILLAGE OF WESTMONT PAVEMENT CROSS SECTION DETAILS ON SHEET C8.1 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

No.	Description	Date
4	Construction Set	4/28/16
3	Village Resubmission	4/08/16
2	Permit Set	2/23/16
1	Client Review	2/11/16

DIMENSIONAL CONTROL AND PAVING PLAN
PARKING LOT EXPANSION
SHOREWOOD DEVELOPMENT GROUP
WESTMONT, ILLINOIS

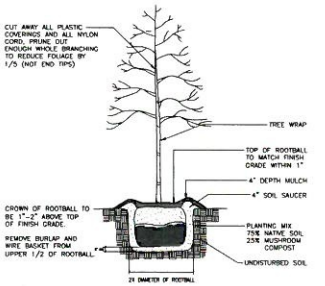
JACOBS HEFNER

F026b
1"=30'
C3

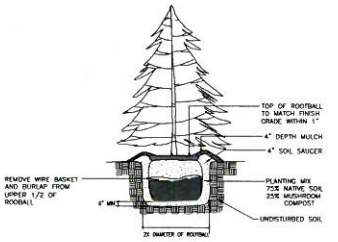
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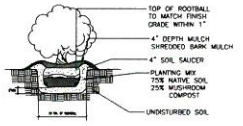
LOCATION MAP



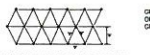
1 TREE PLANTING DETAIL
NOT TO SCALE 329343.39-81



2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE 329343.48-81



3 SHRUB PLANTING DETAIL
NOT TO SCALE 329333.18-81

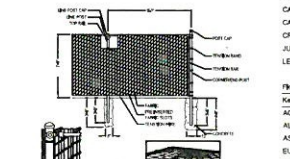


GROUNDCOVER TO BE PLANTED ON EQUIDISTANT TRIANGULAR GRID

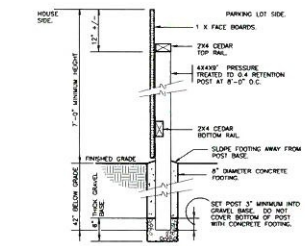
**SEE PLAN FOR REQUIRED SPACING

SPACING "D"	ROW WIDTH "A"	NO. OF PLANTS/SF
6" O.C.	5.20"	4.61
8" O.C.	6.93"	2.60
10" O.C.	8.66"	1.66
12" O.C.	10.44"	1.15
15" O.C.	13.00"	.738
18" O.C.	15.60"	.512
24" O.C.	20.80"	.330

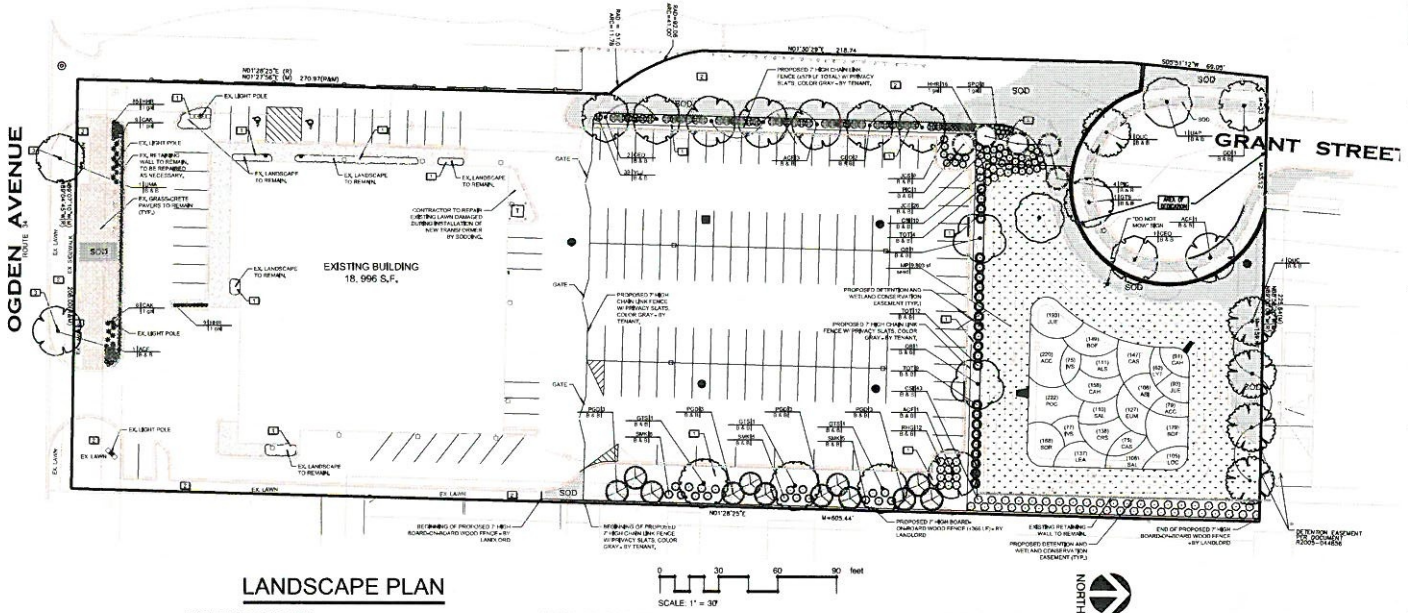
4 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE 329333.83-81



5 CHAIN LINK FENCE W/ PRIVACY SLATS
2" MESH W/ SUPREME PRIVACY SLATS (PRE-INSERTED IN FENCE)
NOT TO SCALE



6 BOARD-ON-BOARD WOOD FENCE
NOT TO SCALE DETAIL-FILE



LANDSCAPE PLAN

EMERGENT PLUG MIX

Grasses, Sedges and Rushes

Key	Botanical Name	Common Name	Size	Qty.	Note
BOF	Bolboschoenus fluviatilis	River Bulrush	2" Plug	326	18" o.c.
CAH	Carex hystericina	Porcupine Sedge	2" Plug	249	18" o.c.
CAS	Carex lupina	Common Hop Sedge	2" Plug	222	18" o.c.
CRS	Carex stricta	Common Tussock Sedge	2" Plug	138	18" o.c.
JUE	Juncus effusus	Common Rush	2" Plug	286	18" o.c.
LEA	Leersia oryzoides	Rice Cut Grass	2" Plug	137	18" o.c.

Flowers + Other Broadleaves

Key	Botanical Name	Common Name	Size	Qty.	Note
ACO	Acorus calamus	Sweet Flag	2" Plug	299	18" o.c.
ALS	Alisma subcordatum	Common Water Plantain	2" Plug	111	18" o.c.
ASI	Asclepias incarnata	Swamp Milkweed	2" Plug	106	18" o.c.
EUM	Eutrochium maculatum	Spotted Joe-Pye Weed	2" Plug	127	18" o.c.
IVS	Iris virginica shrevei	Blue Flag Iris	2" Plug	152	18" o.c.
LOC	Lobelia cardinalis	Cardinal Flower	2" Plug	105	18" o.c.
LYT	Lythrum alatum	Winged Loosestrife	2" Plug	62	18" o.c.
POC	Pontederia cordata	Pickerel Weed	2" Plug	222	18" o.c.
SAL	Sagittaria latifolia	Common Arrowhead	2" Plug	218	18" o.c.
SOH	Solidago riddellii	Riddell's Goldenrod	2" Plug	188	18" o.c.

NOTES:

1. CONTRACTOR TO SEED BOTTOM OF STORM WATER BASIN WITH ANNUAL RYEGRASS, SOW SEED AT A RATE OF 4 LBS PER 1000 SF.
2. CONTRACTOR TO INSTALL EROSION CONTROL BLANKET ON ALL POND SIDE SLOPES, AS WELL AS, THE BOTTOM OF THE BASIN. SEE EROSION CONTROL BLANKET DETAIL ON SHEET CIV.1
3. UPON COMPLETION OF SEED AND EROSION CONTROL BLANKET INSTALLATION PLANT FORBS AS SHOWN ON PLAN IN THE POND BASIN.

MESIC PRAIRIE SEED MIX

Grasses, Sedges and Rushes

Botanical Name	Common Name	LB / Acre	% of Mix By Weight
Bouteloua curtipendula	Side-Oats Grama	5,00	14,86%
Carex brevior	Plain Oval Sedge	0,38	1,12%
Carex scoparia	Lance-Fruited Oval Sedge	0,13	2,14%
Elymus canadensis	Canada Wild Rye	5,00	14,86%
Elymus virginicus	Virginia Wild Rye	3,00	8,98%
Juncus dudleyi	Dudley's Rush	0,01	0,03%
Panicum virgatum	Switch Grass	1,00	2,99%
Schizachyrium scoparium	Little Bluestem	10,00	29,93%
	Subtotal | Grasses + Sedges	4,51	73,35%

Flowers + Other Broadleaves

Botanical Name	Common Name	LB / Acre	% of Mix By Weight
Allium cernuum	Nodding Wild Onion	0,25	0,75%
Asclepias syriaca	Common Milkweed	0,50	1,50%
Baptisia alba	White Wild Indigo	0,25	0,76%
Chamaecrista fasciculata	Partridge Pea	1,00	2,99%
Coreopsis palmata	Prairie Coreopsis	0,25	0,75%
Coreopsis tripteris	Tall Coreopsis	0,13	0,37%
Dalea purpurea	Purple Prairie Clover	0,56	1,68%
Desmodium canadense	Showy Tick Trefoil	0,16	0,47%
Echinacea pallida	Pale Purple Coneflower	0,50	1,50%
Echinacea purpurea	Purple Coneflower	0,38	1,12%
Eryngium yuccifolium	Rattlesnake Master	0,38	1,12%
Helianthus helianthoides	False Sunflower	1,00	2,99%
Lespedeza capitata	Round-headed Bush Clover	0,25	0,75%
Monarda fistulosa	Wild Bergamot	0,19	0,56%
Penstemon digitalis	Foxglove Beard Tongue	0,25	0,75%
Potentilla arguta	Prairie Cinquefoil	0,03	0,09%
Pycanthemum virginianum	Common Mountain Mint	0,03	0,09%
Ratibida pinnata	Yellow Coneflower	0,50	1,50%
Rudbeckia hirta	Blackeyed Susan	0,50	1,50%
Rudbeckia subtomentosa	Sweet Blackeyed Susan	0,25	0,75%
Rudbeckia triloba	Brown-eyed Susan	0,13	0,37%
Silphium laciniatum	Compass Plant	0,13	0,37%
Solidago rigida	Stiff Goldenrod	0,25	0,75%
Symphyotrichum laeve	Smooth Blue Aster	0,09	0,28%
Symphyotrichum novae-angliae	New England Aster	0,16	0,47%
Tradescantia ohiensis	Common Spiderwort	0,25	0,75%
Verbena hastata	Blue Vervain	0,06	0,19%
Zizea aurea	Golden Alexanders	0,50	1,50%
	Subtotal | Flowers + Broadleaves	6,91	43,11%
	Seed Mix Totals	33,41	100,00%

Cover Crop

Avena sativa	Seed Oats	40,00	(Spring Planting)
Winter Wheat x Wheatgrass Strip	ReGreen	50,00	(Fall Planting)

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	ACF	6	Acer x freemanii 'Autumn Blaze' / Autumn Blaze Maple STRONG CENTRAL LEADER	B & B	3"Cal	
	CEO	5	Celtis occidentalis 'Prairie Pride' / Prairie Pride Common Hackberry STRONG CENTRAL LEADER	B & B	3"Cal	
	GTS	4	Gleditsia triacanthos 'Skyline' / Skyline Thornless Honey Locust	B & B	3"Cal	
	GD	1	Gymnocladus dioica / Kentucky Coffee Tree	B & B	3"Cal	
	PGD	12	Picea glauca 'Densata' / Black Hills Spruce FULL BRANCHING	B & B		8' Ht. Min.
	PIC	5	Picea pungens / Colorado Green Spruce	B & B		8' Ht. Min.
	QR	2	Quercus rubra / Swamp White Oak	B & B	3"Cal	
	QUC	5	Quercus muehlenbergii / Chinkapin Oak STRONG CENTRAL LEADER	B & B	3"Cal	
	UAP	2	Ulmus americana 'Princeton' / American Elm	B & B	3"Cal	
	UMA	1	Ulmus x 'Morton Accolade' TM / Accolade Elm STRONG LEADER	B & B	3"Cal	

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	HEIGHT	SPREAD
	CSI	53	Cornus sericea 'Isanti' / Isanti Redosier Dogwood	B & B	24" Min. Ht.	
	JCS	35	Juniperus chinensis 'Sargentii' / Sargent Juniper	B & B		24" Min.
	RHG	12	Rhus aromatica 'GroLow' / GroLow Fragrant Sumac	B & B		24" Min.
	SMK	16	Syringa patula 'Miss Kim' / Miss Kim Lilac	B & B	30"-36" Min.	
	TOT	25	Thuja occidentalis 'Techny' / Techny Arborvitae	B & B	6' HT. MIN.	
	VLJ	39	Viburnum dentatum 'RJ Manventeen' TM / Lindy Joe	B & B	30"-36" Min.	

GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	HEIGHT	SPREAD
	CAK	15	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal		
	SPO	8	Sporobolus heterolepis / Prairie Dropseed	1 gal		

PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	HEIGHT	SPREAD
	HHR	115	Hemerocallis 'Happy Returns' / Happy Returns Daylily	1 gal		

SEED	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT
	MP	9,810 sf	MESIC PRAIRIE SEED MIX SEE TABLE FOR MIXTURE RATE	seed

SOD	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT
	SOD	9,766 sf	TURF GRASS	sod

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CONTRACTOR TO INSTALL 4" DEPTH OF SHREDDED HARDWOOD MULCH IN ALL NEW LANDSCAPE PLANTING BEDS. MULCH IS ALSO TO BE ADDED TO ALL EXISTING PLANTING BEDS AROUND BUILDING TO A DEPTH OF FOUR INCHES (4").
2	RESTORE ANY EXISTING LAWN AREAS DAMAGED DURING CONSTRUCTION BY SODDING AS NOTED ON THE PLANS AND SPECIFICATIONS
3	THE CONTRACTOR IS TO CONTACT THE VILLAGE OF WESTMONT FORESTER JONATHAN YEATER, 630.417.2790) ONE WEEK PRIOR TO THE INSTALLATION OF PARKWAY TREES ALONG OGDEN AVENUE. MR. YEATER WILL MARK THE EXACT LOCATION FOR THE PLACEMENT OF THESE TREES.

JARRARD DESIGN
landscape architecture + site planning
506 Greenfield Avenue
Glen Ellyn, IL 60137
t: 248.212.4920

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professional seal:

professional in charge:
DENNIS JARRARD, PLA.
checked by:
DJJ
drawn by:
DJJ

project:

WESTMONT, ILLINOIS
50 W. OGDEN ROAD
#20160002

shorewood DEVELOPMENT GROUP

sheet title:
LANDSCAPE PLAN

date:
02/15/16

revisions:

date	description
02/15/16	CLIENT REVIEW
02/26/16	VILLAGE REVIEW
04/08/16	VILLAGE RESUBMISSION
05/05/16	VILLAGE RESUBMISSION

sheet:
L1.0

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.



- **Pre-Application Meeting with Village Staff**: Community Development Department Staff will meet with the petitioner to discuss the proposed project and provide recommendations on how to proceed with the project and meet Village Code requirements. Staff will discuss the development review application submission requirements and process, provided that the project does not appear to present any major obstacles which must be addressed prior to submission. **Contact swilliams@westmont.il.gov to schedule the required meeting.**

- **Initial Material Submittal and Preliminary Project Review**: Once the petitioner has compiled all of the required documents, they submit them to the Staff for initial project review. The purpose of this review is to make sure that all required documents are complete and in order. The materials are to be submitted in accordance with the filing deadline schedule. ***Late or incomplete submissions will not be scheduled for a Planning and Zoning Commission agenda until all items are submitted, per Staff instructions. All plans must be folded individually with the title block facing outward. Rolled plans will not be accepted. Submittal fees are required when Staff deems the application is COMPLETE, and fees are non-refundable.***

- **Project Review Comments to Petitioner / Revised Material Submittal**: Following the initial submittal, Staff will review the materials and verify that all information is complete and correct. It is the responsibility of the petitioner to correct any irregularities as indicated by Staff and return the required materials in a timely manner. ***Staff will not place the request on a Planning and Zoning Commission agenda if a revised material submittal is incomplete.***

- **Public Hearing Notices:** A majority of requests require a public hearing, and therefore require legal notices of such public hearing, including posting of signs on the property, publishing notice in the newspaper, and notifying the neighbors of the public hearing by mail. Very few requests do not have a noticing component. The Village will publish the legal notice with the newspaper. The Village will provide or require that the applicant provide the following additional notice of a public hearing: posting the public hearing sign(s) on the property; mailing notice to the subject property owner; mailing notices to property owners and property owners' associations within two hundred fifty feet (250') of the subject property, as measured from the property line to property line, but excluding public rights-of-way.

- **Planning and Zoning Commission Meeting**: Once application materials have been satisfactorily reviewed by Staff and are deemed complete, the petitioner's requests are placed on a Planning and Zoning Commission agenda. The Commission will hear testimony from the petitioner related to the petitioner's requests, take public comments, and make a recommendation which is forwarded for consideration by the Village Board. ***The Planning and Zoning Commission convenes on the second Wednesday of every month at 6:00pm at Village Hall. Applicant attendance and presentation is required.***

- **Village Board Meeting**: Once the Planning and Zoning Commission has given their recommendation on the petitioner's requests, the petitioner is scheduled to present their requests to the Village Board, where the Board will consider the project and discuss public input. The Village Board is the final decision making authority charged with voting on all development review applications brought before it. Once the Village Board has received all pertinent information, a final binding vote will be made. ***The Village Board typically meets approximately 3 Thursdays after the Planning and Zoning Commission meeting, at 6:00 pm at Village Hall. Petitioner attendance at the Village Board is required in case there are questions or comments for them. Staff will advise petitioners of the Village Board meeting date.***

DEVELOPMENT APPLICATION AND REVIEW SCHEDULE - 2025 GUIDELINE ONLY

Applications are accepted once a month. Meeting dates are tentative and are dependent on agenda load and review timelines. Staff will reach out directly once a case has been placed on agenda. Staff will confirm all meeting dates with a petitioner or the petitioner's designated contact person. Staff may postpone any application to a future meeting even if the application submission deadline has been met. The actual amount of time it takes to review an application submittal will vary depending on the following:

- Number of requested approvals.
- The approval process for the requested approvals.
- Accuracy of the required plans and supporting documentation at the time of initial submission.
- Complexity of the proposal.
- Staff review by all relevant Village departments and third party consultant review.
- Plan resubmittals in response to Staff and consultant comments.

Complete Application Submittal Deadline 2nd Thursday of Month	**Tentative PZC Meeting 6:00 PM 2nd Wednesday of Month**	**Tentative Village Board of Trustees 6:00 PM Every other Thursday**
12/12/24	1/08/25	1/23/25
1/09/25	2/12/25	3/06/25
2/13/25	3/12/25	4/03/25
3/12/25	4/09/25	5/01/25
4/10/25	5/14/25	5/29/25
5/15/25	6/11/25	6/26/25
6/12/25	7/09/25	7/24/25
7/10/25	8/13/25	9/04/25
8/14/25	9/10/25	10/02/25
9/11/25	10/08/25	10/30/25
10/09/25	11/12/25	12/04/25
11/13/25	12/10/25	1/08/26
12/11/25	1/14/26	1/22/26

MEETING LOCATION, TIME, AND ATTENDANCE

All of the above listed meetings are located at **Village Hall – 31 West Quincy Street, 2nd Floor Chambers**, Westmont, Illinois 60559 at **6:00 p.m**. Petitioners or their representatives **MUST** be present at the scheduled meetings or their case will be postponed.

GENERAL INSTRUCTIONS

When an applicant is ready to submit an application, contact the Planning & Zoning Division at swilliams@westmont.il.gov. If the application is not complete, the application will not be accepted or processed.

A Complete Application Includes:

1) All items specified on the application form(s) depending on review type and checked off by the Planning & Zoning Division.
2) A check payable to the Village of Westmont covering the **Application fees** (see fee schedule). *Please write the "Project Name" on the check memo.*
3) A check payable to the Village of Westmont covering **Escrows**, if applicable (see fee schedule and requirements). *Please write the "Project Name" on the check memo.*
4) All printed materials requested and complete, in order, and duly numbered for easy identification and tracking.
5) A flash drive with all of the materials in digital form or emailed to swilliams@westmont.il.gov.

Additional Notes:

1) Incomplete application submittals will **not** be accepted by the Village or reviewed by Village Staff.
2) All required items and required application and escrow fees must be submitted at the same time in order for the application to be deemed complete and formally accepted. Failure to meet the requirements may result in delays in the review process.
3) Tentative public hearing dates will be provided when all reviews are complete and approved.
4) All application submittals (including required fees) must be submitted electronically via email to swilliams@westmont.il.gov or paper copies in person to the Planning & Zoning Division at the Community Development Department, located at the Westmont Village Hall at 31 West Quincy Street, Westmont, IL 60559.
5) Applications that include the submittal of a new annexation agreement, a text amendment, a map amendment, or a development agreement (or amendment to said agreements) will extend the development review/approval process due to time required to review, conduct outreach, and negotiate the agreement and complex entitlements.
6) Any questions regarding the schedule, application submittal requirements, or review process should be directed to the Senior Planner at (630) 981-6260 or by email at swilliams@westmont.il.gov.

Useful Links:

Zoning Ordinance: The Village's Zoning Ordinance, Chapter 95, can be found online at this link.

Comprehensive Plan: The Village's Comprehensive Plan can be found online at this link.

FEE SCHEDULE AND ESCROW

Application fees are non-refundable. **Escrow fees** are based on the scope and complexity of the project. Unused escrow is returned upon project close. **Review fees** are for outside consulting, engineering, and landscape architects and are due with the application. These fees are deposited by the Village into an escrow account and are paid directly to the consultant. **Please contact the Community Development Department for an estimate of review fees before submitting the application.**

REVIEW TYPE	FEE[1]	FEE DUE
Zoning Code Amendment, Text or Map	$500	
Development Plan	$800[1]	
Major Amendment to a Development Plan	$500	
Minor Amendment to a Development Plan	$150	
Site Plan / Landscape Plan Review		
Major Site Plan	$500[1]	
Administrative Site Plan	$150[1]	
Variances		
Residential Variances (R-1, R-1(A), R-2, R-3)	$250	
Non-Residential Variances (All other zones)	$500	
Special Use Permit		
Residential Special Use Permits (R-1, R-1(A), R-2, R-3)	$100	
Commercial Special Use Permits (All other zones)	$500	$500
Plats		
Preliminary Plat of Subdivision/Consolidation - *Initial Lot Split or Consolidation (1 new lot created or consolidated):*	$150 + $0.50 for each lot created	
Final Plats	$75	
Final Plat Recording	$250	
Annexations:		
Pre-Annexation Agreement Residential (R-1, R-1(A), R-2, R-3) All Other Zones	 $100 $500	
Application Fee TOTAL	$500	
Escrow Deposit Required[1]		

[1] **Escrow deposits may be required.** The escrow amount depends on the complexity of the project. Required escrow will be covered in the pre-application letter. Escrow amount and application fee should be paid separately.

PZC Case Number (office use only):	

Petitioner

Petitioner Name:	Tesla, Inc.	**Property Owner Name:**	Craig Moe DBA Ogden AVE
Petitioner Address:	50 W. Ogden Avenue	**Owner Address:**	[redacted]
City, State and Zip	Westmont, IL 60559	**City, State and Zip:**	
Phone:		**Phone:**	
Email:	ataj@tesla.com	**Email:**	

Subject Property

Property Address (Subject Property):				50 W. Ogden Avenue, Westmont, IL 60559			
Property Identification Number(s) PIN(s):							
Lot Width		**Lot Depth**		**Lot Area:**		**Lot Acreage:**	
Current Zoning:		B-2 General Business		**Current Use:**		Automobile Service/Repair Center	
Description of Request/Project Title:				Amendment to Existing Special Use Permit - Automobile Dealership (Sales, Service & Delivery) with Designated Parking/Inventory Plan			
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.***							

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

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:	

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:

Amina Taj	Amina Taj (2/23/2026)
Print Name of Petitioner Sr.Design Manager, Tesla Inc	Signature of Petitioner and Date

OWNER SIGNATURE
***(if different than the petitioner)*:**

OGDEN AVENUE LLC	
Print Name of Property Owner CRAIG MOE	Signature of Property Owner and Date

Village of Westmont
COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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

PZC Case Number (office use only):	

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.

This application is for an amendment to the existing Special Use Permit (Ordinance No. 16-085) originally approved on May 26, 2016, which authorized Tesla Motors, Inc. to operate an automobile dealership at 50 W. Ogden Avenue, Westmont, IL. The amendment seeks to modify the special use permit to include a designated parking/inventory plan and establish specific conditions for the types of sales allowed on-site, as referenced in the First Notice of Violation of Special Use Ordinance dated May 22, 2025 from the Village Attorney. The special use is sought pursuant to Section 7.03(A)(8)(d) of the Westmont Zoning Ordinance (automobile sales, dealership) within the B-2 General Business District. Tesla intends to resume and maintain automobile sales as the primary activity on the Property while accommodating its existing service operations within the constraints of the site's parking capacity.

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.

Yes. Automobile sales, dealership is expressly authorized as a special use in the B-2 General Business District pursuant to Section 7.03(A)(8)(d) of the Westmont Zoning Ordinance. Tesla was originally granted this special use approval under Ordinance No. 16-085 on May 26, 2016. This amendment seeks to modify the conditions of that existing approval, not to establish a new use.

[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.

Yes. Tesla's automobile dealership provides a necessary and desirable service to the Westmont community and surrounding area. The dealership generates significant sales tax revenue for the Village and provides convenient access to electric vehicle sales, service, and delivery for residents. Maintaining this use contributes to the general welfare of the 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 the property values or improvements in the vicinity.

The proposed amended special use will not be detrimental to the health, safety, or general welfare of persons in the vicinity. The automobile dealership has operated at this location since 2016 without adverse impact. The designated parking/inventory plan will improve site organization and reduce any potential conflicts between service and sales operations.

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 amended special use will not impede normal and orderly development of surrounding properties. The dealership use is consistent with the B-2 General Business District character along Ogden Avenue. The amendment will formalize operational conditions that better integrate sales and service functions on the existing 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.

Yes. The property is served by adequate utilities, access roads, and infrastructure. The designated parking/inventory plan component of this amendment specifically addresses parking allocation to ensure sufficient space for both sales inventory and service operations. The site has direct access to Ogden Avenue (US Route 34), a major arterial road.

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.

The proposed amended special use will comply with all applicable regulations of the Westmont Zoning Ordinance. This amendment is specifically intended to bring Tesla's operations into full compliance with the conditions of the original special use permit, including the requirement that the primary activity on the Property shall be the selling and serving of new and used vehicles.

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.

Ordinance No. 16-085, Condition J: Upon violation of special conditions, the Village shall provide notice with a reasonable cure period. This amendment responds to the First Notice of Violation dated May 22, 2025 and establishes amended conditions including a designated parking/inventory plan and specific sales activity requirements to ensure ongoing compliance.

February 25, 2026

Village of Westmont
Community Development Department
Attn: Sarah Williams, Senior Planner
31 West Quincy Street, Westmont, Illinois 60559

Re: Application for Amendment to Special Use Permit (Ordinance No. 16-085)
Property: 50 W. Ogden Avenue, Westmont, IL

Dear Ms. Williams and Members of the Planning and Zoning Commission:

On behalf of Tesla Motors, Inc. ("Tesla"), we respectfully submit this application for an amendment to the existing Special Use Permit (Ordinance No. 16-085), originally approved on May 26, 2016, which authorized Tesla to operate an automobile dealership at the above-referenced property within the B-2 General Business District.

This amendment seeks to modify the conditions of the existing special use permit to include a designated parking/inventory plan and establish specific conditions for the types of sales allowed on-site, as referenced in the First Notice of Violation of Special Use Ordinance dated May 22, 2025 from the Village Attorney. The special use is sought pursuant to Section 7.03(A)(8)(d) of the Westmont Zoning Ordinance (automobile sales, dealership) within the B-2 General Business District.

PROPOSED USE & GENERAL OPERATIONS

Tesla intends to resume and maintain automobile sales as the primary activity on the property while continuing its existing service operations within the constraints of the site's parking capacity. The facility operates as a combined Tesla sales and service center, consistent with its original approved use.

Number of Employees: Approximately 20 associates across sales and service operations.

Hours of Operation:

- Service: Monday – Friday, 7:00 AM – 5:00 PM
- Sales: Monday – Saturday, 10:00 AM – 7:00 PM

Sales operations consist of customer consultations, test drives, and vehicle delivery. Service operations include scheduled maintenance, warranty repairs, and general vehicle service. All vehicle inventory is stored on-site within designated parking/inventory areas as outlined in the submitted site plan.

Tesla respectfully requests that the Village accept this application and schedule the matter for review before the Planning and Zoning Commission at the earliest available meeting date. Should you have any questions, please do not hesitate to contact us.

Respectfully submitted,

Commercial Permits Inc.
Authorized Agent for Tesla Motors, Inc.

April 13, 2026

Scott R. Williams, AICP
Senior Planner, Community Development Department
Village of Westmont
31 West Quincy Street
Westmont, IL 60559

RE: PZC 008-2026 – 50 West Ogden Avenue – Response to Findings of Fact

Dear Mr. Williams,

On behalf of Tesla Motors, Inc. (the "Petitioner"), this letter is submitted in response to the Village of Westmont's review comments dated April 10, 2026, regarding the above-referenced application for an amended special use permit at 50 West Ogden Avenue, Westmont, IL 60559.

Tesla Motors, Inc. has reviewed the draft Findings of Fact prepared by the Village Attorney in connection with this application. The Petitioner confirms that the revised language contained in the Findings of Fact, addressing Criteria Nos. 1 through 6, is acceptable and accurately reflects the Petitioner's use of and operations on the property.

Tesla Motors, Inc. hereby approves the Findings of Fact as drafted and respectfully requests that they be forwarded to the Planning and Zoning Commission and Village Board for consideration.

Should you require any additional information or clarification, please do not hesitate to contact the undersigned.

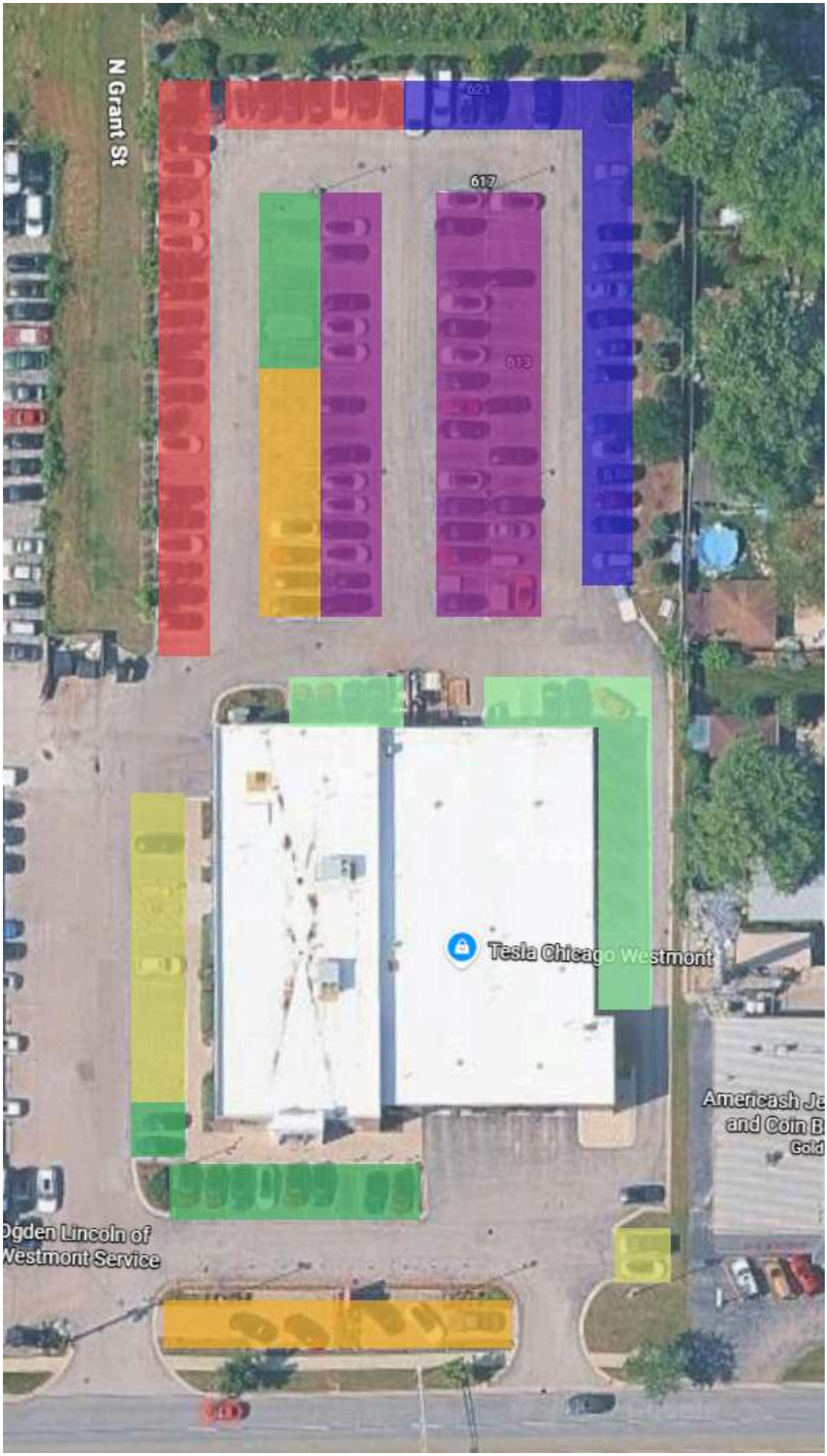
Sincerely,

Amina Taj

_____

Authorized Representative
Tesla, Inc.

cc: Ryan Kumar, Commercial Permits


N Grant St
617
Tesla Chicago Westmont
Ogden Lincoln of
Westmont Service

 - **Demo Vehicles**

 - **Customer Parking**

 - **Vehicles Available for Purchase**

 - **Vehicles Awaiting Pick Up**

 - **Vehicles Awaiting Service**

 - **Employee Parking**

 - **Charging**

LEASE

BETWEEN

SDG WESTMONT LLC,
LANDLORD

AND

TESLA MOTORS, INC.,
TENANT

TESLA WESTMONT, IL SERVICE CENTER LEASE

BASIC LEASE PROVISIONS

Reference Date:	April 18th, 2016
Landlord:	SDG WESTMONT LLC, an Illinois limited liability company
Tenant:	TESLA MOTORS, INC., a Delaware corporation
Building:	The building consisting of approximately 23,164 square feet located in the City of Westmont at 50 West Ogden Avenue, Westmont, Illinois.
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]

IN WITNESS WHEREOF, the Landlord and Tenant have executed this Lease as of the Reference Date first above written.

Landlord:	**Tenant:**
SDG WESTMONT LLC, an Illinois limited liability company	TESLA MOTORS, INC., a Delaware corporation
By: _____	By: _____
Name: Louis Schr. Lee III	Name: Gregg Hurley
Its: Manager	Its: V. P. Retail Development

TESLA CENTER
WESTMONT, IL

50 OGDEN AVENUE
WESTMONT, IL 60559

SMALL SCOPE UPDATE 01/28/26

ABBREVIATIONS

ACOUS.	ACOUSTICAL	JT.	JOINT
A.D.A.	AMERICANS DISABILITIES ACT	LAM	LAMINATE
ADJ.	ADJUSTABLE	LAV	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	LIN.	LINEAR
ALUM.	ALUMINUM	L.L.	LANDLORD
ALT.	ALTERNATE	L.P.	LOW POINT
APPROX.	APPROXIMATE	LT.	LIGHT
ARCH.	ARCHITECTURAL	MAX	MAXIMUM
B.A.F.	BIG ASS FAN	MDO.	MEDIUM DENSITY OVERLAY
BD.	BOARD	MECH.	MECHANICAL
BLDG.	BUILDING	MFR.	MANUFACTURER
BLKG.	BLOCKING	MIN	MINIMUM
BOT.	BOTTOM	MISC	MISCELLANEOUS
B.O.	BOTTOM OF	M.O.	MASONRY OPENING
CAB.	CABINET	MTD	MOUNTED
C.L.G.	CEILING	MTL	METAL
CL.	CLOSET	(N)	NORTH
CLR.	CLEAR	N/A	NOT APPLICABLE
COL.	COLUMN	NIC	NOT IN CONTRACT
CONC.	CONCRETE	NOM.	NOMINAL
CONSTR.	CONSTRUCTION	NO. or #	NUMBER
CONT.	CONTINUOUS	NSO.	NEW STONE OPENING
CTR.	CENTER	N.T.S.	NOT TO SCALE
DBL.	DOUBLE	O	OWNER- TESLA PM
DIA.	DIAMETER	O.C.	ON CENTER
DIM.	DIMENSION	OPNG.	OPENING
DN.	DOWN	OPP.	OPPOSITE
DWG.	DRAWING	P. LAM.	PLASTIC LAMINATE
(E.)	EXISTING	PLYWD.	PLYWOOD
EA.	EACH	PM.	PROJECT MANAGER
EL.	ELEVATION	PR.	PAIR
ENS.	ENVIRONMENTAL, HEALTH AND SAFETY	P.T.	PRESSURE TREATED
ELEC.	ELECTRICAL	RCP	REFLECTED CEILING PLAN
EMER.	EMERGENCY	REC.	RECESSED
EQ.	EQUAL	REV.	REVISION
EQUIP.	EQUIPMENT	REQ'D.	REQUIRED
EXT.	EXTERIOR	RM	ROOM
F.A.	FIRE ALARM	R.O.	ROUGH OPENING
F.D.	FLOAT DIMENSION	S.C.	SOLID CORE
F.B.F.	FIRE EXTINGUISHER CABINET	SCHED.	SCHEDULE
FIN.	FINISH	SF	SQUARE FEET
F.H.C.	FIRE HOSE CABINET	SIM	SIMILAR
FLR.	FLOOR	SPEC.	SPECIFICATION
FLASH.	FLASHING	SR.	SERVICE RENDERING
FLOUR.	FLOURESCENT	S.S.	STAINLESS STEEL
F.O.F.	FACE OF FINISH	S.T.C.	SOUND TRANSMISSION COEFFICIENT
F.O.M.	FACE OF MASONRY	STD.	STANDARD
F.O.S.	FACE OF STUDS	STL.	STEEL
F.R.T.	FIRE RETARDANT TREATED	STOR.	STORAGE
GA.	GAUGE	STRL.	STRUCTURAL
GC.	GENERAL CONTRACTOR	SUSP.	SUSPENDED
GYP.	GYPSUM	SYM.	SYMMETRICAL
H.C.	HOLLOW CORE	T.	TENANT
HDCP.	HANDICAP	TEMP.	TEMPERED
HDWE.	HARDWARE	THK.	THICK
HT.	HEIGHT	T.O.	TOP OF
HORIZ.	HORIZONTAL	T.O.C.	TOP OF CONCRETE
H.P.	HIGH POINT	TYP.	SQUARE FOOT / SQUARE FEET / SUPPLY FAN
HPC.	HIGH POWER CONNECTOR	U.N.	UNLESS OTHERWISE NOTED
HR.	HOUR	U.R.	URD/RISER/CORE
IN.	INCH	V	VENDOR
INSUL.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR	V.I.F.	VERIFY IN FIELD
IT.	INFORMATION TECHNOLOGY	W.C.	WATER CLOSET
JNT.	JOINT	WD.	WOOD
		W.R.	WATER RESISTANT
		W/	WITH

REFERENCE SYMBOLS

Name / Elevation	DATUM POINT	S T-P A/F/P	CEILING TAG
0	COLUMN BUBBLE AND GRID	00	WALL TAG
	CUT LINE	000	DOOR TAG
	CENTER LINE SYMBOL	W 000	FIXTURE/ EQUIP. TAG
	SPOT ELEVATION	CT-1G	FINISH TAG
ALIGN	ALIGN	RM Nm. 000 / Note / Dept. 150 SF	ROOM TAG
	ELEVATIONS	4	KEYNOTE
	SECTION	1, 2, 3, ETC. 1A, 2A, 3A, ETC.	STALL # STALL ASSIGNATION LETTER
		1 A101 SIM	CALL OUT / DETAIL
		1 A101 SIM	SECTION DETAIL

CODE / PROJECT INFORMATION

AUTHORITY HAVING JURISDICTION:

BUILDING CODE:	2021 INTERNATIONAL CODE
ELECTRICAL CODE:	2020 NATIONAL ELECTRICAL CODE
FIRE CODE:	2021 INTERNATIONAL FIRE CODE
LIFE SAFETY CODE:	2021 NFPA 101
ENERGY CODE:	2021 INTERNATIONAL ENERGY CODE
MECHANICAL CODE:	2021 INTERNATIONAL MECHANICAL CODE

TOTAL BUILDING AREA: 50,040 SF
AFFECTED AREA: 1,201 SF

OCCUPANCY GROUP: S, S-1
OCCUPANCY SUBSET: S, S-1

CONSTRUCTION TYPE: II B

OCCUPANCY LOAD: NO CHANGE OF OCCUPANT LOAD OR MAX TRAVEL DISTANCE

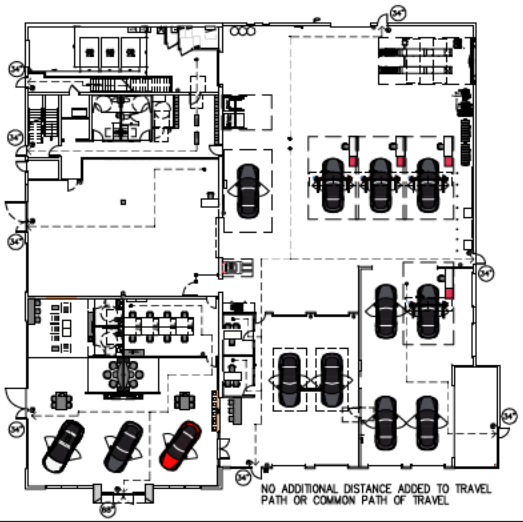
NUMBER OF EXITS REQUIRED: NO CHANGE

SPRINKLERED: EXISTING

FIRE ALARM: EXISTING

SEISMIC ZONE: B0

ZONING USE: COMMERCIAL BUSINESS



LIFE SAFETY PLAN-EXIT PATH

VICINITY MAP



SCOPE / DESCRIPTION

FIRST FLOOR - BATTERY STORAGE AT FORMER WASH BAY, STORAGE SPACE AT FORMER OFFICE/BREAKROOM

PROJECT DIRECTORY

TENANT: TESLA, INC
50 W. OGDEN AVENUE
WESTMONT, IL 60559
DESIGN MGR: ANNA TAJ
PHONE: 650-341-5715
E-MAIL: ATAJ@TESLA.COM

ARCHITECT: AGI
CONTACT : TIM BRAHM
PHONE : 630-365-7282
E-MAIL : TBRAHM@AGI-US.COM

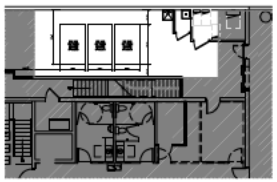
MEP: PRECISION GROUP
CONTACT : CHARLES SCHILLER
PHONE : 815-740-5000
E-MAIL : CSCHILLER@PRECISIONGROUP.NET

INDEX OF DRAWINGS

SHEET INDEX

SHEET #	SHEET NAME	PERMIT	REV 1	REV 2
ARCHITECTURE				
A0.0	COVER, ABBREVIATIONS, DRAWING INDEX	01/28/26		
C1.0 E	EXISTING SITE PLAN-REFERENCE	01/28/26		
A1.1	FLOOR PLANS	01/28/26		
STRUCTURAL				
ELECTRICAL				

PROJECT SCOPE LOCATION



BATTERY STORAGE AREA



ADDITIONAL SHOP STORAGE

N

PROTOTYPE USED: AUGUST 2024

AGI ARCHITECTURAL GROUP INTERNATIONAL

LICENSED ARCHITECT
QUIN ANDREW WICHMANN
001-019635
STATE OF ILLINOIS

SIGNATURE
02/02/2026
DATE
EXPIRES 11-30-2026

Tesla Center
WESTMONT, IL
INTERIOR RESET

50 WEST OGDEN AVE.
WESTMONT, IL 60559

ISSUE / REVISION

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

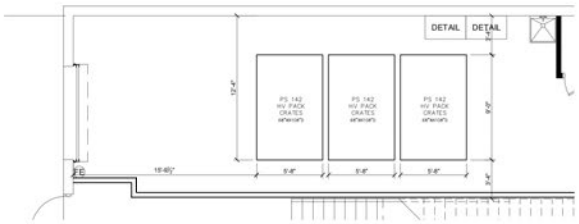
COVER, ABBREVIATONS AND INDEX OF DRAWINGS

SCALE:
PROJECT NUMBER: 251104

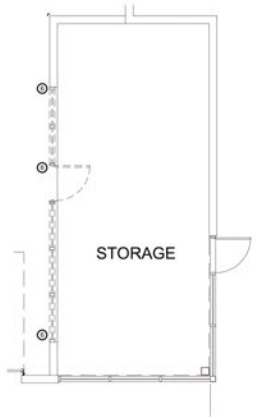
A0.00

KEYED NOTES

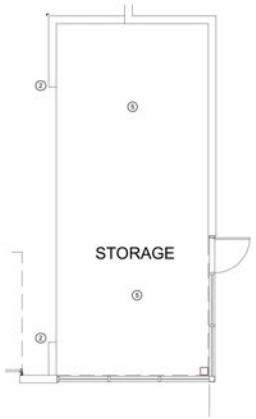
1. PROPOSED BATTERY PACK STORAGE
2. PATCH AND REPAIR ADJACENT SURFACES TO MATCH THE CURRENT LEVEL OF PAINT AND FINISH
3. NOT USED
4. NOT USED
5. MODIFY SPRINKLER IN THE CONFERENCE ROOM FROM LIGHT HAZARD TO ORDINARY HAZARD II
6. REMOVE WINDOWS AND DOOR AT OPENING



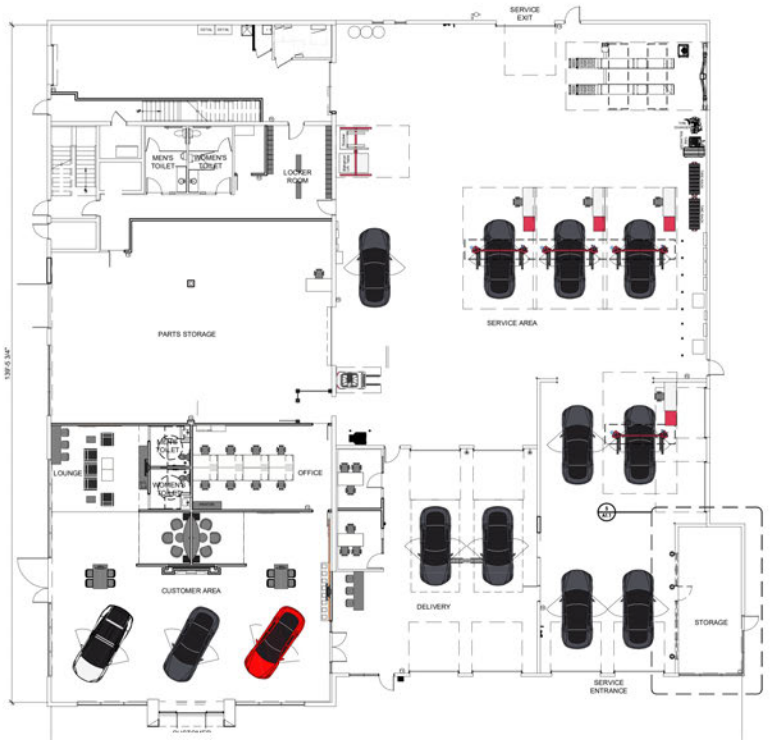
3 BATTERY STORAGE
SCALE: 1/4" = 1'-0"



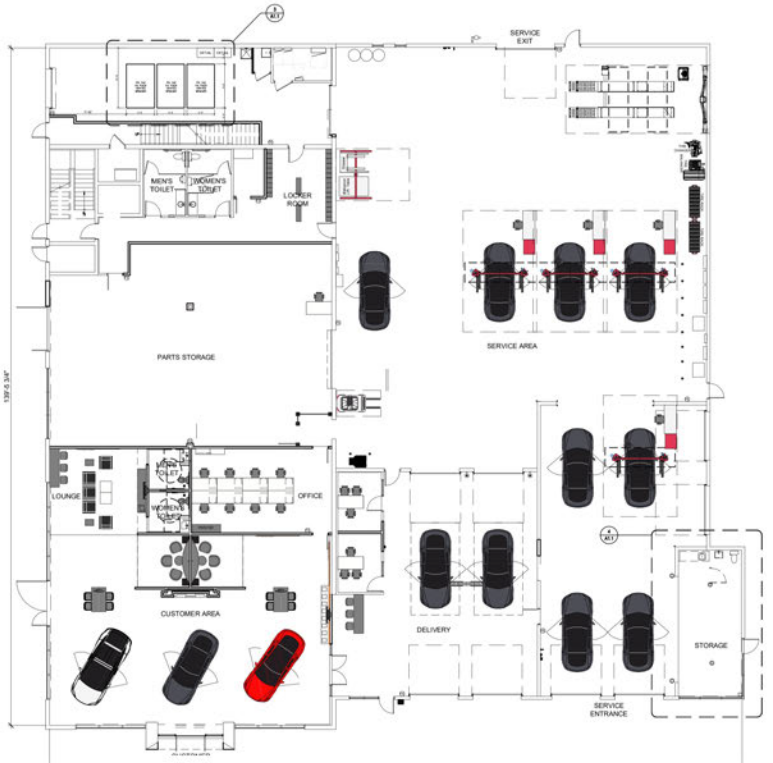
5 CONF. ROOM DEMO
SCALE: 3/16" = 1'-0"



4 PROPOSED STORAGE
SCALE: 3/16" = 1'-0"



DEMOLITION FLOOR PLAN
SCALE: 1/8" = 1'-0" | 2



FLOOR PLAN
SCALE: 1/8" = 1'-0" | 1

ORIGINAL SHEET - ARCH D (22"x34")

PROTOTYPE USED: AUGUST 2024

AGI
ARCHITECTURAL GROUP INTERNATIONAL
19 West Seventh Street, Covington, KY 41011
P: 859.261.5300 F: 859.261.5550
www.agi-us.com
designing where you want to go.

LICENSED ARCHITECT
QUIN ANDREW WICHMANN
001-019638
STATE OF ILLINOIS

SIGNATURE
02/03/2026
DATE
EXPIRES 11-30-2026

Tesla Center
WESTMONT, IL
INTERIOR RESET

50 WEST OGDEN AVE.
WESTMONT, IL 60559

ISSUE / REVISION

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

FIRST FLOOR PLAN, WALL SECTIONS, DOOR SCHEDULE

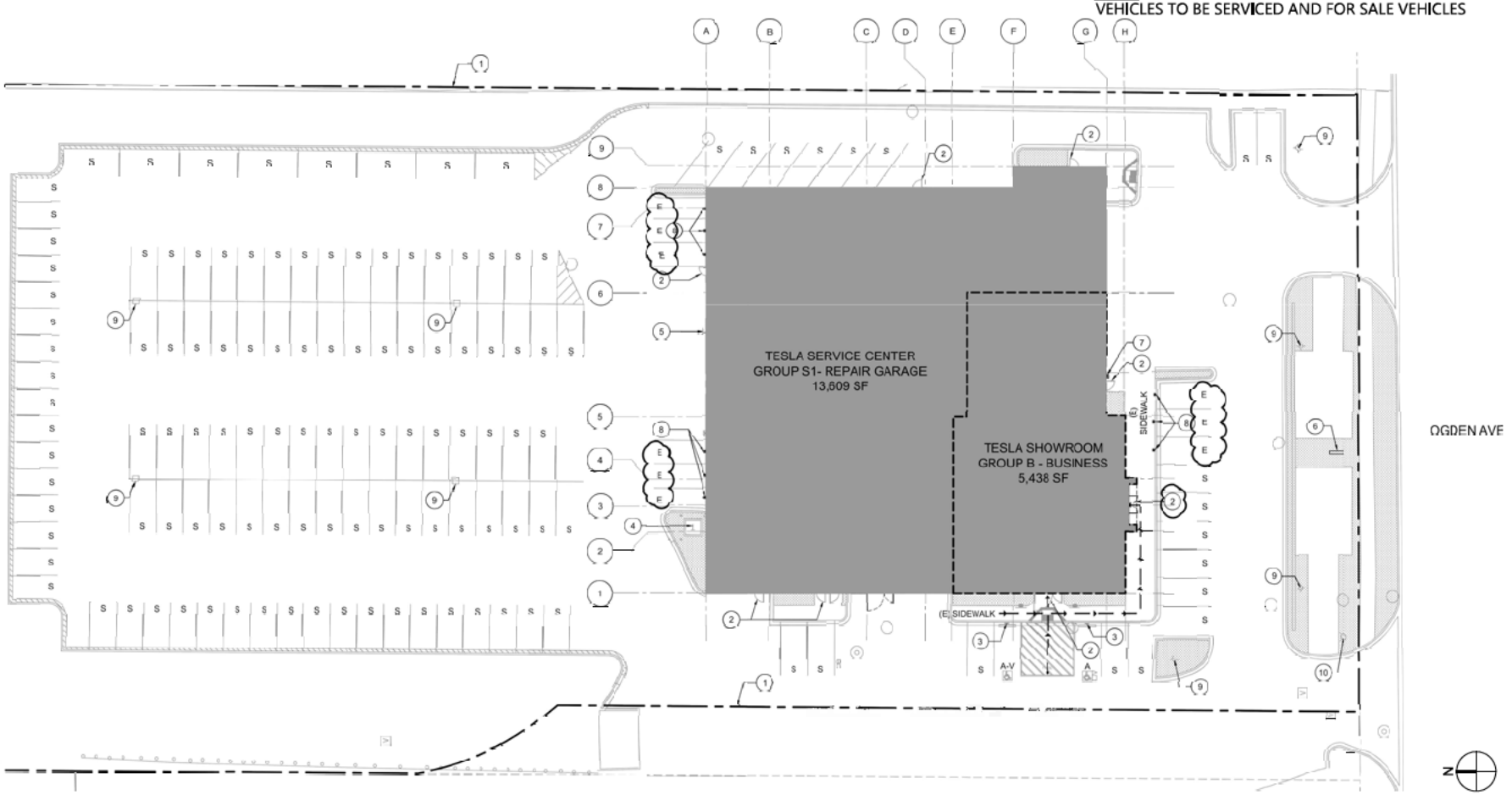
SCALE:
PROJECT NUMBER: 251104

A1.1

KEY NOTES

1. PROPERTY LINE
2. EXISTING EGRESS DOOR.
3. ACCESSIBLE PARKING SIGNAGE
4. ELECT. TRANSFORMER
5. SERVICE METER, SEE ELECTRICAL DRAWINGS
6. BRAND SIGN
7. SELF-CONTAINED NIGHT DROP BOX, WALL MOUNTED, TOP EDGE OF UNIT AT 4'-0" A.F.F. VERIFY LOCATION WITH TESLA DM. SEE 6/A4.01
8. POST-MOUNTED WALL CONNECTOR, SEE ELECTRICAL DRAWINGS, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 1/A5.02
9. LIGHT STANDARD
10. FIRE HYDRANT

NOTE: THIS SITE SHALL BE USED FOR THE DELIVERY OF VEHICLES TO BE SERVICED AND FOR SALE VEHICLES



SITE PLAN | SCALE: 1/32"=1'-0" | 1

PROTOTYPE USED: AUGUST 2024

AGI
ARCHITECTURAL GROUP INTERNATIONAL

LICENSED ARCHITECT
QUIN ANDREW WICHMANN
001-019639
STATE OF ILLINOIS

SIGNATURE
02/03/2026
DATE
EXPIRES 11-30-2026

Tesla Center
WESTMONT, IL
INTERIOR RESET

50 WEST OGDEN AVE.
WESTMONT, IL 60559

ISSUE / REVISION

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

SITE PLAN

EXIST. FOR REFERENCE

AS NOTED

SCALE:
PROJECT NUMBER: 251104

C1.0 E

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: May 13, 2026 **PZC 008-2026**

TITLE: A request from Tesla, Inc. (Petitioner), and Ogden Avenue LLC (Owner) for the property at 50 West Ogden Avenue, Westmont, Illinois, 60559, for the following:

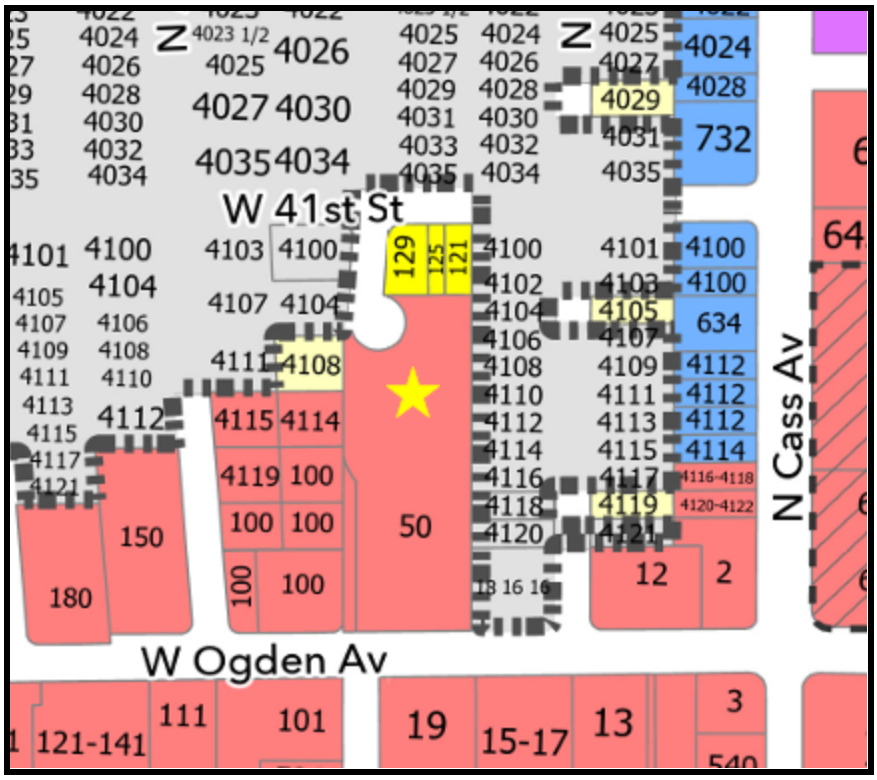
1. Special Use Permit amendment to allow modified operations and conditions for an existing Vehicle Sales or Rentals business engaged in vehicle sales and minor vehicle repair and maintenance in the B-2 General Business District.

I. BACKGROUND OF ITEM

A. Location: Situated between North Adams Street and North Lincoln Street, 50 West Ogden Avenue covers approximately 2.85 acres and features a commercial building, a parking lot, and stormwater management systems. The business on the property is owned and operated by Tesla, Inc. ("Tesla"), who received a special use permit in 2016 to operate an automobile dealership. This special use permit allowed Tesla to sell new and used automobiles and to perform related automobile repair and maintenance. Although Tesla initially operated an automobile dealership from the property that was primarily engaged in the sale of Tesla vehicles, Tesla changed the scope of its operations in recent years and converted it's use of the property to a service and repair business. The property is bordered by Ogden Lincoln of Westmont to the east and Americash Jewelry and Coin Buyers (located in unincorporated DuPage County) to the west. Residential townhomes in the Village of Westmont are adjacent to the north, while portions of the eastern border adjoin single-unit detached residences within unincorporated DuPage County.



Aerial Map - 50 West Ogden Avenue (source: DuPage County Parcel Viewer)



Zoning Map - 50 West Ogden Avenue

B. Zoning Designations:

SUBJECT PROPERTY	B-2 General Business District
NORTH	R-4 General Residential District
EAST	Unincorporated DuPage County
WEST	B-2 general Business District, R-3 Single Family Residential, and Unincorporated DuPage County.
SOUTH	B-2 General Business District

C. Neighborhood Characteristics

The lot is located in the Grant Street Resubdivision, which was recorded in 2016. The property has 2 points for vehicular access on Ogden Avenue, and its rear yard abuts the North Grant Street Cul-de-sac. The property includes one building, a parking lot, and a stormwater facility. Surrounding businesses in the immediate area that front onto Ogden Avenue include a mix of restaurants, retail, office and service uses.



Street View - 50 West Ogden Avenue (source: Google Street View)



Street View - 50 West Ogden Avenue (source: Google Street View)

II. PETITIONER REQUEST:

The petitioner requests an amendment to its Year 2016 Special Use Permit to facilitate its modified operations as a vehicle service use, and with new and amended conditions related to its now limited vehicle sales use within the B-2 General Business District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is B-2 General Business, which is intended to provide for a mix of supporting uses in the downtown area. The Comprehensive Plan designates the future land use in this area as Corridor Commercial, which should *"... provide for businesses to both serve the daily needs of Westmont residents as well as a destination for the larger market."* The Plan further recommends, *"Development within the Corridor Commercial areas can consist of both standalone buildings/sites such as big box retail and auto dealers or a multitenant building in a mall or plaza.*

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 amendment to allow modified operations and conditions for an existing Vehicle Sales or Rentals business engaged in vehicle sales and minor vehicle repair and maintenance in the B-2 General Business District.**

On May 26, 2016 the Village approved a special use permit which allowed Tesla Motors, Inc. (now Tesla, Inc.) to operate a new automobile sales dealership on the property. During the public hearing before the Planning and Zoning Commission and during the Village Board meeting to consider Tesla's special use request, Tesla represented that its principal business on the property would be an automobile dealership that sold Tesla automobiles. Tesla further represented that it would list the Village as the point of sales for sales tax purposes for all automobile sales. Notably, the Zoning Ordinance in effect in 2016 required a different special use permit for a business that was primarily engaged in vehicle service and repairs. Tesla did not apply for such a special use permit, and it did not represent that its primary business would be vehicle service and repairs. The Village's approval of Tesla's special use permit for an automobile dealership was subject to the following special conditions per Or. No. 2016-085 (attached):

A. The landscaping and fencing shown on the approved Landscaping Plan shall be maintained at all times by Applicant or its successor in interest;

B. *No loud speakers shall be used on the Subject Property;*
C. *No automobile racks or other forms of elevation shall be permitted to display automobiles for sale;*
D. *No streamers, balloons or other promotional devices shall be permitted upon the Subject Property, and any owner or operator shall restrain from painting or affixing oversized letter or numbering (such as year or price information) on the vehicles for sale, other than standards dealer-issued stickers and information;*
E. *No test driving of automobiles shall be permitted on residential streets.*
F. *Parking and display of automobiles shall be limited in number to the parking spaces shown on the previously-approved Site Plan of the former Lamborghini dealership upon the Subject Property, except that Applicant may double-stack vehicle inventory along the rear (south) line of parking stalls only.*
G. *Applicant shall not perform or permit an automobile body work or painting to occur on the Subject Property.*
H. *No employee parking on residential or public streets is allowed in or around the area of the dealership.*
I. *The primary activity of the Applicant upon the Subject Property shall be the selling and servicing of new and used vehicles. As a condition of receiving a certificate of occupancy from the Village for this use, the Applicant must provide proof that it has obtained an automobile dealer new car license from the State of Illinois for the Subject Property.*
J. *Upon a violation of any of these special conditions, the Village shall provide notice to the Applicant with a reasonable time period to cure the violation. In the event that Applicant fails to timely cure the violation, or in the event there are a total of three separate incidences of violations by Applicant of these special conditions, the Village Board shall hold a hearing upon notice to the Applicant and an opportunity for Applicant to be heard to determine whether this special use permit should be revoked.*

Beginning in 2024, the Village observed a noticeable decline in sales tax revenues paid to the Village from the Tesla dealership. The sales tax revenues that were paid to the Village by Tesla in 2024 and thereafter originated almost entirely from the sales of vehicle parts related to Tesla's vehicle service activities rather than from vehicle sales.

The Village met with Tesla in March 2025 to discuss their vehicle sales activities on the property, and Tesla informed the Village that its business operations had shifted to a vehicle service and repair facility, and that it was only sporadically selling new Tesla vehicles. As a result of this information, on May 22, 2025, the Village sent the First Notice of Violation of Special Use Ordinance to Tesla asserting that Tesla had ceased operating as a new and used automobile dealership on the property, as its principal use, in violation of Ord. No. 2016-085 and in violation of its representations to the Village.. Instead, Tesla's principal use of the Property was for vehicle maintenance and repairs. This Notice threatened that the ultimate remedy available to the Village for this violation was the revocation of Tesla's special use permit.

On December 3, 2025, after further discussions with Tesla, the Village sent a follow-up letter to Tesla Motors, Inc. that detailed the special use permit amendment that was needed to resolve the violation and to not subject Tesla to a Second Notice of Violation. The petitioner has complied with the request and submitted a zoning application seeking an amendment to its existing special use permit to specifically allow it to operate a vehicle service use on the property and to resume vehicle sales operations under specified conditions.

Consistent with the Village's 12/03/25 letter to Tesla, Village Staff recommends including the following special conditions as part of any PZC recommendation and as part of the ordinance considered by the Village Board:

1. Tesla must continuously keep on the property an inventory of at least ten (10) new Tesla vehicles that it offers for sale to customers.

2. For all sales of new Tesla vehicles from the inventory kept on the property, Tesla must finalize the sales documentation/customer payment from the Property, and it must designate/list the Village of Westmont as the point of sales for sales tax purposes for all such vehicles that are sold.

3. Tesla must allow this dealership to accept the delivery to the property of newly-purchased Tesla vehicles when purchased on-line, where the customer designates the property as the pick-up location, or when ordered from another Tesla location and delivered to Westmont, and Tesla must allow customers to finalize the sale and pick-up of such Tesla vehicles from the property. In finalizing such sales of delivered vehicles, Tesla must designate/list the Village of Westmont as the point of sales for sales tax purposes.

4. Tesla must employ or retain at least one (1) vehicle salesperson who regularly operates from the property and who is able to and does finalize the sales of Tesla vehicles from the property (including both the sale of Tesla vehicles from the inventory kept on the property and the sale of Tesla vehicles that are delivered to the property).

5. Tesla shall not allow the final sale of any new Tesla vehicle that is stored on or delivered to the property to take place at any other Tesla dealership location or other off-site location.

6. Tesla shall modify its website, other means of advertising, and other internal operating systems to designate and advertise the property as (a) a location where new Tesla vehicle inventory is maintained and available for sale, and (b) a location where newly-purchased Tesla vehicles can be delivered for final sale and pick-up by customers.

7. Tesla must adhere to its Parking Plan for the property that it submitted with its zoning application showing the following:

(a) the location of the parking spaces where the minimum of 10 new Tesla vehicles will be stored on the Property (note: we previously discussed designating 10 parking spaces along the west property line of the Property);
(b) the location of the parking spaces where demo vehicles will be displayed and parked on the Property;
(c) the location of the parking spaces where vehicles awaiting service/repairs and pick-up following service/repairs will be parked on the Property;
(d) the location of the parking spaces where customers will park on the Property;
(e) the location of the parking spaces where Tesla employees will park on the Property; and
(f) the location of parking spaces that will be used for other purposes not identified above, including a description of such other purpose/use.

8. Tesla shall comply with other standard conditions that are typically imposed by the Village in conjunction with automobile dealerships, such as prohibiting the use of external loud speakers, prohibiting the use of promotional sales balloons or inflatables, etc.

The petitioner has provided a marked-up version of the existing site plan that is to be included as an exhibit to the amended special use and will need to be adjusted to accommodate the recommended condition 7(a) above, if approved.

The marked-up site plan currently depicts the location and use of each parking space as follows:

- Demo Vehicles - 11 Spaces
- Customer Parking - 20 Spaces
- Vehicles Available for Purchase - 6 Spaces (recommended to be updated to 10 per condition 7(a))
- Vehicles Awaiting Pick Up - 27 Spaces
- Vehicles Awaiting Service - 51 Spaces
- Employee Parking - 25 Spaces
- Charging - 15 Spaces

The request by Tesla must be analyzed using 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.

IV. SUMMARY

The petitioner requests a Special Use Permit amendment to facilitate modified operations and updated conditions for the existing Vehicle Sales or Rentals establishment, which now specializes in minor vehicle repair and maintenance services, along with accessory automotive sales within the B-2 General Business District. To facilitate these modifications, Village Staff and the Village Attorney have provided recommended special conditions to be placed on the amended special use permit, and the petitioner has agreed to those conditions.

V. LEGAL

A. Notification: A legal notice was published in Westmont Suburban Life on April 23, 2026.
B. Code References: Chapter 95, Sections 6.01; 14.04
C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be on May 28, 2026.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the April 23, 2026 Westmont Suburban Life.
2. Ordinance No. 2016-085.
3. Petitioner Attachments received March 4, 2026 (Edited for PZC):
    a. Planning & Zoning Development Application, with responses to the Special Use Standards
    b. Project Narrative and Letter
    c. Proposed Marked-Up Parking Plan
    d. Signed Lease
    e. Existing Site Plan

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: May 13, 2026 **PZC 013-2026**

TITLE: Requests from the Village of Westmont for the following:

1. Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Westmont Code of Ordinances, Section 6.01, regarding the addition of Video Gaming, Accessory as a permitted use in the B-1(A) Downtown Core and B-1 Downtown Edge Zoning Districts.
2. Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Westmont Code of Ordinance, Section 6.04, regarding the deletion of certain supplemental use regulations for Video Gaming, Accessory.

I. BACKGROUND OF ITEM

A. Background:

Village staff began to re-examine the regulations regarding accessory video gaming in the downtown area due to increased interest from potential new businesses. Currently, accessory video gaming is not permitted in the B-1 and B-1(A) zoning districts per Section 6.04(F)(3)(a) of the zoning ordinance. Similarly, Chapter 10 - Alcoholic Beverages of the municipal code prohibits the issuance of new Class 23 liquor licenses (for video gaming) to businesses in the B-1 district.

The Village regulates accessory video gaming through two separate sets of regulations: Licensing (Municipal Code Chapter 10 - Alcoholic Beverages) and the Zoning Ordinance.

At the April 2nd Administration and Finance Committee (“AFC”) meeting, staff was directed to prepare text amendments to both codes. This staff report solely focuses on the Zoning regulations as they relate to accessory video gaming. Municipal code amendments to Chapter 10 are solely reviewed by the Village Board.

B. Previous Zoning Regulations on Accessory Video Gaming

Zoning regulations on video gaming have been amended a few times since initially being allowed in 2015. Below is a summary of the various amendments:

- **Ord. 15-156 (October 2015):** The first text amendment allowed for accessory video gaming in the B-1, B-2, B-3, C-1, M, and O/R districts with a 500 foot distance separation requirement.
- **Ord. 16-036 (March 2016):** Following a Community Development Committee discussion, the 500 foot separation distance requirement was removed.
- **Ord. 18-176 (December 2018):** This amendment allowed for video gaming cafes to be a principal use in the B-2 district, subject to Special Use Permit approval. Video gaming cafes are when the principal use of the property is video gaming, whereas accessory video gaming is an accessory use to a principal use, often a restaurant.
- **Ord. 2022-166 (December 2022):** This ordinance prohibited new video gaming cafes in

the B-2 district and prohibited new accessory video gaming in the B-1 district. Specific allowances were made for existing businesses affected by this amendment to continue their operations.

- **Ord. 2025-105 (August 2025):** A part of the comprehensive zoning ordinance updates, this amendment kept the regulations found in Ordinance 2022-166, and expanded on them to clarify that video gaming is not allowed in the B-1(A) Downtown Core district.

C. Proposed Text Amendments

The following provides an overview of the proposed text amendments. The complete documentation, which includes the precise language (with all additions and deletions), is attached for a detailed review.

- **Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Westmont Code of Ordinances, Section 6.01, regarding the addition of Video Gaming, Accessory as a permitted use in the B-1(A) Downtown Core and B-1 Downtown Edge Zoning Districts.**

Following the AFC's direction, the first text amendment is to allow accessory video gaming as a permitted accessory use in both the B-1(A) Downtown Core and B-1 Downtown Edge districts. Like establishments in the B-2, B-3, C-1, O/R, and M districts, any business seeking to add accessory video gaming must apply for the appropriate liquor license, which requires Village Board approval.

- **Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Westmont Code of Ordinance, Section 6.04, regarding the deletion of certain supplemental use regulations for Video Gaming, Accessory.**

The second text amendment is to remove parts of the supplemental use regulations for accessory video gaming from Sec. 6.04(F)(3)(a). These supplemental regulations were created to allow businesses in the downtown that already offered accessory video gaming the ability to sell their business with the gaming and make adjustments to the location and number of gaming terminals within their business, while prohibiting new businesses from offering accessory gaming. These regulations are applicable only to the B-1(A) and B-1 districts. For new businesses in the downtown to offer accessory video gaming, these supplemental regulations must be removed.

The proposed text amendments do not alter any zoning regulations on video gaming cafes. New cafes will continue to not be allowed, and existing cafes will remain subject to existing zoning ordinance regulations.

II. SUMMARY

After being approached by a restaurant looking to open in the downtown area and offer accessory video gaming, staff was directed by the Administration & Finance Committee to prepare text amendments to the zoning ordinance. The proposed amendments allow for accessory video gaming as a permitted accessory use in the B-1(A) Downtown Core and B-1 Downtown Edge districts.

A separate municipal code amendment to Chapter 10 - Alcoholic Beverages will be proposed by the Administration Department to allow accessory video gaming liquor licenses to be available to businesses in the B-1(A) and B-1 districts. Municipal code amendments are not reviewed by the Planning & Zoning Commission, instead being reviewed solely by the Village Board.

III. LEGAL

A. Notification: A legal notice was published in Westmont Suburban Life on April 23, 2026.
B. Code References: Chapter 95 - Zoning, Sections 6.01, 6.04, and 14.02.
C. Other Actions: The recommendation of the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be at their regular meeting on May 28, 2026.

IV. DOCUMENTS ATTACHED:

1. Legal notice was published in Westmont Suburban Life on April 23, 2026.
2. Proposed Text Amendment Additions & Strikethroughs

Certificate of the Publication

Westmont Suburban Life

Description:ACCESSORY VIDEO GAMING TA
2319715

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 one 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
04/23/2026

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 Jennifer Heintzelman, its Director of Public Notices, at Westmont, Illinois, on
23rd day of April, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10074602

Amount $113.42

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, May 13, 2026 at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the meeting is to conduct a public hearing is to consider requests from Village of Westmont, for the following:

1. Zoning Ordinance text amendments to Chapter 95-Zoning, of the Westmont Code of Ordinances, Section 6.01, regarding the addition of Video Gaming, Accessory as a permitted use in the B-1 (A) Downtown Core and B-1 Downtown Edge Zoning Districts.

2. Zoning Ordinance text amendments to Chapter 95-Zoning, of the Westmont Code of Ordinance, Section 6.04, regarding the deletion of certain supplemental use regulations for Video Gaming, Accessory.

Village Code(s) Applicable: Chapter 95-Zoning, Sections 6.01, 6.04, and 14.02.

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 Apr. 23, 2026) 2319715

Proposed Language

Amendments are indicated by underlined and shaded text; deletions are indicated by ~~strikeouts~~

Sec. 6.01 Allowed Uses

✳ ✳ ✳

Table VI-1: Table of Allowed Uses

Uses / USE GROUP Category Subcategory	Districts																		Supplemental Regulations
	R-1	R-1(A)	R-2	R-3	R-4	R-5	R-6	R-7	B-1(A)	B-1	B-2	B-3	C-1	O/R-1	O/R	M-1	M	P/I	
P = Permitted Use | S = Special Use Approval Required | – = Prohibited Use																			
Video Gaming, Accessory	–	–	–	–	–	–	–	–	P	P	P	P	P	–	P	–	P	–	Sec. 6.04(F)(3)(a)
Video Gaming Cafe	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	Sec. 6.04(F)(3)(b)

Sec. 6.04 Commercial Use Group

✳ ✳ ✳

(3) Supplemental Use Regulations

(a) Video Gaming, Accessory

Video gaming is allowed only as an accessory use to an allowed principal use ~~Despite any nonconformity provisions to the contrary contained in Article XIII or elsewhere in this zoning ordinance:~~ provided all other requirements of the Westmont Code of Ordinances for video gaming are met.

~~i. A new owner of an existing establishment in a B-1(A) and B-1 zoning district with video gaming as an accessory use may continue to operate that accessory use if the new owner otherwise qualifies for and receives a village liquor license for that accessory use and qualifies for and receives a state video gaming license, and~~

~~ii. An existing establishment in a B-1(A) and B-1 zoning district with video gaming as an accessory use may expand its structure, expand its interior area where video gaming terminals are located, change the interior area where video gaming terminals are located and/or expand the number of video gaming terminals on the premises, provided that such actions comply with all other village ordinances and regulations and comply with all state laws and regulations.~~

(b) Video Gaming Cafe Despite any nonconformity provisions to the contrary contained in Article XIII or elsewhere in this zoning ordinance:

i. A new owner of an existing video gaming cafe may continue to operate that use if the new owner otherwise qualifies for and receives a village liquor license for the use and qualifies for and receives a state video gaming license, and

ii. An existing video gaming cafe may expand its structure, expand its interior area where video gaming terminals are located, change the interior area where video gaming terminals are located, and/or expand the number of video gaming terminals on the premises, provided that such actions comply with all other village ordinances and regulations and comply with all state laws and regulations.

Village of Westmont
Planning and Zoning
Application and Instructions

Community Development Department
31 West Quincy Street
Westmont, Illinois 60559
630-981-6260

Office Use Only
Date Received: _____
By: _____

PROJECT NAME: cass ave townhomes

Subject Property Street Address: 5628 S. Cass Ave.

PIN Number(s): 09-16-207-012

PETITIONER / BILLING CONTACT (Agent and Project Manager for the Petition):

Petitioner (and corporation if applicable): 5628 CASS, LLC

Address: 15W154 60TH ST - BURR RIDGE, IL 6527

Phone: 312-489-9370

Email: [redacted] ADARWISH@IBJI.COM

Relationship of Petitioner to Property Owner: ARCHITECT OF RECORD

PROJECT DESCRIPTION: CONSTRUCTION OF 4 TOWNHOME DWELLINGS WITH OVERALL AREA OF 8,892 SF WITH BASEMENT S BELOW EACH UNIT, PROPOSED TYPE V-B CONSTRUCTION

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Property owner(s): 5628 CASS, LLC

Address: 15W154 60TH ST BURR RIDG , ILLINOIS 60527

Phone: 312-489-9370

Email: [redacted] ADARWISH@IBJI.COM

BUSINESS OWNER INFORMATION (IF DIFFERENT THAN PETITIONER and PROPERTY OWNER):

Property owner(s): 5628 CASS llc

Address: 15W154 60TH STREET BURR RDG, IL 60527

Phone: 312-489-9370

Email: ADARWISH@IBJI.COM

PROJECT STAFF:

Developer: 5628 CASS, LLC

Company Name: 5628 CASS, LLC

Phone: 312-489-9370

Email: ADARWISH@IBJI.COM

Attorney:

Company Name:

Phone:

Email:

Engineer: Val Lykholap, PE

Company Name:

Phone: (773)-349-5881

Email: support@fluentaconsulting.com

Architect: MAJDI DARWISH

Company Name: M I DARWISH ARCHITECT LLC

Phone: 708-932-3294

Email: majdi@midarwish.com

Landscape Architect: Greg Stevens

Company Name: touch of green

Phone: 708-301-2090

Email: greg@atouchofgreen.net

By signing below, the applicant and/or property owner acknowledge that the ***Application fees are non-refundable*** and that filling out this form is not a guarantee that the item will appear before the Planning and Zoning Commission. The applicant and/or property owner further acknowledge that all items recommended by Village planning staff for consideration by the Planning and Zoning Commission must have received technical approvals from the Consulting Engineer, the Consulting Landscape Architect, the Consulting Architect, the Village Forester and/or other Village staff, as deemed appropriate by the Community Development Department, before being recommended for consideration by the Planning and Zoning Commission. For this reason, while this is not a requirement, it is highly recommended that the applicant/property owner hire licensed professional engineers or architects when preparing their application materials.

PETITIONER SIGNATURE: ASHRAF DARWISH

Type or print name: 5628 Cass, LLC ; Ashraf Darwish

Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25 DAY OF OCTOBER 2025, 2025

_____
Notary Public

MELVA L COFFEY
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 23, 2025

OWNER SIGNATURE:

Type or print name: _ASHRAF DARWISH
5628 Cass, LLC

Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th DAY OF October, 20 25

_____
Notary Public

MELVA L COFFEY
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 23, 2025

MAJDI DARWISH
M I DARWISH ARCHITECT, LLC
18400 GREENLEAF CT
TINLEY OARK, IL 60487

Date: [Insert Date]

To: SCOTT WILLIAMS
Village of Westmont
Planning & Zoning Department
31 W. Quincy Street
Westmont, IL 60559

Subject: Proposal for Approval of 4-Unit Townhome Subdivision

Dear [Planning & Zoning Department],

On behalf of THE OWNER 5628 LLC, we respectfully submit this proposal for the development of a 4-unit townhome subdivision at 5628 S CASS AVE. Each unit is approximately 1,800 square feet. The project has been designed to comply with the Village of Westmont's zoning and development standards, as summarized below: We are not seeking any variances, the design meets all requirements under the current village of Westmont zoning ordinance

Site Data / Requirement	Required	Proposed / Actual
Zoning District	R-4	R-4
Minimum Land Area	12,000 SF	19,200 SF
Minimum Lot Width	60'	104'
Floor Area Ratio (FAR)	0.75 / 14,400 SF	8,892 SF
Number of Dwellings	3-BR units per 4,500 SF	4 units
Height	35'	29'-10½"
Lot Coverage	No restriction	N/A
Parking	2 per townhouse + 0.5 guest	Compliant
Front Setback	30'	Compliant
Rear Setback	30'	Compliant
Side Setback	15'	Compliant

The proposed development conforms to all applicable zoning regulations, lot coverage, height, and setback requirements, while providing adequate parking. The project will provide high-quality residential units and positively contribute to the neighborhood.

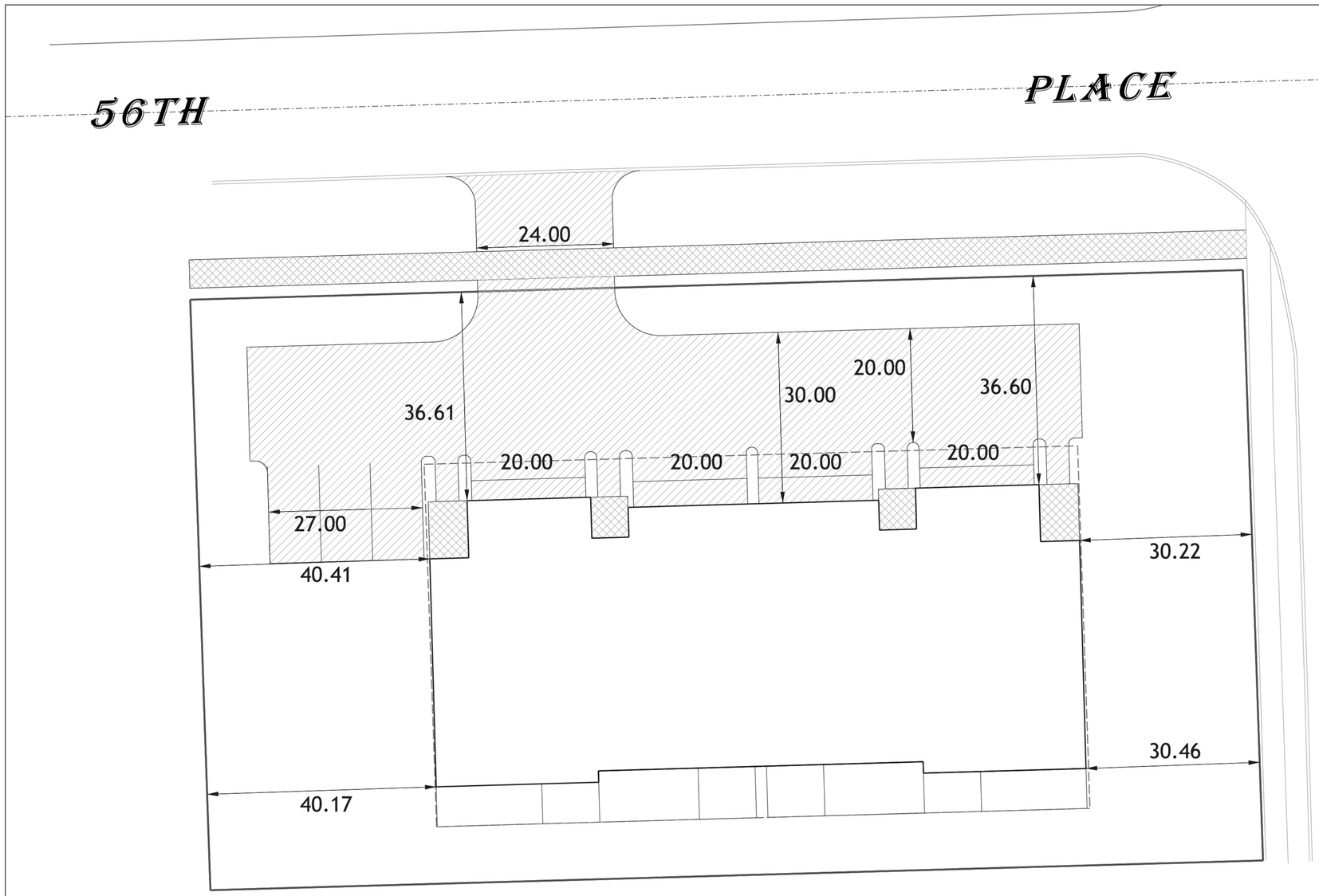
We respectfully request the Village's review and approval of this 4-unit townhome subdivision. We are happy to provide additional plans, renderings, or documentation to facilitate the approval process.

Thank you for your consideration.

Sincerely,

MAJDI DARWISH

M I DARWISHH ARCHITECT



N

LEGEND

- PROPOSED CONCRETE PAVEMENT
- BITUMINUS SURFACE
- Proposed Deck — PERMEABLE PAVERS
- CURB AND GUTTER B6.12
- EXISTING CURB AND GUTTER
- AC — AC UNIT

IMPERVIOUS AREA CALCULATIONS:

TOTAL LOT AREA : 19123.23 SF

		EXISTING	PROPOSED
BUILDING AREA	=	1089.32 SF	5267.10 SF
DRIVEWAY AREA	=	768.69 SF	4489.59 SF
PATH AREA	=	554.33 SF	239.04 SF
PATIO AREA	=	0.00 SF	891.00 SF
GARAGE AREA	=	491.68 SF	0.00 SF
IMPERVIOUS TOTAL	=	2904.02 SF	10886.73 SF

GENERAL NOTES:

1. ALL CURB AND GUTTER TO BE B6:12 CURB & GUTTER UNLESS OTHERWISE SPECIFIED, SEE DETAIL.
2. ALL PROPERTY AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE PER FINAL SURVEY.
3. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
5. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION WHICH IS NOT CALLED OUT ON A DEMOLITION PLAN
7. ALL EXISTING CONDITIONS SHOWN ON THE PLANS ARE PER SURVEY.
8. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BEFORE START OF CONSTRUCTION. IF ANY DISCREPANCIES EXIST NOTIFY THE ENGINEER AT ONCE
9. SITE BOUNDARY LINES, BOUNDARY DIMENSIONS AND BOUNDARY BEARINGS ARE FOR REFERENCE ONLY. ACTUAL SITE CONDITIONS MAY VARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE AND FIELD VERIFYING ACTUAL GRADES, ELEVATIONS, DIMENSIONS AND DECLINATIONS.
10. THE CONTRACTOR SHALL CALL THE UTILITY LOCATING SERVICE AND HAVE THEM MARK THE LOCATION OF EXISTING UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING OF WORK.
11. CONTRACTOR SHALL NOT INTERRUPT CURRENT TRAFFIC ACCESS PATTERNS TO EXISTING ADJACENT PROPERTIES MAINTAIN ACCESS FOR FIRE DEPARTMENT AND DELIVERY VEHICLES.
12. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY LOCAL JURISDICTION AND IN PLACE PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL PERFORM THE WORK IN A WORKMANLIKE MANNER IN STRICT CONFORMANCE WITH THE BEST STANDARD PRACTICES USING QUALIFIED WORKER AND IN STRICT ACCORDANCE WITH THE DRAWING AND SPECIFICATIONS. ALL WORK SHALL MEET THE CODE REQUIREMENTS CURRENTLY ADOPTED BY GOVERNING AUTHORITY.
14. BUILDING DIMENSIONS AND STAKING OF BUILDING MUST BE VERIFIED BY GENERAL CONTRACTOR WITH PLANS PRIOR TO CONSTRUCTION.
15. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
16. A HANDICAP RAMP SHALL BE INSTALLED AT ALL LOCATIONS WHERE A SIDEWALK ABUTS A DRIVE, CROSSWALK, OR OTHER PEDESTRIAN ACCESS LOCATION AS WELL AS ALL OTHER LOCATIONS NOTED ON PLANS.
17. CONTRACTOR SHALL REPAIR ANY EXISTING PAVEMENT, CONCRETE, LANDSCAPING ETC. DAMAGED DURING CONSTRUCTION.

Sheet C2

Project

Date

Scale 1" - 10'

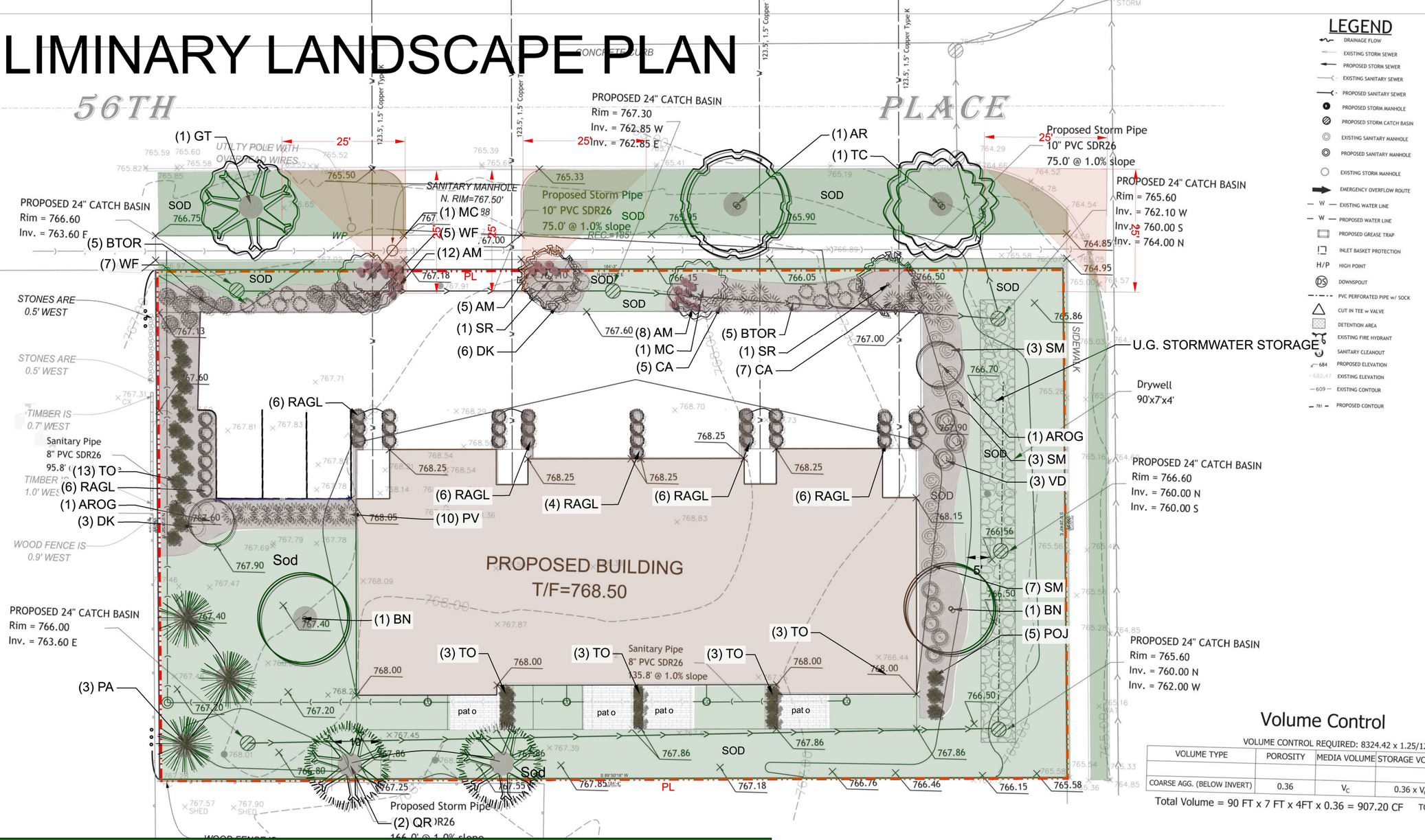
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

FLUENTA CONSULTING

Site Plan

No. | Revision/Issue | Date

PRELIMINARY LANDSCAPE PLAN



LEGEND

- DRAINAGE FLOW
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCH BASIN
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EMERGENCY OVERFLOW ROUTE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED GREASE TRAP
- INLET BASKET PROTECTION
- H/P HIGH POINT
- DS DOWNSPOUT
- PVC PERFORATED PIPE w/ SOCK
- CUT IN TEE w VALVE
- DETENTION AREA
- EXISTING FIRE HYDRANT
- SANITARY CLEANOUT
- 684 PROPOSED ELEVATION
- 682.47 EXISTING ELEVATION
- 609 EXISTING CONTOUR
- 781 PROPOSED CONTOUR

Plant Legend

Symbol	Qty	Key	Common	Botanical	Size
	25	AM	Millenium Ornamental Allium	Allium hybird	1 gal.
	1	AR	Autumn Blaze Maple	Acer rubrum 'Autumn Blaze'	3" Cal.
	2	AROG	October Glory Red Maple	Acer rubrum 'October Glory'	2.5" Cal.
	2	BN	River birch	Betula nigra	6' Clump
	12	BTOR	Orange Rocket Barberry	Berberis thunbergii 'Orange Rocket'	3 gal.
	12	CA	Karl Foerester Feather Reed Grass	Calamagrostis × acutiflora 'Karl Foerster'	3 gal.
	9	DK	Kodiak Orange honeysuckle	Diervilla x 'Kodiak Orange'	3 gal.
	1	GT	Skyline Honey Locust	Gleditsia triacanthos 'Skycole'	3" Cal.
	2	MC	Coral Burst Crabapple	Malus 'Coral Burst'	2.5" Cal.
	3	PA	Norway Spruce	Picea abies	6'

Symbol	Qty	Key	Common	Botanical	Size
	5	POJ	Amber Jubilee Ninebark	Physocarpus opulifolius 'Jefam'	3 gal.
	10	PV	Northwind Switch Grass	Panicum virgatum 'Northwind'	2 gal.
	2	QR	Red Oak	Quercus rubra	2" Cal.
	34	RAGL	Gro-low Fragrant Sumac	Rhus aromatica 'Gro-Low'	5 gal.
	13	SM	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	3 gal.
	2	SR	Ivory Silk Japanese Lilac Tree	Syringa reticulata 'Ivory Silk'	6' Clump
	1	TC	Greenspire Linden	Tilia cordata	3" Cal.
	27	TO	Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	6'
	3	VD	Chicago Lustre Viburnum	Viburnum dentatum 'Chicago Lustre'	5 gal.
	12	WF	Wine and Roses Weigela	Weigelia florida 'Wine and Roses'	3 gal.

Volume Control

VOLUME CONTROL REQUIRED: 8324.42 x 1.25/12 = 867.12 CF

VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
COARSE AGG. (BELOW INVERT)	0.36	V_C	0.36 x V_C	907.20 CF
			TOTAL	907.20 CF

Total Volume = 90 FT x 7 FT x 4FT x 0.36 = 907.20 CF

NOTES:

1. THERE ARE NO EXISTING ON-SITE TREES THAT WILL BE PRESERVED
2. LANDSCAPE REQUIREMENTS ARE BEING MET WITH 3 (3" CAL.) SHADE TREES BEING PLANTED ALONG 56TH PLACE AND 4 (6' CLUMP EQUIVALENT TO 3" CAL.) UNDERSTORY TREES BEING PLANTED ALONG 56TH PLACE. THERE ARE ALSO 3 (6' TALL) SPRUCE AND SEVERAL 6' ARBORVITAE TREES ALONG THE SIDE LOT.

N

SCALE: 1"=10'

FLUENTA CONSULTING
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: 773-349-5881
PH: (708) 301-2090
12720 W. 159TH ST.
HOMER GLEN, IL. 60491

SIM Development Group
5628 S. Cass Ave
Westmont, Illinois 60559

DATE ISSUED:
AUGUST 4, 2025

REVISION DATE:
1. Oct. 29, 2025 per Weber review dated Oct. 17,2025
2. Jan. 13, 2026 per Weber review dated Dec. 16, 2026
3. Feb. 20th, 2026 per Weber review dated Feb. 11, 2026
4. March 5th, 2026

DESIGNED BY: GS

CHECKED BY: GP

EXPIRES: 8/31/2027

GREG STEVENS, PLA
ILLINOIS REG. NO. LA157001001
(FOR THE FIRM)

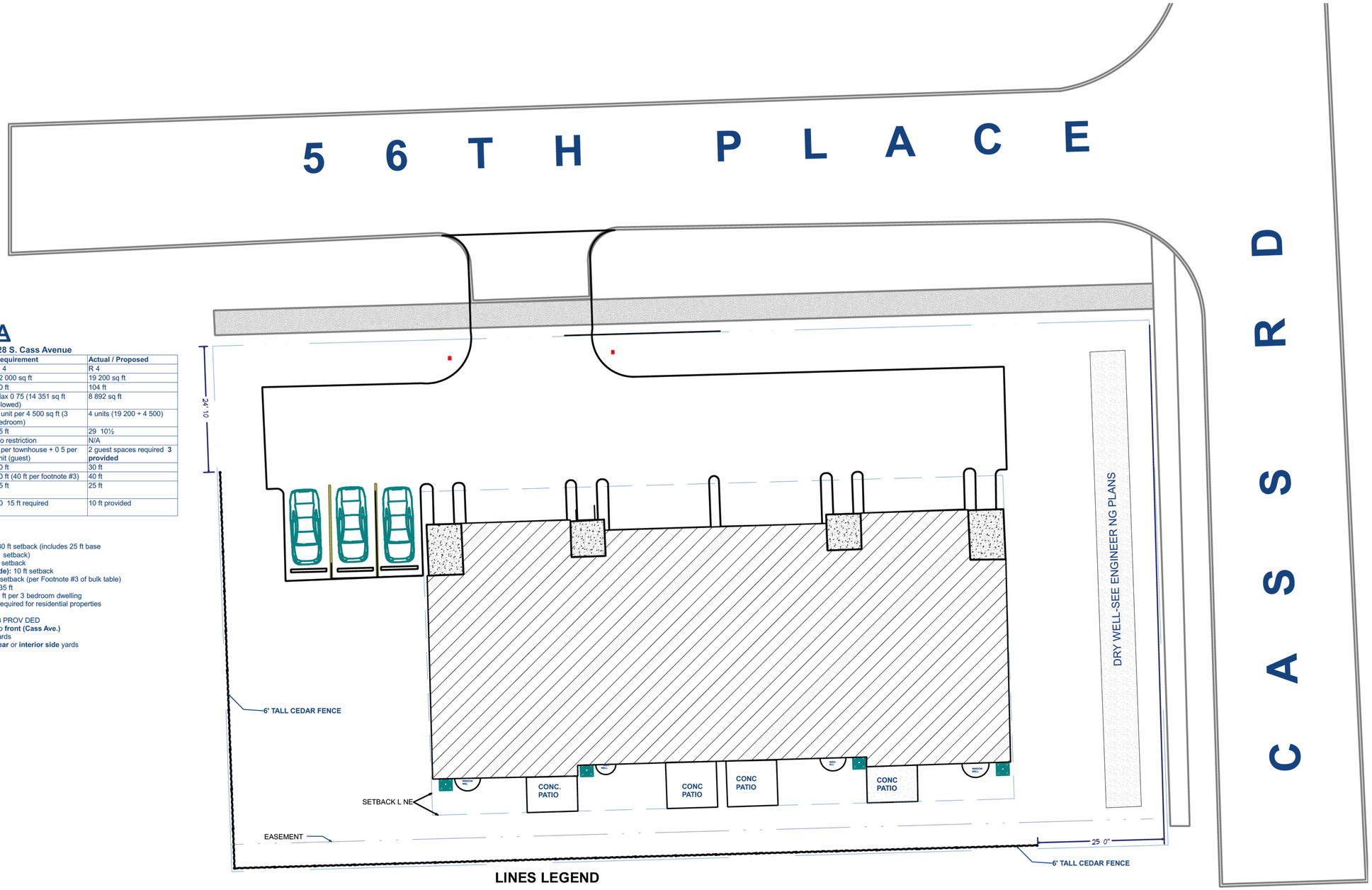
SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:

LP-101

Drainage/Utility Plan



SITE DATA

Site Data Summary – 5628 S. Cass Avenue

Category	Requirement	Actual / Proposed
Zoning District	R 4	R 4
Minimum Land Area	12 000 sq ft	19 200 sq ft
Minimum Lot Width	60 ft	104 ft
Floor Area Ratio (FAR)	Max 0 75 (14 351 sq ft allowed)	8 892 sq ft
Dwelling Units Allowed	1 unit per 4 500 sq ft (3 bedroom)	4 units (19 200 ÷ 4 500)
Maximum Height	35 ft	29 10½
Lot Coverage	No restriction	N/A
Parking Requirement	2 per townhouse + 0 5 per unit (guest)	2 guest spaces required **3 provided**
Front Setback (Cass Ave)	30 ft	30 ft
Rear Setback (West side)	30 ft (40 ft per footnote #3)	40 ft
Side Setback (Street side 56th Pl)	25 ft	25 ft
Interior Side Setback (South side)	10 15 ft required	10 ft provided

Property Yard Summary
5628 S. Cass Avenue

- **Front Yard (Cass Avenue):** 30 ft setback (includes 25 ft base + 5 ft supplemental Cass Ave setback)
- **Side Yard (56th Place):** 25 ft setback
- **Interior Side Yard (South side):** 10 ft setback
- **Rear Yard (West side):** 40 ft setback (per Footnote #3 of bulk table)
- **Maximum Building Height:** 35 ft
- **Minimum Lot Area:** 4 500 sq ft per 3 bedroom dwelling
- **Minimum Lot Depth:** 125 ft required for residential properties
- **Parking:**
- 2 off street spaces required 3 PROV DED
- Parking **cannot encroach** into **front (Cass Ave.)** or **street side (56th Place)** yards
- Parking **may encroach** into **rear** or **interior side** yards

LINES LEGEND

PROPERTY L NE

T ACK N

EASEMENT

PR VACY FENCE

The Village of Westmont has adopted model codes: 2021 ICC I-Codes; 2021 2021 IECC
NFPA Life Safety 101;
2020 NEC with related local ordinance language and amendment changes. Accordingly, and as of the writing of these comments, see Municipal Code Section 18-62 for “Deletions. Additions, deletions, insertions and changes” as well as the following specific subsections of pertinent local amendments.

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SITE-1

PAGE:

PROJECT: S M DEVELOPMENT GROUP
5628 S CASS AVE
WESTMONT L 60559

TITLE: PROPOSED SITE PLAN
SHARE WITH VAL

SCALE: SEE VIEW

SIGNATURE: M.Darwish

DATE: 4/7/2026

M I DARWISH ARCHITECT
ARCHITECTURE - INTERIOR DESIGN - CONSTRUCTION DOCUMENTS
TINLEY PARK, IL. • 708.932.3294 • MAJDI DARWISH@YAHOO.COM

JOB NUMBER: 00-2022-09

LICENSED ARCHITECT
MAJDI DARWISH
001.015394
STATE OF ILLINOIS

PROJECT DATA: SEAL

PROPOSED 4-UNIT TOWN-HOMES BUILDING
5628 S CASS AVE
WESTMONT, IL 60559



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model codes: 2021 ICC I-Codes; 2021
2021 IECC
NFPA Life Safety 101;
2020 NEC with related local ordinance language and amendment changes.
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WESTMONT, IL 60559

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SCALE: SEE VIEW

SIGNATURE: M.Darwish

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JOB NUMBER:
00-2022-09

PROJECT DATA:

SEAL

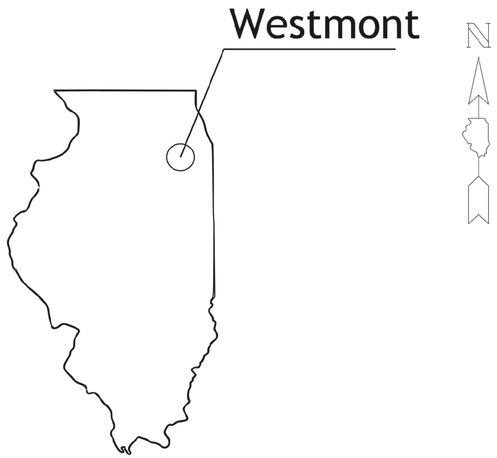
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MAJDI DARWISH
001.015394
STATE OF ILLINOIS

Final Site Plan

Townhome Development

5628 Cass Rd., Westmont,

Illinois, Dupage County, 60559





Index of sheets:

C1 - Cover Sheet
C2 - Site Plan
C3 - Drainage/Utility Plan
C4 - Erosion and Sediment

Civil Engineer:
Val Lykholap
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: (773)-349-5881

"To the best of my knowledge and belief, the drainage of surface waters will not be changed by the proposed development. If any drainage patterns will be changed, reasonable provisions have been made for the collection and diversion of such surface waters in to the public area, or drains approved for the use by the municipal engineer, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damages to adjoining properties."

VALERIY LYKHOLAP
062.067021
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

By _____
January 14, 2026
Illinois Professional Engineer
Certificate No. 062.067021
Expiration date: 11-30-2027

Sheet C1

Project

Date

Scale 1" - 10'

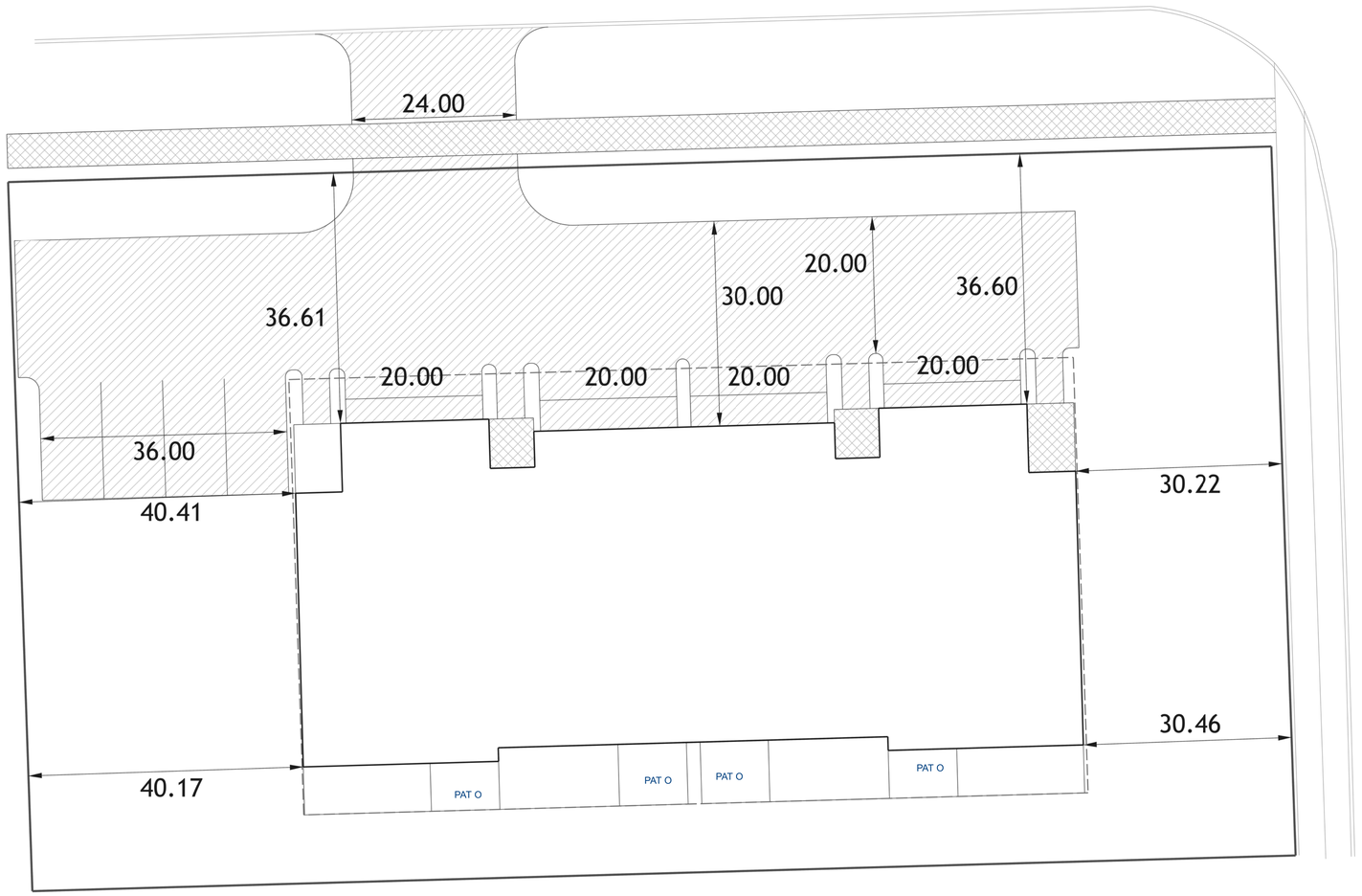
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Vernon Hills, IL 60061
Tel: 773-349-5881

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Site Plan

No. | Revision/Issue | Date

56TH PLACE



S. CASS ROAD

N

LEGEND

- PROPOSED CONCRETE PAVEMENT
- BITUMINUS SURFACE
- Proposed Deck — PERMEABLE PAVERS
- CURB AND GUTTER B6.12
- EXISTING CURB AND GUTTER
- AC — AC UNIT

IMPERVIOUS AREA CALCULATIONS:

TOTAL LOT AREA : 19123.23 SF

		EXISTING	PROPOSED
BUILDING AREA	=	1089.32 SF	5267.10 SF
DRIVEWAY AREA	=	768.69 SF	4831.30 SF
PATH AREA	=	554.33 SF	239.04 SF
PATIO AREA	=	0.00 SF	891.00 SF
GARAGE AREA	=	491.68 SF	0.00 SF
IMPERVIOUS TOTAL	=	2904.02 SF	11228.44 SF

GENERAL NOTES:

1. ALL CURB AND GUTTER TO BE B6:12 CURB & GUTTER UNLESS OTHERWISE SPECIFIED, SEE DETAIL.
2. ALL PROPERTY AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE PER FINAL SURVEY.
3. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
5. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION WHICH IS NOT CALLED OUT ON A DEMOLITION PLAN
7. ALL EXISTING CONDITIONS SHOWN ON THE PLANS ARE PER SURVEY.
8. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BEFORE START OF CONSTRUCTION. IF ANY DISCREPANCIES EXIST NOTIFY THE ENGINEER AT ONCE
9. SITE BOUNDARY LINES, BOUNDARY DIMENSIONS AND BOUNDARY BEARINGS ARE FOR REFERENCE ONLY. ACTUAL SITE CONDITIONS MAY VARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE AND FIELD VERIFYING ACTUAL GRADES, ELEVATIONS, DIMENSIONS AND DECLINATIONS.
10. THE CONTRACTOR SHALL CALL THE UTILITY LOCATING SERVICE AND HAVE THEM MARK THE LOCATION OF EXISTING UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING OF WORK.
11. CONTRACTOR SHALL NOT INTERRUPT CURRENT TRAFFIC ACCESS PATTERNS TO EXISTING ADJACENT PROPERTIES MAINTAIN ACCESS FOR FIRE DEPARTMENT AND DELIVERY VEHICLES.
12. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY LOCAL JURISDICTION AND IN PLACE PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL PERFORM THE WORK IN A WORKMANLIKE MANNER IN STRICT CONFORMANCE WITH THE BEST STANDARD PRACTICES USING QUALIFIED WORKER AND IN STRICT ACCORDANCE WITH THE DRAWING AND SPECIFICATIONS. ALL WORK SHALL MEET THE CODE REQUIREMENTS CURRENTLY ADOPTED BY GOVERNING AUTHORITY.
14. BUILDING DIMENSIONS AND STAKING OF BUILDING MUST BE VERIFIED BY GENERAL CONTRACTOR WITH PLANS PRIOR TO CONSTRUCTION.
15. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
16. A HANDICAP RAMP SHALL BE INSTALLED AT ALL LOCATIONS WHERE A SIDEWALK ABUTS A DRIVE, CROSSWALK, OR OTHER PEDESTRIAN ACCESS LOCATION AS WELL AS ALL OTHER LOCATIONS NOTED ON PLANS.
17. CONTRACTOR SHALL REPAIR ANY EXISTING PAVEMENT, CONCRETE, LANDSCAPING ETC. DAMAGED DURING CONSTRUCTION.

Sheet C2

Project

Date

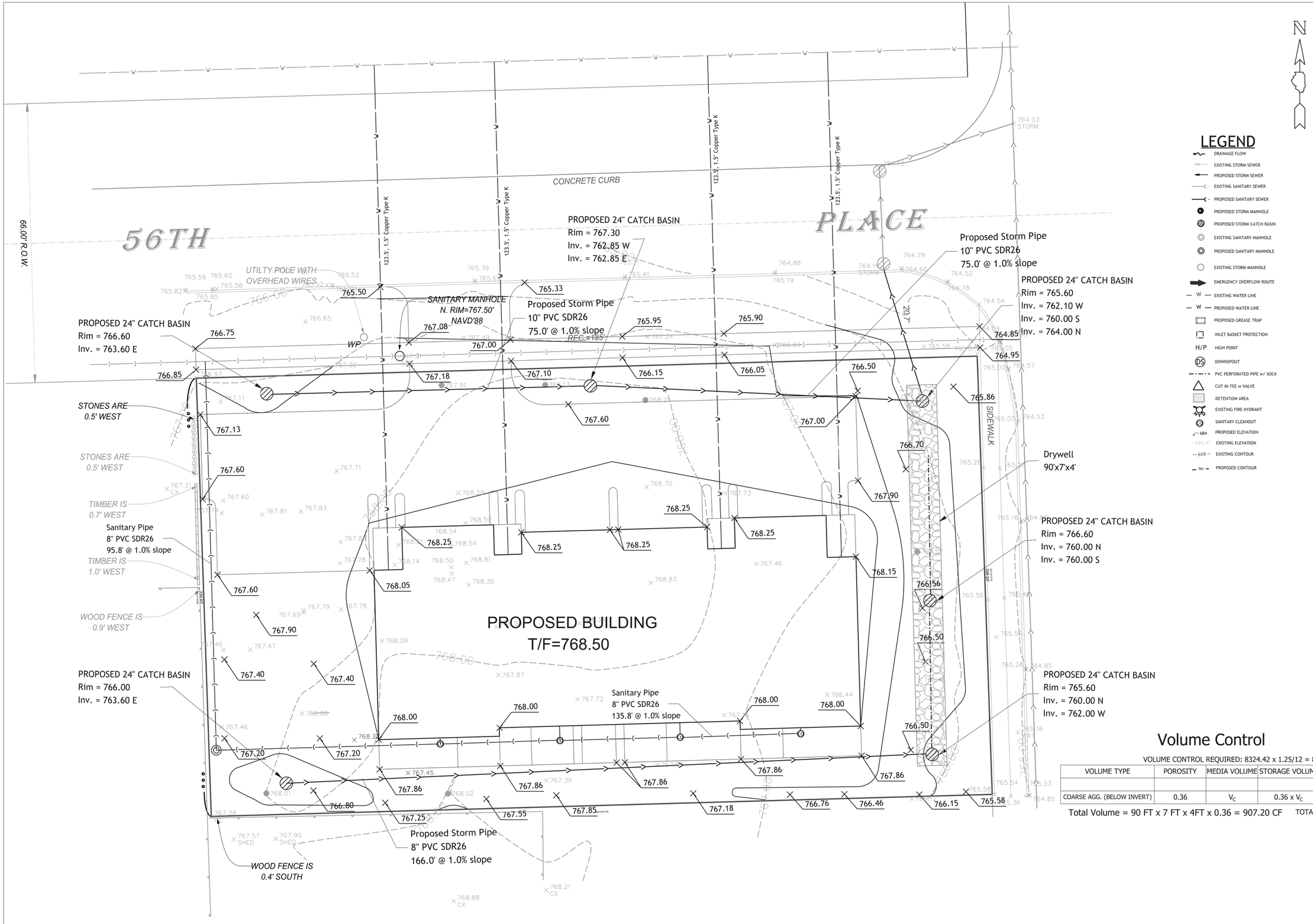
Scale 1" - 10'

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FLUENTA CONSULTING

Site Plan

No. Revision/Issue Date



LEGEND

- DRAINAGE FLOW
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCH BASIN
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EMERGENCY OVERFLOW ROUTE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED GREASE TRAP
- INLET BASKET PROTECTION
- H/P HIGH POINT
- DS DOWNSPOUT
- PVC PERFORATED PIPE w/ SOCK
- CUT IN TEE w VALVE
- DETENTION AREA
- EXISTING FIRE HYDRANT
- SANITARY CLEANOUT
- 684 PROPOSED ELEVATION
- 682.47 EXISTING ELEVATION
- 609 EXISTING CONTOUR
- 781 PROPOSED CONTOUR

Volume Control

VOLUME CONTROL REQUIRED: 8324.42 x 1.25/12 = 867.12 CF

VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
COARSE AGG. (BELOW INVERT)	0.36	V_C	0.36 x V_C	907.20 CF
			TOTAL	907.20 CF

Total Volume = 90 FT x 7 FT x 4FT x 0.36 = 907.20 CF

Sheet C3

Project

Date

Scale 1" - 10'

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Vernon Hills, IL 60061
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Drainage/Utility Plan

No. Revision/Issue Date

GENERAL NOTES SCHEDULE	
3	ALUM NUM CLAD CASEMENT WINDOWS
4	ASPHALT ROOF SHINGLES
5	INSULATED METAL PANELS GARAGE DOORS
6	PATIO DOOR
7	RED FACE BRICK
8	VERT CAL BOARD CEMENTAT ION SIDING
9	6' TALL CEDAR PRIVACY FENCE



1 A-5 PROPOSED FRONT ELEVATION

SCALE: 3/16"=1'-0"

SCALE:3/16"=1'-0"

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A-5
PAGE:

PROJECT: S M DEVELOPMENT GROUP
5628 S CASS AVE
WESTMONT, IL 60559

TITLE: PROPOSED FRONT ELEVATION

DATE: 4/7/2026

SCALE: SEE VIEW

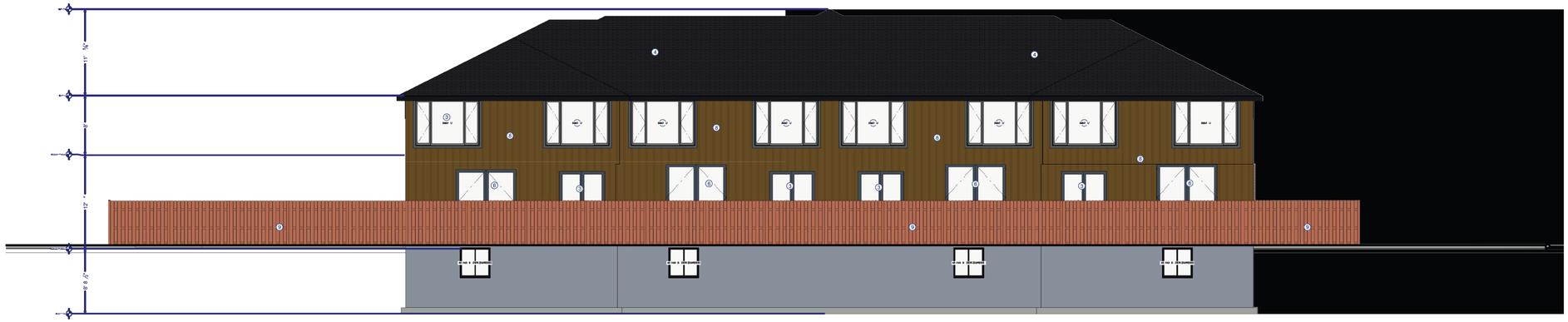
SIGNATURE: M.Darwish

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JOB NUMBER: 00-2022-09

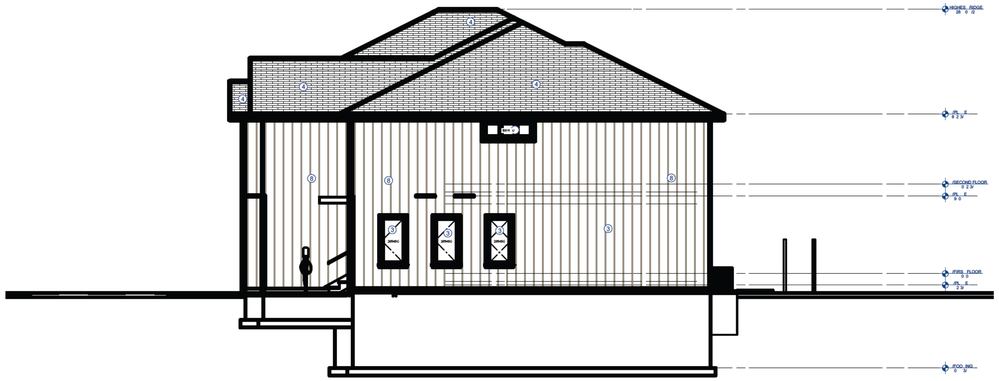
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STATE OF ILLINOIS

PROJECT DATA: SEAL



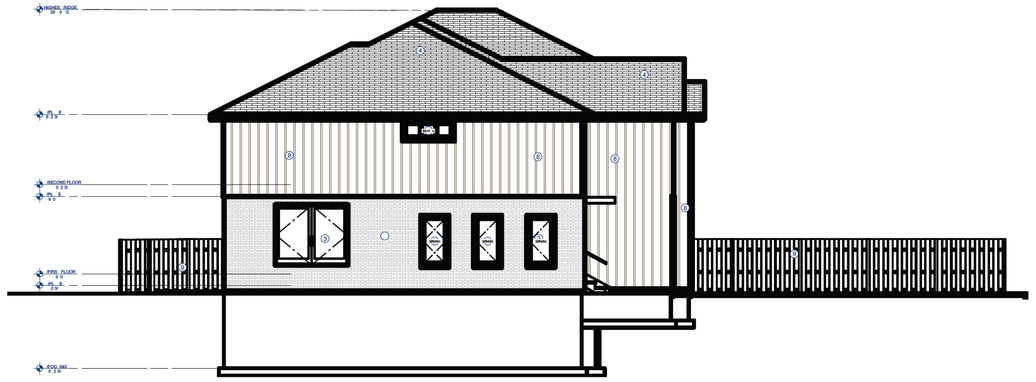
1 A-6 **PROPOSED BACK/SOUTH ELEVATION**

SCALE: 1/8=1'-0"



2 A-6 **PROPOSED LEFT/EAST ELEVATION**

SCALE: 1/8=1'-0"



3 A-6 **PROPOSED RIGHT/WEST ELEVATION**

SCALE: 1/8=1'-0"

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A-6

PAGE:

PROJECT: S M DEVELOPMENT GROUP
5628 S CASS AVE
WESTMONT, IL 60559

TITLE: PROPOSED REAR & SIDE T ELEVATIONS

DATE: 4/7/2026

SCALE: SEE VIEW

SIGNATURE: M.Darwish

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JOB NUMBER: 00-2022-09

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001.015394
STATE OF ILLINOIS

PROJECT DATA: SEAL

The relocation of existing guy wire is being addressed through communications with ComEd

56TH PLACE

CONCRETE CURB

66.00' R.O.W.

UTILTY POLE WITH OVERHEAD WIRES

PROPOSED 24" CATCH BASIN
Rim = 767.30
Inv. = 762.85 W
Inv. = 762.85 E

Proposed Storm Pipe
10" PVC SDR26
75.0' @ 1.0% slope

SANITARY MANHOLE
N. RIM=767.50'
NAVD'88

PROPOSED 24" CATCH BASIN
Rim = 766.60
Inv. = 763.60 E

Proposed Storm Pipe
10" PVC SDR26
75.0' @ 1.0% slope

PROPOSED 24" CATCH BASIN
Rim = 765.60
Inv. = 762.10 W
Inv. = 760.00 S
Inv. = 764.00 N

Drywell
90'x7'x4'

PROPOSED 24" CATCH BASIN
Rim = 766.60
Inv. = 760.00 N
Inv. = 760.00 S

PROPOSED 24" CATCH BASIN
Rim = 765.60
Inv. = 760.00 N
Inv. = 762.00 W

PROPOSED 24" CATCH BASIN
Rim = 766.00
Inv. = 763.60 E

Sanitary Pipe
8" PVC SDR26
95.8' @ 1.0% slope

Sanitary Pipe
8" PVC SDR26
135.8' @ 1.0% slope

Proposed Storm Pipe
8" PVC SDR26
166.0' @ 1.0% slope

PROPOSED BUILDING
T/F=768.50

STONES ARE 0.5' WEST

STONES ARE 0.5' WEST

TIMBER IS 0.7' WEST

TIMBER IS 1.0' WEST

WOOD FENCE IS 0.9' WEST

WOOD FENCE IS 0.4' SOUTH

WP

SIDEWALK

20.7'

123.5', 1.5" Copper Type K

LEGEND

- DRAINAGE FLOW
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM MANHOLE
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Sheet C3

Project

Date

Scale 1" - 10'

Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

FLUENTA CONSULTING

Drainage/Utility Plan

No. Revision/Issue Date

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR Cass Ave Village

This Declaration of Covenants, Conditions, and Restrictions ("Declaration") is made on 27 day of June 2026 by Cass LLC an Illinois LLC ("Declarant"), for the property located at [PROPERTY ADDRESS/LEGAL DESCRIPTION], consisting of four (4) townhome units, common areas, and related improvements (the "Property").

ARTICLE I: DEFINITIONS

- Association: The [TOWNHOME COMMUNITY NAME] Homeowners' Association, a nonprofit corporation organized under the laws of [STATE], or its successors.
- Common Areas: All portions of the Property not included within the boundaries of a Lot, including the common green open area, concrete road, retention pond, and any other shared facilities.
- Lot: Each individually owned townhome unit, including the dwelling, private patio, and attached private garage, as described in the recorded plat or survey.
- Owner: The record owner of a Lot, whether one or more persons or entities.
- Property: The real property described above, including all Lots and Common Areas.

ARTICLE II: PROPERTY DESCRIPTION AND OWNERSHIP

- Lots: The Property is divided into four (4) Lots, each containing a townhome unit with a private patio and an attached private garage. Each Lot is individually owned in fee simple.
- Common Areas: The common green open area, concrete road providing access to the garages, and retention pond are owned collectively by all Owners as tenants in common, with each Owner holding an undivided one-fourth (1/4) interest.
- Easements:
    - Access Easement: Each Owner is granted a non-exclusive easement over the concrete road for ingress and egress to their garage.
    - Utility Easement: A perpetual easement is granted to the Association and utility providers for the installation, maintenance, and repair of utilities serving the Property.
    - Common Area Easement: Each Owner is granted a non-exclusive easement for the use and enjoyment of the common green open area, subject to Association rules.

ARTICLE III: HOMEOWNERS' ASSOCIATION

- Formation: The Association is established to manage, maintain, and enforce these covenants and to oversee the Common Areas.

- Membership: Each Owner is automatically a member of the Association and is entitled to one (1) vote per Lot on Association matters.
- Powers and Duties:
    - Maintain, repair, and replace the Common Areas, including the concrete road, common green open area, and retention pond.
    - Enforce these covenants and adopt rules for the use of the Property.
    - Levy assessments to cover maintenance, insurance, and other Association expenses.
- Assessments:
    - Regular Assessments: Each Owner shall pay an equal share (one-fourth) of the annual budget for Common Area maintenance, insurance, and Association operations.
    - Special Assessments: The Association may levy special assessments for capital improvements or unexpected expenses, subject to a majority vote of Owners.
    - Lien Rights: Unpaid assessments shall constitute a lien on the Owner's Lot, enforceable by the Association.

ARTICLE IV: USE RESTRICTIONS

- Residential Use: Lots shall be used exclusively for single-family residential purposes. No commercial activities are permitted, except for home offices that do not generate traffic or noise.
- Private Patios:
    - Each Owner is responsible for maintaining their private patio in a clean and attractive condition.
    - Modifications to patios (e.g., adding structures or enclosures) require Association approval.
- Private Garages:
    - Garages shall be used primarily for vehicle parking and storage. No commercial repairs or activities are permitted.
    - Owners shall keep garage doors closed when not in use to maintain a neat appearance.
- Common Areas:
    - The common green open area is for recreational use by Owners and their guests, subject to Association rules (e.g., no structures, no overnight parking).
    - The concrete road shall remain clear of obstructions to ensure access to garages.
    - The retention pond shall be maintained by the Association to comply with stormwater regulations. No dumping or alterations are permitted.
- Exterior Maintenance:
    - Each Owner shall maintain the exterior of their townhome, patio, and garage in good repair and appearance, including painting, siding, and landscaping.

    - The Association may perform maintenance and charge the Owner if they fail to comply.
- Prohibited Activities:
    - No noxious or offensive activities, excessive noise, or anything that may become an annoyance or nuisance to other Owners.
    - No signs, except one “For Sale” or “For Rent” sign per Lot, not exceeding 2 square feet.
    - No exterior antennas or satellite dishes without Association approval, unless permitted by law.
- Pets: Pets are permitted, subject to Association rules (e.g., leashing, waste cleanup). No more than two (2) pets per Lot.
- Trash: Trash containers shall be stored out of sight, except on collection days.
- Leasing: Lots may be leased for terms of at least six (6) months. Owners are responsible for their tenants’ compliance with these covenants.

ARTICLE V: MAINTENANCE RESPONSIBILITIES

- Owner Responsibilities:
    - Maintain and repair the interior and exterior of their townhome, private patio, and private garage.
    - Keep private landscaping (if any) neat and attractive.
- Association Responsibilities:
    - Maintain, repair, and replace the common green open area, concrete road, and retention pond.
    - Ensure compliance with stormwater management requirements for the retention pond.
    - Procure insurance for the Common Areas, including liability and property coverage.
- Shared Utilities: If utilities (e.g., water, sewer) are not separately metered, the Association shall allocate costs equally among Owners.

ARTICLE VI: ARCHITECTURAL CONTROL

- Approval Required: No exterior modifications, additions, or alterations to a Lot (e.g., painting, fencing, patio enclosures) may be made without prior written approval from the Association.
- Review Process: Owners must submit plans and specifications to the Association, which shall approve or deny within thirty (30) days based on harmony with the community’s design and aesthetics.

ARTICLE VII: INSURANCE

- Association Insurance: The Association shall maintain liability and property insurance for the Common Areas, paid through assessments.

- Owner Insurance: Each Owner shall maintain homeowner's insurance for their Lot, including liability and property coverage for the townhome, patio, and garage.
- Damage or Destruction:
    - If a Lot is damaged, the Owner shall repair or rebuild within a reasonable time.
    - If Common Areas are damaged, the Association shall repair or rebuild, funded by insurance proceeds or assessments.

ARTICLE VIII: ENFORCEMENT

- Compliance: All Owners, tenants, and guests shall comply with these covenants.
- Remedies: The Association or any Owner may enforce these covenants through legal action, including injunctions or damages. Violators shall pay reasonable attorney's fees and costs.
- Fines: The Association may impose reasonable fines for violations, subject to notice and an opportunity to be heard.

ARTICLE IX: AMENDMENT

- Amendment Process: These covenants may be amended by a vote of at least three-fourths (3/4) of the Owners, recorded in the [COUNTY] public records.
- Declarant Rights: The Declarant reserves the right to amend these covenants unilaterally until all Lots are sold, provided such amendments do not materially adversely affect Owners.

ARTICLE X: GENERAL PROVISIONS

- Duration: These covenants shall run with the land and bind all Owners for a term of thirty (30) years, automatically renewing for successive ten (10) year periods unless terminated by unanimous vote of Owners.
- Severability: If any provision is found invalid, the remaining provisions shall remain in effect.
- Governing Law: These covenants shall be governed by the laws of Illinois

- Notices: Notices shall be delivered in writing to an Owner's Lot address or as otherwise designated. HOA Formation: Form a legal HOA entity to manage Common Areas and enforce covenants. File articles of incorporation and adopt bylaws.
- Plat and Survey: Record a plat or survey clearly delineating Lots, Common Areas, easements, and the retention pond. Include legal descriptions in the CC&Rs.
- Stormwater Compliance: Verify that the retention pond complies with local environmental and stormwater regulations. The Association may need to enter a maintenance agreement with the local government.

- Insurance: Consult an insurance agent to determine appropriate coverage for the Common Areas and to advise Owners on their individual policies.
- Disclosure: Provide these covenants to prospective buyers as part of the purchase process to ensure transparency.
- Initial Funding: Consider having the Declarant fund initial Association costs (e.g., landscaping, road maintenance) until all Lots are sold and assessments begin.

Costs to Address HOA annual fees to be determined

R.E. DECKER
(1933-1999)

R.G. PAVLETIC
P.L.S. 035-3261

Plat of Survey

of

Lot 5 (except the South 93 Feet thereof) in Block 3 in Nicholas Subdivision of the East 20 Acres of Lot 1 of School's Trustee's Subdivision, in Section 16, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of said Nicholas' Subdivision, recorded September 16, 1921 as Document 150873, in DuPage County, Illinois.

Commonly known as: **5628 S. CASS AVENUE, WESTMONT, ILLINOIS.**

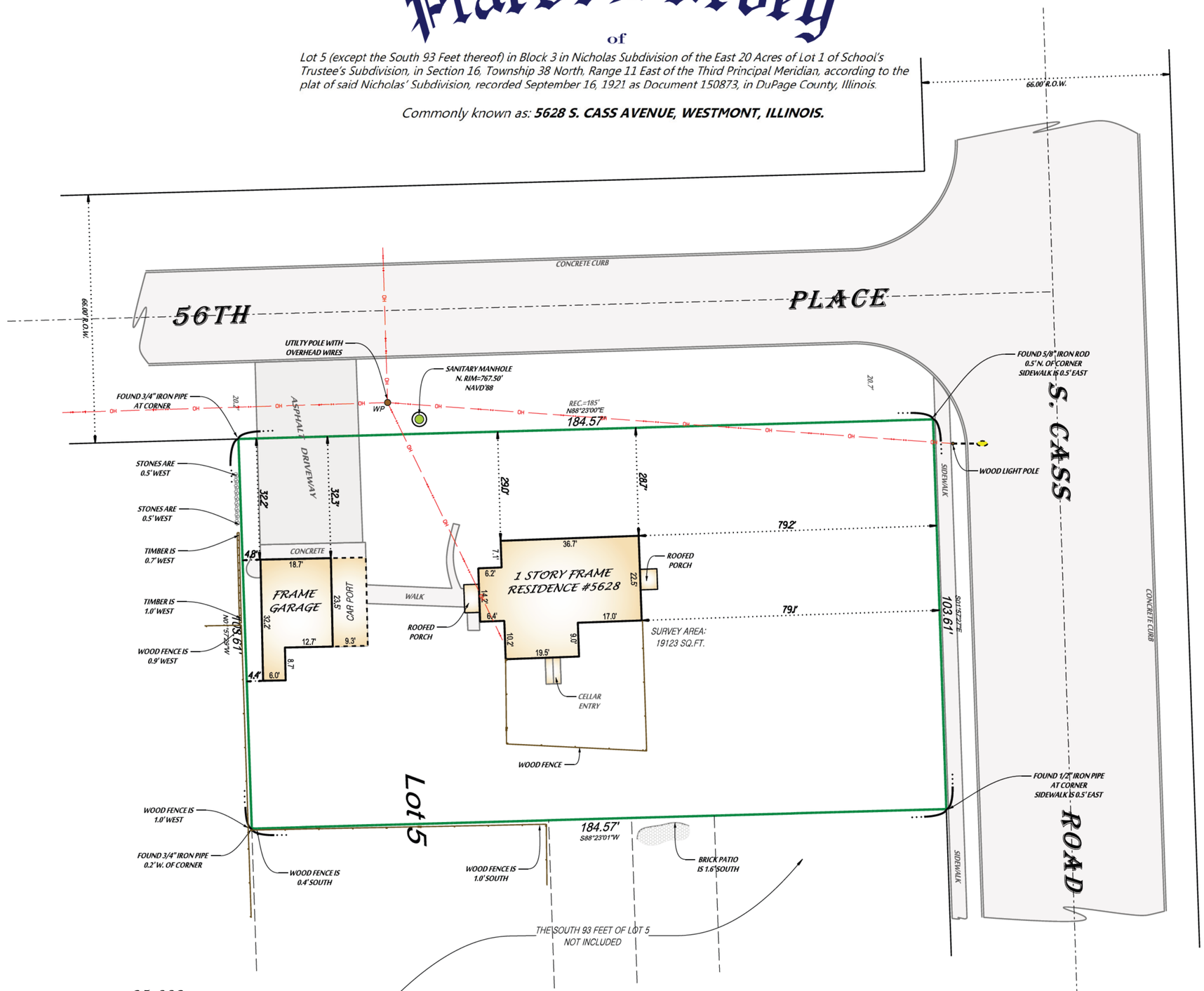
LEGEND

N.	=	North
S.	=	South
E.	=	East
W.	=	West
N.W.	=	Northwest
N.E.	=	Northeast
S.E.	=	Southeast
S.W.	=	Southwest
P.O.B.	=	Point of Beginning
SQ.FT.	=	Square Feet
R.O.W.	=	Right of Way
Doc.	=	Document
Rec.	=	Recorded as
Meas.	=	Measured
T.F.	=	Top of Foundation
MIN.	=	Minimum
MAX.	=	Maximum

N
W E
S

The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Scale 1"= 20 ft



ORDER NUMBER 25-332

ORDERED BY: Val Lykholap PE

FOR: Azzara

REVISIONS:

THE RAISED SEAL INDICATES THIS IS AN ORIGINAL PRINT

PROFESSIONAL DESIGN FIRM
R.E. DECKER P.C.
184-3086
Libertyville, IL
STATE OF ILLINOIS
expires 4-30-27

R E DECKER
PROFESSIONAL LAND SURVEYORS PC
333 W. PETERSON RD SUITE B
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DeckerSurvey@gmail.com
Website: DeckerSurvey.com

PROFESSIONAL LAND SURVEYOR
R.G. PAVLETIC
035-3261
Libertyville, Illinois
STATE OF ILLINOIS
expires 11-30-26

Field Work Completed on: 6-6-25

STATE OF ILLINOIS } ss
COUNTY OF LAKE }

This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

R. E. DECKER, P.C.

By: 6-09-25
Professional Land Surveyor

Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

Fidelity National Title Company, LLC

903 Commerce Dr, Ste 180, Oak Brook, IL 60523
Phone: (630)574-7272 | Fax: (630)574-1689

FINAL MASTER STATEMENT

Settlement Date: June 5, 2025
Disbursement Date: June 5, 2025

Escrow Number: DW25002969
Escrow Officer: Christine Walsh
Email: Christine.Walsh@fnf.com

Buyer: 5628 South Cass, LLC
15W154 60th St.
Hinsdale, IL 60527

Seller: Frank M. Azzara
[redacted]

Property: 5628 S. Cass
Westmont, IL 60559
Parcel ID(s): 09-16-207-012-0000

SELLER			BUYER	
$ DEBITS	$ CREDITS		$ DEBITS	$ CREDITS
		FINANCIAL CONSIDERATION		
	275,000.00	Sale Price of Property	275,000.00	
		Deposit or earnest money Retained by Re/Max Market ($5,000.00)		5,000.00
550.00		Seller Credit		550.00
		PRORATIONS/ADJUSTMENTS		
2,996.67		COUNTY TAXES 7/1/25 TO 12/31/25		2,996.67
2,689.61		COUNTY TAXES 1/1/25 TO 6/5/25		2,689.61
		TITLE & ESCROW CHARGES		
175.00		Title - Commitment Update Fee to Fidelity National Title Company, LLC		
		Title - CPL Fee to Buyer to Fidelity National Title Insurance Company	25.00	
50.00		Title - CPL Fee to Seller to Fidelity National Title Insurance Company		
975.00		Title - Escrow Fees - Borrower to Fidelity National Title Company, LLC	975.00	
50.00		Title - Overnight Delivery & Handling to Fidelity National Title Company, LLC		
		Title - Policy Update Fee to Fidelity National Title Company, LLC	175.00	
		Title - Recording Service Fee to Fidelity National Title Company, LLC	25.00	
3.00		Title - State of Illinois Policy Registration Fee to Fidelity National Title Company, LLC		
50.00		Title - Wire Transfer Service Fee to Fidelity National Title Company, LLC	50.00	
2,310.00		Title - Owner's Title Insurance to Cappetta & Associates, Ltd. / FNT		

SELLER $ DEBITS	SELLER $ CREDITS		BUYER $ DEBITS	BUYER $ CREDITS
		Policies to be issued: Owners Policy Coverage: $275,000.00 Premium: $2,310.00 Version: ALTA Owner's Policy 2021		
		GOVERNMENT CHARGES		
		Recording Fees to Fidelity National Title Company, LLC	86.00	
137.50		County Transfer Tax ($137.50) to Fidelity National Title Company, LLC		
275.00		State Transfer Tax to Fidelity National Title Company, LLC		
		MISCELLANEOUS CHARGES		
		Buyer Attorney Fee to Theriault Booth, LLC	2,241.26	
6,875.00		COMMISSION to Re/Max Market		
6,875.00		COMMISSION to @properties		
65.00		DOWNERS GROVE SANITARY DISTRICT to Downers Grove Sanitary District		
600.00		Seller Attorney Fee to Cappetta & Associates, Ltd.		
24,676.78	275,000.00	**Subtotals**	278,577.26	11,236.28
		Balance Due FROM Buyer		**267,340.98**
250,323.22		**Balance Due TO Seller**		
275,000.00	275,000.00	**TOTALS**	278,577.26	278,577.26

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:
Frank M. Azzara
by: Natalie Cappetta, attorney
Frank M. Azzara

BUYER:
5628 South Cass, LLC
BY: _____, Attorney
Ashraf Darwish

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Fidelity National Title Company, LLC
Settlement Agent

ASSIGNMENT of PURCHASE CONTRACT

This Assignment of Purchase Contract is made and entered into as of the 4th day of June, 2025 regarding the May 13, 2025 (hereinafter referred to as the "Contract") between Frank Azzara (hereinafter referred to as the "Seller") and Ashraf Darwish, Inc. (hereinafter referred to as the "Buyer" and sometimes as "Purchaser") regarding the sale of the property commonly known as 5628 S. Cass Avenue, Westmont, IL (hereinafter referred to as the "Property");

The Parties agree that the Contract is hereby assigned to 5628 South Cass, LLC as Purchaser;

The Parties further agree and acknowledge that the $5,000 earnest money paid by Ashraf Darwish is transferred for the use of 5628 South Cass, LLC.

BUYER

/ 6/4/25
Ashraf Darwish — Date
By: Jeffrey T. Theriault, Attorney

SELLER

Frank Azzara
by: Natalie Cappetta, attorney / 6·5·25
Frank Azzara — Date
by NATALIE CAPPETTA, ATTORNEY

5628 South Cass, LLC

/ 06/05/2025
Ashraf Darwish, manager — Date

WARRANTY DEED

THE GRANTOR, FRANK M. AZZARA, an unmarried man, of 1423 Root St., Crest Hill, IL 60403, for and in consideration of Ten and 00/100 ($10.00) Dollars, or other good and valuable consideration in hand paid, CONVEYS and WARRANTS to 5628 SOUTH CASS LLC, an Illinois Limited Liability Company, the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 5 (EXCEPT THE SOUTH 93 FEET THEREOF) IN BLOCK 3 IN NICHOLAS' SUBDIVISION, BEING THE EAST 20 ACRES OF LOT 1, OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 1921 AS DOCUMENT 150873, IN DUPAGE COUNTY, ILLINOIS

SUBJECT TO:

GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 09-16-207-012-0000

Property Address: 5628 S. Cass Ave., Westmont, IL 60559.

Dated this 5th day of June, 2025

Frank M. Azzara

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK M. AZZARA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal

this 5th day of June, 2025

Natalie Louise Cappetta
Notary Public

OFFICIAL SEAL
NATALIE LOUISE CAPPETTA
Notary Public - State of Illinois
Commission No. 1005644
My Commission Expires March 3, 2026

This instrument was prepared by: Natalie Cappetta
CAPPETTA & ASSOCIATES, LTD.
900 Jorie Blvd, Suite 204
Oak Brook, IL 60523
(630)954-7474

Mail to: 5628 SOUTH CASS LLC
15W154 60th St.
Burr Ridge, IL 60527

Send subsequent tax bills to: 5628 South Cass LLC
15W154 60th St.
Burr Ridge, IL 60527

AFFIDAVIT OF TITLE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated June 5th, 2025, to 5628 SOUTH CASS, LLC, grantee(s), conveying the following described premises:

LOT 5 (EXCEPT THE SOUTH 93 FEET THEREOF) IN BLOCK 3 IN NICHOLAS' SUBDIVISION, BEING THE EAST 20 ACRES OF LOT 1, OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 1921 AS DOCUMENT 150873, IN DUPAGE COUNTY, ILLINOIS.

That no labor or material has been furnished for premises within the last four months that is not fully paid for.

That since the title date of FEB. 7, 2025, in the report on the title issued by Fidelity National Title Insurance Company, affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are the undersigned only.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

Affiant further states naught.

Subscribed and sworn to before me
this 5th day of June, 2025.

Frank M. Azzara

Natalie Louise Cappetta
Notary Public

OFFICIAL SEAL
NATALIE LOUISE CAPPETTA
Notary Public - State of Illinois
Commission No. 1005644
My Commission Expires March 3, 2026

BILL OF SALE

The Seller(s), Frank M. Azzara, in consideration of TEN and 00/100 dollars ($10.00), receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to the Buyer(s), 5628 South Cass, LLC, the personal property present in the Real Estate located at 5628 S. Cass Ave., Westmont, IL 60559.

The Seller(s) hereby represents and warrants to the Buyer(s) that the Seller(s) is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that the Seller(s) has full right, power and authority to sell said personal property and to make this Bill of Sale. All warranties of quality, fitness, and merchantability are hereby excluded.

If this Bill of Sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby. This Bill of Sale may be executed in any number of counterparts.

IN WITNESS WHEREOF, the Seller has signed and sealed this Bill of Sale, this 5th day of June, 2025.

Frank M Azzara
Frank M. Azzara

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPAGE)

I, the undersigned, a notary public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Frank M. Azzara, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered his said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 5th day of June, 2025.

Natalie Louise Cappetta
Notary Public

OFFICIAL SEAL
NATALIE LOUISE CAPPETTA
Notary Public - State of Illinois
Commission No. 1005644
My Commission Expires March 3, 2026

MAIL CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR – SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2024 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: WWW.DUPAGECOUNTY.GOV/TREASURER
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

09-16-207-012
AZZARA, FRANK M
5628 S CASS AVE
WESTMONT IL 60559

2

ON OR BEFORE:	PAY:
09/02/2025	2,996.67
PAYING LATE?	PAY THIS AMOUNT:
SEP 3 THRU 30	3,041.62
OCT 1 THRU 31	3,086.57
* NOV 1 THRU 19	3,141.52 *

*INCLUDES $10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025 REQUIRES A CASHIER'S CHECK CASH OR MONEY ORDER* *

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 19, 2025

20916207012390040000299667 62

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
0.0899	72.44	COUNTY OF DU PAGE	0.0832	74.08
0.0180	14.50	PENSION FUND	0.0165	14.70
0.0291	23.44	HEALTH DEPARTMENT	0.0250	22.26
0.0103	8.30	PENSION FUND	0.0114	10.16
0.1001	80.66	FOREST PRESERVE DIST	0.1213	108.02
0.0075	6.04	PENSION FUND	0.0097	8.64
0.0132	10.64	DU PAGE AIRPORT AUTH	0.0122	10.86
		** LOCAL **		
0.0000	0.00	DU PAGE WATER COMM	0.0000	0.00
0.0315	25.38	DOWNERS GROVE TWP	0.0303	27.00
0.0003	0.24	PENSION FUND	0.0001	0.08
0.0528	42.56	DOWNERS GR TWP RD	0.0508	45.24
0.0006	0.64	PENSION FUND	0.0006	0.54
0.0985	79.44	VLG WESTMONT FIRE	0.0949	84.52
0.2270	182.90	VLG WESTMONT-EX FIRE	0.2223	197.98
0.4587	369.56	PENSION FUND	0.4380	390.02
0.2257	181.86	VLG WESTMONT LIBRARY	0.2176	193.78
0.4070	327.92	WESTMONT PARK DIST	0.3922	349.26
0.0137	11.04	PENSION FUND	0.0133	11.84
0.0407	32.78	DOWNERS GR SAN DIST	0.0394	35.08
		** EDUCATION **		
3.0452	2,453.50	GRADE SCHOOL DIST 60	2.8616	2,548.04
0.0410	33.04	PENSION FUND	0.0392	34.90
1.8803	1,514.96	HIGH SCHOOL DIST 99	1.8028	1,605.18
0.0608	48.98	PENSION FUND	0.0490	43.64
0.1907	153.66	COLLEGE DU PAGE 502	0.1794	159.76
		** TIF **		
7.0429	5,674.48	TOTAL	6.7304	5,993.34

Mailed to:
AZZARA, FRANK M
5628 S CASS AVE
WESTMONT IL 60559

Property Location:

5628 CASS AVE
WESTMONT IL 60559

Township Assessor:
DOWNERS GROVE
630-719-6630

Tax Code:
9004

Property Index Number:
09-16-207-012

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

S OF A FACTOR 1.0878

TIF Frozen Value	
Fair Cash Value	315,200
Land Value	74,797
+ Building Value	30,252
= Assessed Value	105 049
x State Multiplier	1.0000
= Equalized Value	105,049
– Residential Exemption	8,000
– Senior Exemption	8,000
– Senior Freeze	
– Disabled Veteran	
– Disability Exemption	
– Returning Veteran Exemption	
– Home Improvement Exemption	
– Housing Abatement	
= Net Taxable Value	89,049
x Tax Rate	6.7304
= Total Tax Due	5,993.34
– Less Advance Payment	
– Commercial Abatement	
+ PACE Reimbursement	
= Net Due	5,993.34

2024 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

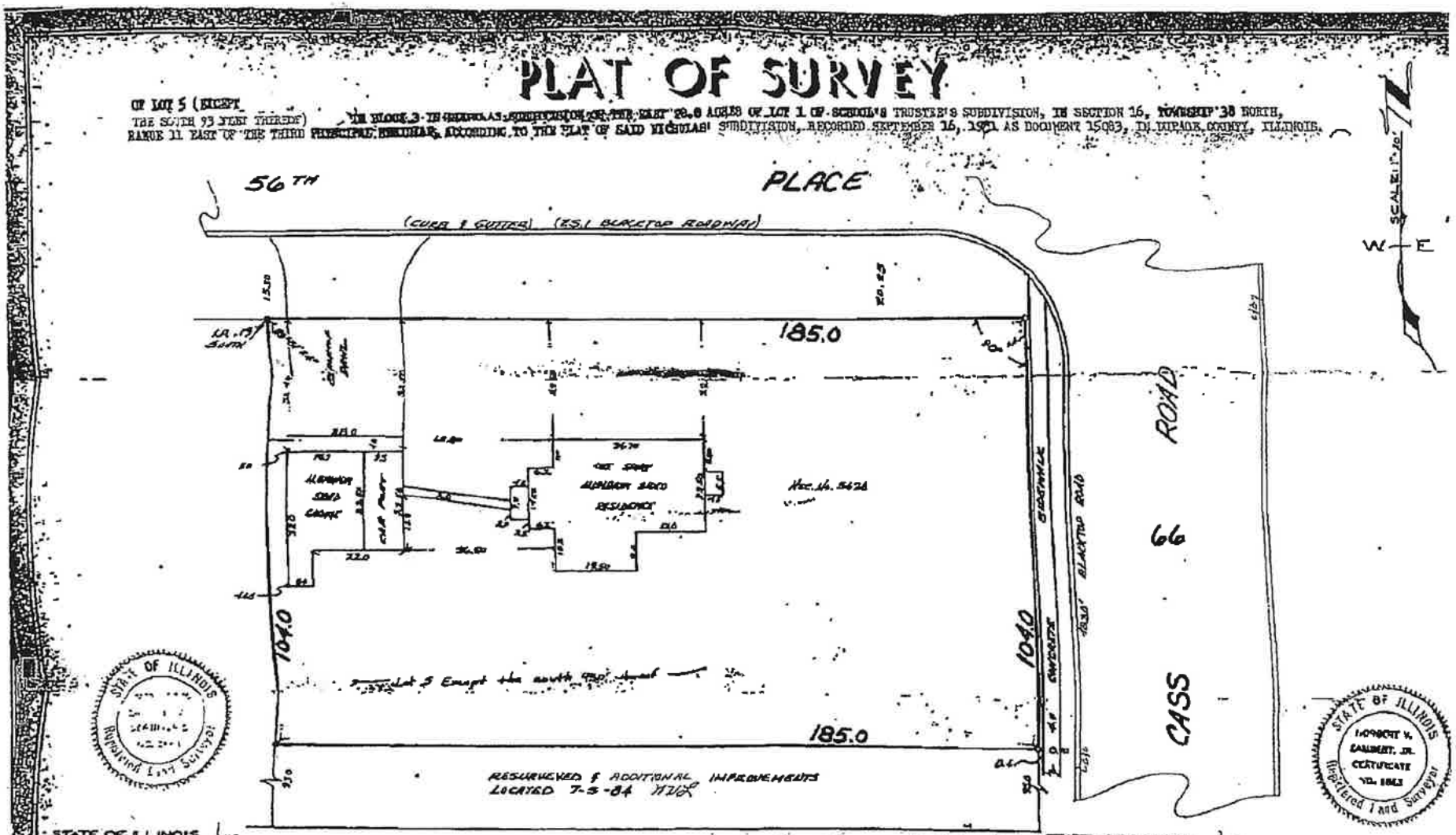
Office Hours – 8:00 am–4:30 pm, Mon–Fri
Telephone – (630) 407-5900

2023 96,570 Assessed Value 2024 105,049

110000 01 01 098855 098855 P

PLAT OF SURVEY

OF LOT 5 (EXCEPT THE SOUTH 93 FEET THEREOF) IN BLOCK 3 IN GRIGGS' ADDITION OF THE EAST 20.0 ACRES OF LOT 1 OF SCHOOL'S TRUSTEE'S SUBDIVISION, IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID GRIGGS' SUBDIVISION, RECORDED SEPTEMBER 16, 1921 AS DOCUMENT 15083, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS } SS
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF February A.D. 1978.

Robert V. Lambert

STATE OF ILLINOIS
Registered Land Surveyor

Note: Legal Description Revised 3/6/78 RVL

Ordered By: James E. McTaint, Attorneys — Order No. 84C149 — File No. 75010

LAMBERT AND ASSOCIATES
LAND SURVEYORS
534 W. ROOSEVELT RD. WHEATON, ILL.
TELEPHONE 653-6565

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE }

BUILDINGS LOCATED AS SHOWN ON THIS 17th DAY OF February A.D. 1978.

Robert V. Lambert
ILLINOIS LAND SURVEYOR No. 1863

STATE OF ILLINOIS
ROBERT V. LAMBERT, JR.
CERTIFICATE NO. 1863
Registered Land Surveyor

AFFIDAVIT OF NO NEW IMPROVEMENTS

STATE OF ILLINOIS

Title Order No.: DW25002969

COUNTY OF DuPAGE

The undersigned owner(s) of: 5628 S. Cass Ave., Westmont, IL 60559,

LOT 5 (EXCEPT THE SOUTH 93 FEET THEREOF) IN BLOCK 3 IN NICHOLAS' SUBDIVISION, BEING THE EAST 20 ACRES OF LOT 1, OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 1921 AS DOCUMENT 150873, IN DUPAGE COUNTY, ILLINOIS.

being first duly sworn, depose and say:

That there have been no new improvements made to the property since the survey of said property dated February 17, 1975, and issued by Lambert and Associates Land Surveyors, which is attached hereto was made, AND, to the best of our knowledge, we certify that the improvements (house, garage, outbuildings, fences, etc.) on the subject property are within the boundary lines, easements lines and set back lines, if any, of said property, and that there are no encroachments (house, garage, outbuildings, fences, walkways, driveways, eaves, drains, etc.) of improvements on adjoining property onto the subject property, and that we know of no assertion being made by any adjoining property owner, nor by us against any adjoining property owner, as to the location of boundary lines of disputes as to occupancy of any portions of our property or their property. (Use space below to explain any disputes, if none state "none").

None

This affidavit is given to the Policy Issuing Agent as an inducement to issue its Loan Policy and/or Owner's Title Policy(ies) to insure over matters of survey, encroachments and easements not shown of public record.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

STATE OF ILLINOIS

COUNTY OF DuPAGE

Subscribed and sworn to before me this 4th of May, 2025.

Notary Public

OFFICIAL SEAL
NATALIE LOUISE CAPPETTA
Notary Public - State of Illinois
Commission No. 1005644
My Commission Expires March 3, 2026

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

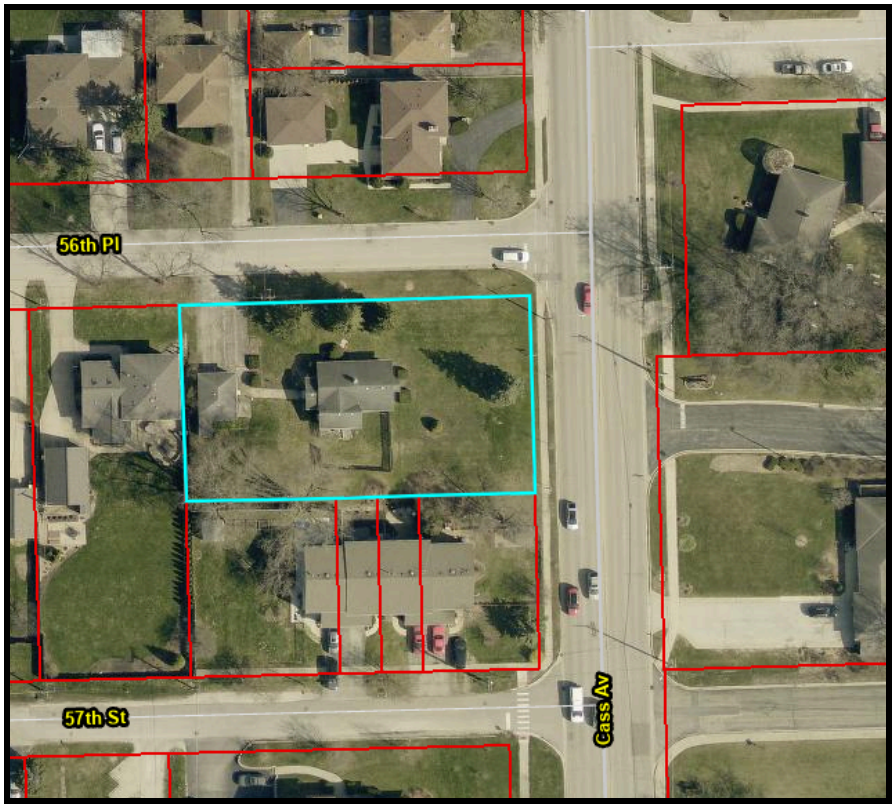
MEETING DATE: May 13, 2026 **PZC 021-2025**

TITLE: A request from 5628 SOUTH CASS LLC for the property at 5628 South Cass Avenue, Westmont, Illinois, 60559, for the following:

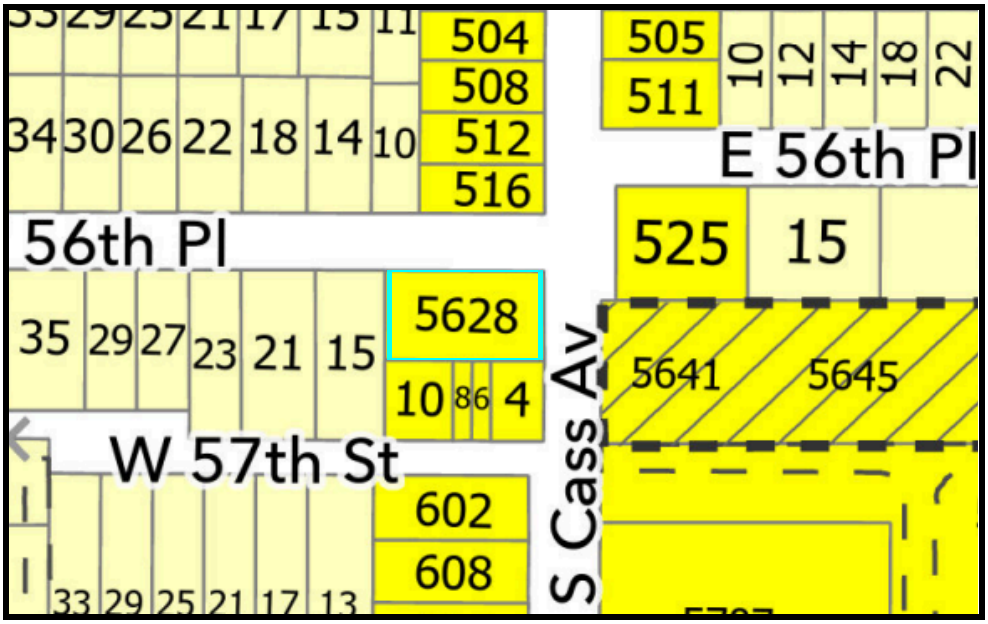
1. Major Site Plan Approval for a Multi-Unit Building containing four (4) dwellings in the R-4 General Residential District.

I. BACKGROUND OF ITEM

A. Location: 5628 South Cass Avenue is located at the southwest corner of Cass Avenue and 56th Place. The subject property is 104 feet wide by 185 feet deep, for an area of 19,240 square feet or 0.44 acres. Currently, the property is improved with a roughly 1,200 square foot detached home and a detached garage.



Aerial Map - 5628 South Cass Avenue (source: DuPage County Parcel Viewer)



Zoning Map - 5628 South Cass Avenue

B. Zoning Designations:

SUBJECT PROPERTY	R-4 General Residential
NORTH	R-4 General Residential & R-3 Single-Unit Residential
EAST	R-4 General Residential & R-4 General Residential/Planned Development
WEST	R-3 Single-Unit Residential
SOUTH	R-4 General Residential

C. Neighborhood Characteristics

The lot is located in Nicholas' Subdivision, which was recorded in 1921. Properties adjacent to Cass Avenue from Dallas Street to 59th Street are almost completely zoned R-4 General Residential. Housing types range in this corridor from detached homes to multi-unit residential buildings, which serves as a buffer from Cass Avenue to the adjacent detached homes. Most multi-unit developments have around four to six dwelling units, except for larger condominium developments southeast of the subject property.



Street View - 5628 South Cass Avenue (view from 56th Place)



Street View - 5628 South Cass Avenue (view from Cass Avenue)

II. PETITIONER REQUEST:

The petitioner has requested approval of a major site plan for a Multi-Unit Building containing four (4) dwellings in the R-4 General Residential District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is R-4 General Residential District, which is intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain and promote the desired physical character of residential neighborhoods in accordance with the comprehensive plan. The Comprehensive Plan designates the future land use in this area as Single Family Attached Residential, which should *"...provide for single-family homes that share a common wall such as duplexes, townhomes, and rowhomes."* The Plan further recommends in the "Residential Land Use Policies" section that "*...a range of quality housing types that serve residents in all stages of life…"* be provided.

B. Entitlement Request

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

- **Major Site Plan for a Multi-Unit Building containing four (4) dwellings in the R-4 General Residential District.**

Site Plan approval is mandated by Chapter 95, Section 14.05 when certain thresholds are met. This specific application requires a major site plan review because the total gross floor area of the building and outdoor area exceeds 10,000 square feet. Site plans involve the adoption of the site plan, landscaping plan, and building elevations by the Village Board.

Final action to approve or deny a major site must be based on whether the new or modified improvements shown on the site plan, as proposed, comply with the regulations of the zoning

ordinance and all other applicable village ordinances and regulations. In reviewing and acting on major site plans, review and decision-making bodies may also consider and be guided in the reasonable exercise of their discretion by the following standards and criteria (Ch. 95, Sec. 14.05(G)(1)):

> *(a) Whether the proposed plans will protect the public health, safety, and welfare;*
> *(b) Whether the proposed plans will avoid substantial injury to the value of other property in the area;*
> *(c) Whether the proposed plans will provide for protection of community appearance and the function of the natural environment, including floodplains, soil and geologic characteristics, and preservation of vegetation;*
> *(d) Whether the proposed plans comply with all applicable village and county stormwater regulations; and*
> *(e) Whether the proposed plans comply with adopted building and site design guidelines*

Principal Use:
The proposed Multi-Unit Residential building is a permitted use in the R-4 General Residential District. The building type is considered Multi-Unit due to more than 3 dwelling units that share a common wall. However, the more commonly acknowledged housing style is townhomes.

Building and Site:
The proposed building features a 5,267 square foot footprint and reaches a height of 29’ 10” at its peak. The building consists of four 3-bedroom units with individual exterior entrances fronting onto 56th Street to the north.

The property boundaries are defined with the Cass Avenue frontage to the east serving as the front, 56th Street as the street side to the north, the rear to the west, and an interior side to the south.The zoning ordinance defines the front lot line as the lot line having the shortest length abutting a street line (Ch. 95, Sec. 17.05), regardless of which direction the building faces.

The proposed development complies with all applicable bulk standards, including setbacks and height requirements. The building utilizes a mixed palette of materials, including red face brick, vertical board cementitious siding, and insulated metal panels. Additional building elements feature aluminum clad casement windows, and asphalt roof shingles, with additional architectural details along street facing facades.

The proposed site plan also includes a rear patio that complies with the minimum setbacks for the district. Additionally, the site plans include a 630 square foot drywell to satisfy DuPage County’s Post Construction Best Management Practices (PCBMP) requirement in the front yard, along Cass Avenue.

During rounds of staff review, the petitioner revised the building location, but did not provide a revised photometric plan. All outdoor lighting must meet the Village's standards, and will be verified when building permits are submitted.

Parking:
The site consists of a single vehicular access point on 56th Place and a shared drive aisle connecting a parking area and individual garages. The single access point currently has a guyed wires and a utility pole that may need to be relocated or buried to provide access driveway apron.

Minimum off-street parking requirements are calculated based on the number of bedrooms in the unit. For a 3 bedroom unit, 2 parking spaces are required per dwelling unit. The proposed floor plans indicate two parking spaces being provided in each garage and three additional “guest” parking spaces for a total 11 parking spaces being provided when only 8 are required.

Landscaping:
The proposed landscape plan provides substantial screening to visible rights-of-way and the rear property line providing a landscape buffer to the single family home to the west. The landscape plan substantially complies with the minimum requirements.

The developer and owner will need to create a homeowners association and provide details related to the declaration of Covenants, Conditions, and Restrictions documents at the time of permitting. A draft has been provided by the petitioner and is attached for reference, but is subject to change.

IV. SUMMARY

The petitioner has requested approval of a major site plan for a Multi-Unit Building containing four (4) dwellings in the R-4 General Residential District. The proposed plans substantially complies with both the Village's Comprehensive Plan and Zoning Ordinance.

V. LEGAL

A. Notification: No notification is required for this request.
B. Code References: Chapter 95, 14.05
C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be on May 28, 2026.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the April 23, 2026 Westmont Suburban Life.
2. Petitioner Attachments received April 9, 2026 (Edited for PZC):
    a. Planning & Zoning Development Application
    b. Project Narrative
    c. Proposed Floor Plan
    d. Traffic Impact Statement
    e. Signed Lease
    f. ALTA/ACSM Land Title Survey

PZC Case Number (office use only):	PZC 006-2026

Petitioner

Petitioner Name:	Sonja Damjanovich Smilga	**Property Owner Name:**	Sonja Damjanovich Smilga
Petitioner Address:	[redacted]	**Owner Address:**	[redacted]
City, State and Zip	[redacted]	**City, State and Zip:**	[redacted]
Phone:	[redacted]	**Phone:**	[redacted]
Email:	[redacted]	**Email:**	[redacted]

Subject Property

Property Address (Subject Property):				1351 S. Ridge Road			
Property Identification Number(s) PIN(s):				09-22-103-039			
Lot Width	75 FT	**Lot Depth**	156 FT	**Lot Area:**	11,700 SqFt	**Lot Acreage:**	0.27
Current Zoning:		R1-A		**Current Use:**		vacant	
Description of Request/Project Title:				One Lot Subdivision/ DAMJANOVICH SUBDIVISION			
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.***				THE NORTH 75.00 FEET OF LOT 25 IN THE RESUBDIVISION OF LOTS 1 TO 8, BOTH INCLUSIVE, AND LOTS 36 TO 43,BOTH INCLUSIVE, OF HIGHVIEW ESTATES, BEING A SUBDIVISIOIN OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1941, AS DOCUMENT NUMBER 423969, IN DUPAGE COUNTY, ILLINOIS.			

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

Name:	Mark Landstrom
Title:	PLS-PE-CFM
Company:	LANDMARK ENGINEERING, LLC
Address:	7808 W. 103rd Street
City, State and Zip	Palos Hills, IL 60465
Phone:	708-599-3737
Email:	mlandstrom@landmark80.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:

SONJA DAMJANOVICH SMILGA — 10 FEB 2026

Print Name of **Petitioner** — Signature of **Petitioner** and Date

OWNER SIGNATURE
***(if different than the petitioner)*:**

Print Name of **Property Owner** — Signature of **Property Owner** and Date

LANDMARK
ENGINEERING LLC

COVER LETTER FOR SUBMITTAL TO THE VILLAGE OF WESTMONT OF

DAMJANOVICH SUBDIVISION

A ONE-LOT 75' x 156' SUBDIVISION ON LAND ZONED R-1A: RESIDENTIAL

LOCATED NORTH OF 1351 S. RIDGE ROAD

DUPAGE COUNTY PROPERTY INDEX NUMBER (P.I.N.) 09-22-103-039

Previously submitted and attached herewith are:

Original signed applications, a check for application fees and a copy of the deed; and

A signed and sealed Plat of Survey of the existing subject property.

New submittals are:

An updated Preliminary Plan of the subdivision revised as follows:

The Preliminary Plan is signed and sealed by a Professional Engineer;

Existing storm and sanitary sewer and watermain locations have been added; and

A location map has been added.

A Topographic Survey of the property, including Arborist-noted existing tree locations WAS waived by Scott R. Williams, Senior Planner.

An updated Final Plat of Subdivision revised as follows:

A "Submitted by" box has been added;

"HEREBY GRANTED" has been added to the three easements;

NOTARY PUBLIC CERTIFICATE has been added;

The word CERTIFICATE (or equivalent) has been added to each certificate;

The Flagg Creek certificate has been relabeled and revised as directed; and

The 40' Building Line has been removed.

The owner and subdivider intends to sell this land to a builder. The requirement for subdivision is the first step in the process of that transfer, since a subdivided lot is needed for a building permit. She is seeking both preliminary and final approval at this time.

One requirement for subdivision is improvement of right-of-way (or fee in lieu thereof). We hereby formally request that this requirement be waived, specifically from Village Ordinance Appendix B, Article V, Section 5.05(D)(2), but in general because this is a one-lot subdivision and the applicant would like it to be treated as one single family home for a building permit.

Landmark Engineering LLC 7808 West 103rd Street Palos Hills, Illinois 60465 Phone: 708-599-3737 Fax: 708-599-2291

Permission to not construct a sidewalk along the front of the property is hereby requested, since any new sidewalk would likely be destroyed or significantly damaged during the construction of a home on this property. This position has been previously supported by staff opinion.

The address of this property has been previously noted as 1351 S. Ridge Road, but that address actually belongs to the residence south of and adjacent to this land. The proposed subdivision should have an address between the two neighbors, 1315 and 1351, and it is anticipated to be 1333 S. Ridge Road.

LEC Project No. 2601029

Dated: March 9, 2026

ELLEN K. RAYMOND
ATTORNEY AT LAW
www.EllenRaymondLaw.com
Ellen@EllenRaymondLaw.com
Post Office Box 63
Western Springs, IL 60558
(630)662-0396 (land) (630)662-0397 (fax)

COVER LETTER RE ROW WAIVER
(Supplemental to Landmark cover letter dated March 9, 2026)

April 24, 2026

Village of Westmont
Community Development
31 West Quincy St.
Westmont, IL 60559

Re: Damjanovich Subdivision
A 1-lot subdivision located North of 1351 S. Ridge Rd. Westmont IL
DuPage County PIN 09-22-103-039
Request for waiver of fee in lieu of ROW improvements,
Village Ordinance Appendix B Article V Section 5.05(D)(2)

Dear Village of Westmont:

Petitioner Sonja Damjanovich Smilga's ("Sonja") parents passed away in 2008. Sonja inherited the above referenced vacant lot ("Lot"). She is a senior citizen whose principal source of income is social security and a small pension. She now needs to sell the Lot to pay off exorbitant medical bills for her adult daughter. She is not a developer or builder but was required by Westmont to subdivide the 1-lot parcel prior to sale.

In 2002 the Lot along with another property in the Highview Estates neighborhood was annexed into Westmont. At the time of annexation the Highview Estates owners were promised that the rural estate setting of their properties would not change. Such a promise was set forth in Ordinance 00-148 amending the Village's 1998 Comprehensive Plan ("1998 Plan"). Section 1 of Ord. 00-148 recommended that the character of the Highview Estate area be preserved and "that streetlights, curbs, and gutters not be required."

Unbeknownst to the Highview Estate neighborhood, the Comprehensive Plan of 2013 ("2013 Plan") arbitrarily abrogated the promises that were made. The 2013 Plan did not identify Highview Estates by name, nor was Ord. 00-148 identified. Yet sweeping changes mandating all communities to comply with the ROW requirements were implemented.

Sonja is in a unique position as she holds a vacant lot in Highview Estates. She was never told there was an arbitrary time limit imposed where she could subdivide and sell her Lot without

ROW improvements.

Sonja is requesting a waiver of the $7,500 fee in lieu of ROW improvements as there were no changes to the rural character of the neighborhood and no reason to reverse the good faith promises made at the time of annexation. Sonja is asking Mayor Nero and the Board of Trustees for fairness and to keep the village's promises made at the time of annexation.

Sonja is also requesting the waiver due to financial hardship. As a homeowner and not a funded developer she is unable to pay such an amount due to financial hardship. She is an elderly woman relying on social security and a small pension to meet her needs. Such a waiver would ensure the sale and development of the Lot. Stopping such a sale by levying a fee the homeowner cannot pay does not further the village's goal of increasing the amount of property tax on the Lot.

If such waiver is not granted, Sonja is requesting a reduction from the $7500 fee. The fee, if not waived, should be cut in half due to financial hardship. It also would be fair to cut the fee in half because she would be paying for ROW improvements that are not applicable and will not be installed in this neighborhood.

Sonja also requests that any amount due be payable at the time of the permit application and not at the time of final plat approval.

Thank you for your time and consideration.

Yours very truly,

Ellen K. Raymond

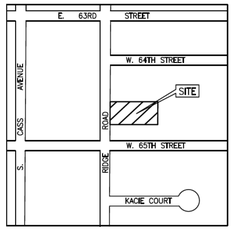
Ellen K. Raymond

PRELIMINARY PLAN
DAMJANOVICH SUBDIVISION

OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-22-103-039

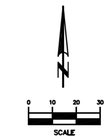
ADDRESS
NORTH OF
1351 S. RIDGE ROAD
WESTMONT, IL



LOCATION MAP

EXISTING LEGAL DESCRIPTION

THE NORTH 75.00 FEET OF LOT 25 IN THE RESUBDIMISION OF LOTS 1 TO 8, BOTH INCLUSIVE, AND LOTS 36 TO 43, BOTH INCLUSIVE, OF HIGHVIEW ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1941, AS DOCUMENT NUMBER 423969, IN DUPAGE COUNTY, ILLINOIS.



LEGEND

TF:XXX.XX	TOP OF FOUNDATION
○	MANHOLE
FH	FIRE HYDRANT
GM #	GAS MARKINGS
Ⓥ	WATER VALVE
⊘	CATCH BASIN
12" CMP	CORRUGATED METAL PIPE
□	INLET
⊕	CLEAN OUT

NOTES

1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE ON THE NORTH AMERICAN DATUM OF 1983 ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATE SYSTEM AS DETERMINED BY GPS MEASUREMENT.
2. ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON LOCAL C.O.R.S. OBSERVATIONS.
3. ADJACENT OWNER NAMES WERE OBTAINED FROM THE DUPAGE COUNTY TREASURER'S WEBSITE. ZR-X DENOTES CURRENT ZONING.
4. THIS PROPERTY LIES WITHIN UNSHADED FLOOD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP PANEL 17043C0185J, HAVING A REVISED DATE OF AUGUST 1, 2019.

OWNER/SUBDIVIDER

SONJA DAMJANOVICH SMILGA
6524 S. RIDGE ROAD
WILLOWBROOK, IL 60527

MARK L. LANDMARK 062-040214 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

ILLINOIS PROFESSIONAL ENGINEER LICENSE NO.: 062-040214
EXPIRATION DATE: NOVEMBER 30, 2027

PLAN PREPARED: 2/10/2026		
DATE	REVISIONS	REV. BY
3/18/2026	VILLAGE ENGINEERING REVIEW	KP

LANDMARK
DESIGN FIRM REGISTRATION NO.: 184.007770-0010
ENGINEERING LLC
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone: (708) 599-3737
Fax: (708) 599-2291

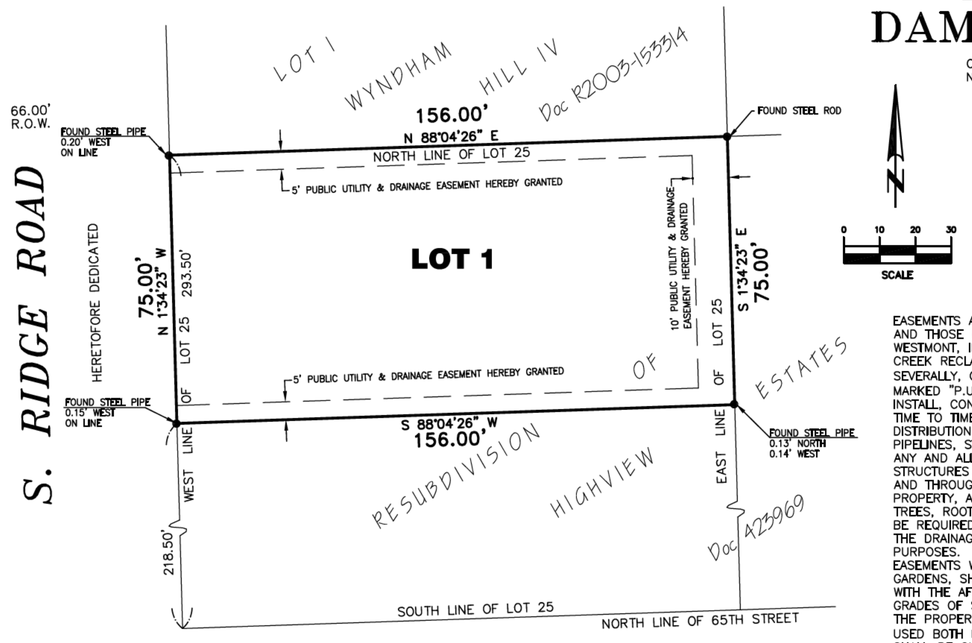
DAMJANOVICH SUBDIVISION
1351 S. RIDGE ROAD, WILLOWBROOK
PRELIMINARY PLAN

DRAWN BY: K.P.
DESIGNED BY: M.L.
CHECKED BY: M.L.

SHEET
1
26-01-029

FINAL PLAT OF SUBDIVISION
DAMJANOVICH SUBDIVISION

OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



PIN: 09-22-103-039

ADDRESS
1333 S. RIDGE ROAD
WESTMONT, IL

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT, ILLINOIS AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF WESTMONT, INCLUDING, BUT NOT LIMITED TO, CO,ED, SBC, NICOR, AND COMCAST, AND FLAGG CREEK RECLAMATION DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITY & DRAINAGE EASEMENT" OR MARKED "P.U.& D.E" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, OPERATE, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING ELECTRICITY, SOUNDS AND SIGNALS, GAS PIPELINES, WATER PIPELINES, STORM AND SANITARY SEWERS, AND STORMWATER DRAINAGE PATHS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY, AS NECESSARY. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, ROOTS, SHRUBS, OR OTHER PLANTS ON SAID INDICATED EASEMENTS AS MAY REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN THAT INTERFERE WITH THE OPERATION OF THE DRAINAGE PATH OR UTILITY, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. NO PERMANENT BUILDINGS OR OBSTRUCTIONS SHALL BE PLACED ON SAID INDICATED EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADES OF SAID EASEMENTS SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHERE SAID INDICATED EASEMENTS ARE USED BOTH FOR DRAINAGE, SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION(S) SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF WESTMONT.

VILLAGE CLERK CERTIFICATE

I, AMANDA SZYMSKI, VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT AS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE 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,

DATED AT WESTMONT, ILLINOIS, THIS_____ DAY OF_____, 20_____.

_____
AMANDA SZYMSKI – VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, JAMES PATTERSON, VILLAGE ENGINEER OF THE VILLAGE OF WESTMONT, 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_____, 20____.

_____
JAMES PATTERSON
VILLAGE ENGINEER

SUBMITTED BY:

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

PREPARED FOR:

SONJA DAMJANOVICH SMILGA

PREPARED BY:

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577-0010
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

SURVEY NO. 26-01-029-SUB-R

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED I THE ATTACHED PLAN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN ELEMENTARY SCHOOL DISTRICT 60, HIGH SCHOOL DISTRICT 86 AND COMMUNITY COLLEGE DISTRICT 502.

DATED AT _____, ILLINOIS, THIS_____DAY OF_____, A.D. 20_____.

_____
SONJA SMILGA
6524 S. RIDGE ROAD
WILLOWBROOK, IL 60527

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) ss

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT SONJA SMILGA , WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HER OWN FREE AND VOLUNTARY ACT AND AS THE 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

MY COMMISSION EXPIRES _____

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

THIS INSTRUMENT No._____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS,

ON THE_____ DAY OF _____, A.D. 20_____ AT _____O'CLOCK ____.M.

_____
COUNTY RECORDER

CERTIFICATE OF PLANNING & ZONING COMMISSION

I, DOUGLAS CARMICHAEL, CHAIRMAN OF THE VILLAGE OF WESTMONT PLANNING & ZONING COMMISSION, CERTIFY THAT ON THE _____ DAY OF_____, 20_____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

SIGNED: _____ ATTEST: _____
DOUGLAS CARMICHAEL, CHAIRMAN — JILL PETERSON, SECRETARY

SANITARY DISTRICT CERTIFICATE

I, _____, EXECUTIVE DIRECTOR OF THE FLAGG CREEK WATER RECLAMATION DISTRICT, DO HEREBY CERTIFY THAT THIS PLAT AND THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEREOF MEET THE REQUIREMENTS OF THE FLAGG CREEK WATER RECLAMATION DISTRICT.

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

BY: _____
EXECUTIVE DIRECTOR

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, JEAN KACZMAREK, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT WHEATON, ILLINOIS,

THIS _____ DAY OF _____, A.D. 20_____.

_____
COUNTY CLERK

CERTIFICATE TO SPECIAL ASSESSMENTS

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 WESTMONT, DUPAGE COUNTY, ILLINOIS, THIS_____ DAY OF_____, 20____.

_____
VILLAGE TREASURER

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) ss

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 75.00 FEET OF LOT 25 IN THE RESUBDIVISION OF LOTS 1 TO 8, BOTH INCLUSIVE, AND LOTS 36 TO 43, BOTH INCLUSIVE, OF HIGHVIEW ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1941, AS DOCUMENT NUMBER 423969, IN DUPAGE COUNTY, ILLINOIS.

AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, WHICH CONTAINS 11,700 SQUARE FEET (MORE OR LESS) THEREIN. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF AND THE BEARINGS SHOWN ARE BASED ON TRUE NORTH DETERMINED BY GPS MEASUREMENT. I FURTHER CERTIFY THAT THIS PROPERTY INCLUDED LIES WITHIN UNSHADED FLOOD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP PANEL 17043C0188J, HAVING A REVISED DATE OF AUGUST 1, 2019. ALL LOT CORNERS ARE MONUMENTED AS SHOWN AND I HEREBY DESIGNATE THE VILLAGE OF WESTMONT AND/OR ITS ASSIGNS TO RECORD THIS PLAT OF SUBDIVISION.

DATED AT PALOS HILLS, ILLINOIS, THIS 18th DAY OF MARCH, A.D. 2026.

_____
MARK H. LANDSTROM
I.P.L.S. No. 2625
LICENSE RENEWAL DATE: 11/30/2026

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
MAR.25,2014 RHSP 10:30 AM
DEED 09-22-103-021
003 PAGES R2014-024147

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 28th day of February, 2014 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, **as Successor 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 7th day of January, 2005, and known as Trust Number HTH2392 party of the first part, and

SONJA SMILGA

party of the second part

whose address is : [redacted]

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF

Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Tax Act.
3/2014 N Coolellos
Date Buyer, Seller or Representative

Property Address: 1351 S. RIDGE ROAD, WILLOWBROOK, IL 60527
Permanent Tax Number: 09-22-103-021

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.

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.

UNOFFICIAL COPY

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 Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

CHICAGO TITLE LAND TRUST COMPANY CORPORATE SEAL CHICAGO, ILLINOIS

By: _____
// Karen M. Finn
Asst. V.P. & Trust Officer

State of Illinois
County of Cook **SS.**

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 28th day of February 2014.

"OFFICIAL SEAL"
LAUREL D. THORPE
Notary Public, State of Illinois
My Commission Expires 07/01/2017

_____
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME N. Costello

ADDRESS 7420 S. County Line Rd

CITY, STATE Burr Ridge IL 60527

SEND TAX BILLS TO: Smilga [redacted]

UNOFFICIAL COPY

LEGAL DESCRIPTION

1351 S. Ridge Road, Willowbrook, IL 60527
PIN # 09-22-103-021

THE NORTH 75.00 FEET OF LOT 25 IN THE RESUBDIVISION OF LOTS 1 TO 8, BOTH INCLUSIVE, AND LOTS 36 TO 43, BOTH INCLUSIVE, OF HIGHVIEW ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1941, AS DOCUMENT NUMBER 423969, IN DUPAGE COUNTY, ILLINOIS.

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

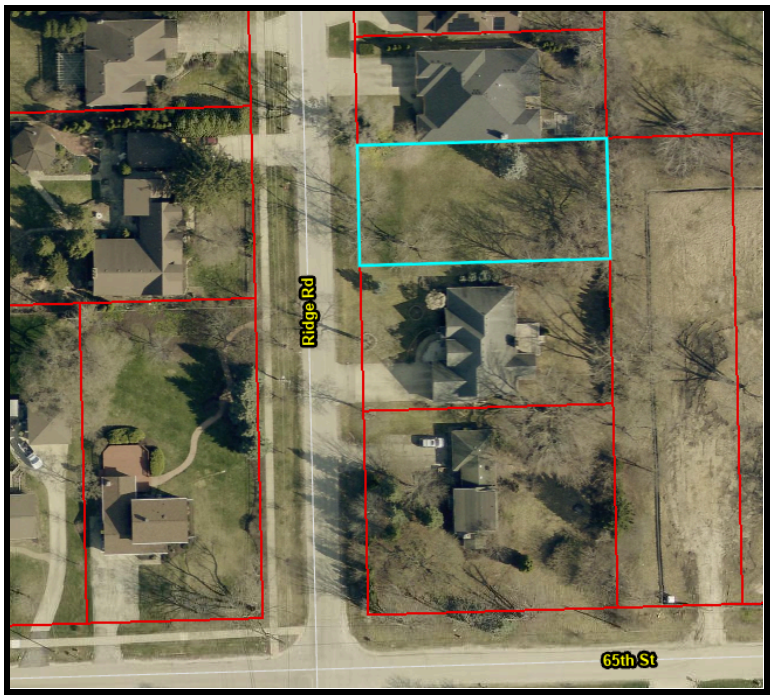
MEETING DATE: May 13, 2026 **PZC 006-2026**

TITLE: A request from Sonja Smilga for the property at 1351 South Ridge Road, Willowbrook, Illinois, 60527, for the following:

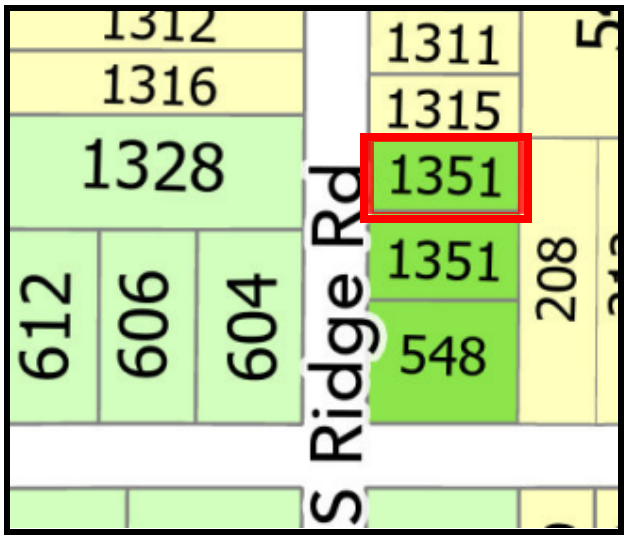
1. Preliminary Plan of Subdivision to create one (1) lot in the R-1(A) Single-Unit Residential District.

I. BACKGROUND OF ITEM

A. Location: 1351 South Ridge Road is located in the southwest corner of the Village, between 64th and 65th Streets. The subject parcel measures 75 feet by 156 feet, for an area of 11,700 square feet. The vacant parcel is surrounded by detached houses on all sides, many of which have been subdivided and rezoned since annexing into the Village within the last 30 years. Though this property has a Willowbrook zipcode, it is fully under the jurisdiction of the Village of Westmont, having been annexed under Ordinance 02-113 in 2002.



Aerial Map - 1315 South Ridge Road (source: DuPage County Parcel Viewer)



Zoning Map - 1351 South Ridge Road

B. Zoning Designations:

SUBJECT PROPERTY	R-1(A) Single-Unit Residential
NORTH & EAST	R-3 Single-Unit Residential
WEST	R-1 Single-Unit Residential
SOUTH	R-1(A) Single-Unit Residential

C. Neighborhood Characteristics

The parcel is located in the Resubdivision of Lots 1-8 & 36-43 of Highview Estates subdivision, which was recorded in 1941. At the time of subdivision, all lots were at least 1.17 acres in size. Over the last 85 years, these lots have been subdivided into two to four lots while under the jurisdiction of DuPage County or when annexing into the Village of Westmont. More often than not, lots were subdivided and rezoned to the R-1(A) or R-3 districts at the time of annexation, although larger lots to the southwest of the subject property remained in the R-1 district.



Street View - 1351 South Ridge Road

II. PETITIONER REQUEST:

The petitioner has requested a preliminary plan of subdivision to create one (1) lot in the R-1(A) Single-Unit Residential District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is R-1(A) Single-Unit Residential District, which is intended to provide larger "estate" lots than more traditional residential lots that occupy most of the Village. The Comprehensive Plan designates the future land use in this area as Single Family Detached Residential, which should "*... consist of one detached single household per lot, organized into neighborhoods or subdivisions. The design and construction of new homes should take into consideration the established character of surrounding single-family areas."*

B. Previous Approvals

In 2006, the Damjanoviches (owners at the time and the petitioner's parents) requested approval to subdivide 1351 South Ridge from one lot into two lots. At the time, only the preliminary plan was approved by the Village Board (Ord. 06-123). The Damjanoviches originally requested a final plat of subdivision in conjunction with the preliminary plan, but opted to delay final plat approval due to the required engineering improvements. Since then, final plat approval has not been obtained. Per Appendix B, Section 2.04(a), the applicant has one year after preliminary plan approval to obtain final plat approval by the Village Board, which in this case never occurred. However, it appears that the preliminary plan from 2006 was recorded with the DuPage County Recorder's Office, creating two separate PIN numbers for one lot. To rectify this issue and create a second lot, the petitioner must request preliminary plan approval and final plat approval to record the subdivision with the County.

C. Entitlement Request

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

- **Preliminary Plan of Subdivision to create one (1) lot in the R-1(A) Single-Unit Residential District.**

Appendix B requires preliminary plan approval prior to final plat approval by the Village Board. The proposed preliminary plan provided by Landmark Engineering, LLC substantially complies with the requirements of Appendix B, other than a fee-in-lieu of installation of right-of-way improvements which the petitioner has indicated that they will request a waiver from. This waiver request is not within the purview of the Planning and Zoning Commission, and will be forwarded to the Village Board for consideration.

Additionally, the proposed subdivision meets all of the minimum requirements of the zoning ordinance including lot width at 75 feet, a depth of 156 feet and an area of 11,700 square feet for the R-1(A) Zoning District. The petitioner anticipates selling the vacant property to a prospective home builder to develop a single-unit detached house, which is a permitted use in the R-1(A) Zoning District.

Lot and Building Regulations R-1(A)

	Lot Width (Feet)	Lot Depth (Feet)	Lot Area (Square Feet)
Minimum Requirements	75 ft	125 ft	11,250 sqft
Proposed	75 ft	156 ft	11,700 sqft

IV. SUMMARY

The applicant is seeking a preliminary plan of subdivision to establish one (1) new lot within the R-1(A) Single-Unit Residential District. Except for a waiver concerning right-of-way improvements, the proposal substantially complies with the requirements of the Land Development and Zoning Ordinance regulations. Furthermore, the application includes a formal request for a waiver concerning right-of-way improvements and the associated fee-in-lieu; this specific waiver request will be presented to the Village Board for consideration alongside the subdivision request.

V. LEGAL

A. Notification: No notification is required for this request.
B. Code References: Appendix B
C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be on May 28, 2026.

VI. DOCUMENTS ATTACHED:

1. Petitioner Attachments received February 18, 2026 (Edited for PZC):
    a. Planning & Zoning Development Application
    b. Project Narrative and Cover Letter
    c. Proposed Preliminary Plan Prepared by Landmark Engineering, LLC dated March 18, 2026
    d. Proposed Final Plat Prepared by Landmark Engineering, LLC undated
    e. Deed
    f. Legal Description

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

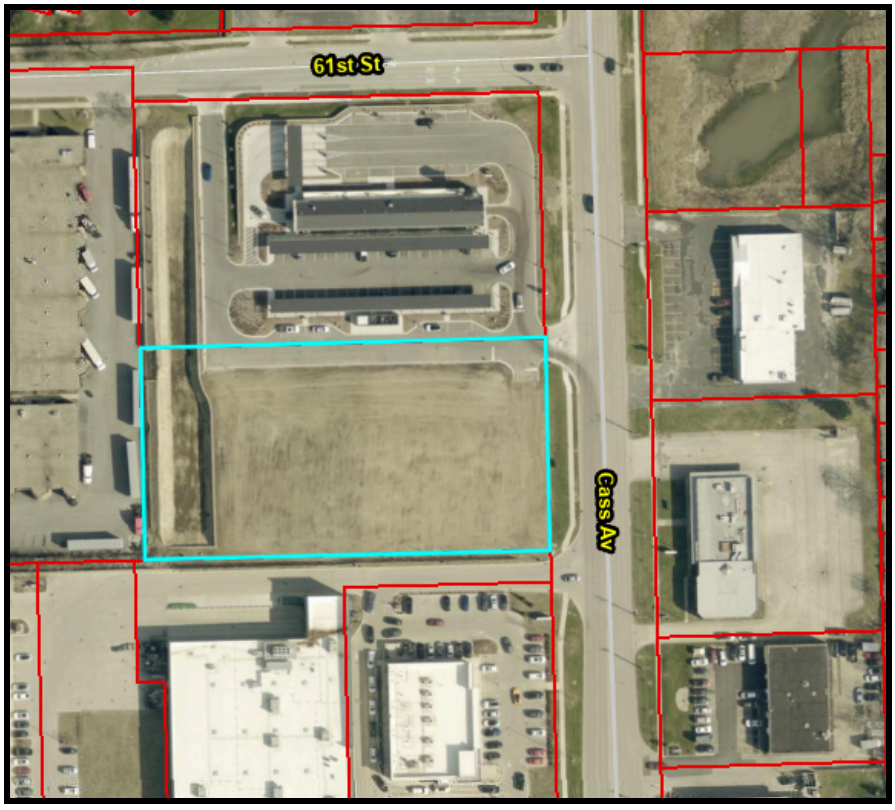
MEETING DATE: May 13, 2026 **PZC 010-2026**

TITLE: A request from 814 CRE, LLC (Petitioner), and Encore CW, LLC (Owner), for the property at 6120 South Cass Avenue, Westmont, Illinois, 60559, for the following:

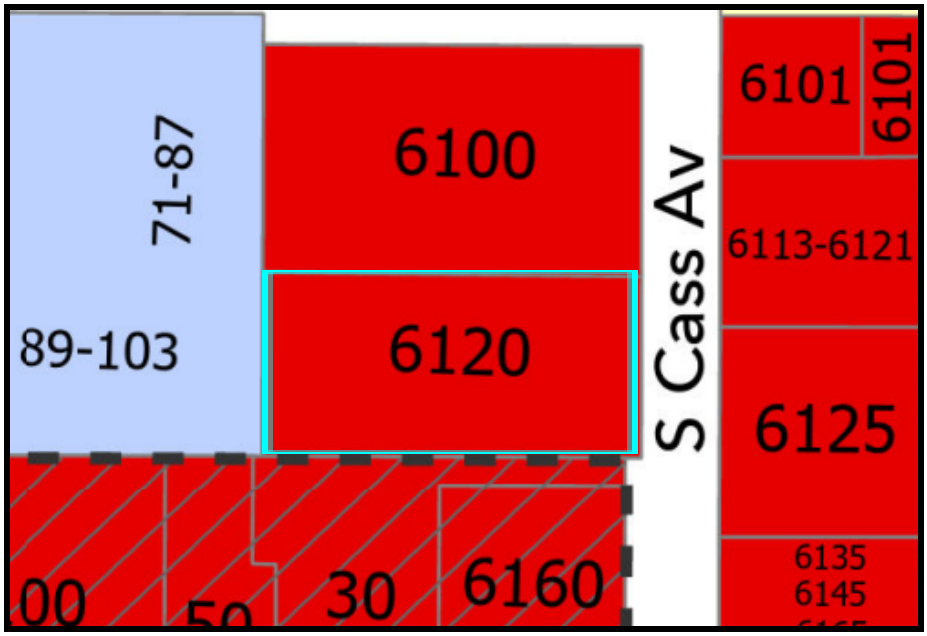
1. Major Site Plan Approval for a Day Care Center in the C-1 Commercial District.

I. BACKGROUND OF ITEM

A. Location: 6120 South Cass Avenue is located southwest of the intersection of Cass Avenue and 61st Street. The subject property is about 201 feet wide by 437 feet deep, or 1.79 acres in area. The site was formerly improved with a multi-tenant commercial building, but was torn down and subdivided in 2023 when Encore Car Wash redeveloped the property. Encore developed the northern lot with a car wash, and left the southern lot vacant for future commercial development.



Aerial Map - 6120 South Cass Avenue (source: DuPage County Parcel Viewer)



Zoning Map - 6120 South Cass Avenue

B. Zoning Designations:

SUBJECT PROPERTY	C-1 Commercial
NORTH & EAST	C-1 Commercial
WEST	O/R Office/Research
SOUTH	C-1 Commercial/Planned Development

C. Neighborhood Characteristics

The lot is located in the Encore Car Wash Subdivision, which was recorded in 2023. The subject property is within the South Westmont Business District, just north of Market Centre. The South Westmont Business District is home to a wide range of commercial businesses, including grocery stores, quick service restaurants, and auto-oriented businesses, among many others.



Street View - 6120 South Cass Avenue (view from Cass Avenue)



Street View - 6120 South Cass Avenue (view from 6100 South Cass Avenue)

II. PETITIONER REQUEST:

The petitioner has requested approval of a major site plan for the construction of a day care center in the C-1 Commercial District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is C-1 Commercial, which is intended to encourage retail and sales tax generating uses. The Comprehensive Plan designates the future land use in this area as Corridor Commercial, which should "*...provide for businesses to both serve the daily needs of Westmont residents as well as a destination for the larger market."* The subject property is located within the 63rd & Cass subarea's Commercial Redevelopment Area. In this part of the subarea, it is recommended that building architecture be high quality to create a unique subarea within the context of Westmont and surrounding communities.

Additionally, the property is within a Gateway & Corridor encompassing portion of South Cass Avenue and 63rd Street. The Commercial Design Guidelines state that "*Commercial development along the Village's primary corridors contribute significantly to the overall image and character of the Village, and impacts the way residents and visitors perceive the community."* Commercial development should abide by these guidelines.

B. Entitlement Request

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

- **Major Site Plan Approval for a Day Care Center in the C-1 Commercial District.**

Site Plan approval is mandated by Chapter 95, Section 14.05 when certain thresholds are met. This specific application requires a major site plan review because the total gross floor area of the building and outdoor area exceeds 10,000 square feet. Site plans involve the adoption of the site plan, landscaping plan, and building elevations by the Village Board.

Final action to approve or deny a major site must be based on whether the new or modified improvements shown on the site plan, as proposed, comply with the regulations of the zoning ordinance and all other applicable village ordinances and regulations. In reviewing and acting on major site plans, review and decision-making bodies may also consider and be guided in the reasonable exercise of their discretion by the following standards and criteria (Ch. 95, Sec. 14.05(G)(1)):

> *(a) Whether the proposed plans will protect the public health, safety, and welfare;*
> *(b) Whether the proposed plans will avoid substantial injury to the value of other property in the area;*
> *(c) Whether the proposed plans will provide for protection of community appearance and the function of the natural environment, including floodplains, soil and geologic characteristics, and preservation of vegetation;*
> *(d) Whether the proposed plans comply with all applicable village and county stormwater regulations; and*
> *(e) Whether the proposed plans comply with adopted building and site design guidelines*

The petitioner is proposing a new daycare center that includes a new principal building, outdoor play area, accessory parking facilities, and landscaping. Since daycare centers are a permitted use in the C-1 Commercial District, the review and decision-making bodies should focus on the criteria listed above when formulating a recommendation instead of the use itself.

The petitioner has provided exhibits that include architectural site plans including building elevations, engineering plans, and a landscape plan. At staff's recommendation, the petitioner has provided two sets of plans. The first is the petitioner's preferred clockwise parking lot flow, and the other is staff's preferred counterclockwise flow.

Principal and Accessory Uses:
While the proposed daycare center is a permitted use in the C-1 District, the petitioner has submitted a narrative detailing daily operations, including anticipated hours, staffing, and patron volume and is summarized below.

Operating Monday through Friday from 6:00am to 6:30pm, the tenant, an early education provider active in both the UK and the US, serves children from 6 weeks to 6 years of age, with a curriculum focused on holistic development.

Maximum facility capacity is currently estimated at 173 students and 28 teachers, though final enrollment will depend on local demand. To facilitate drop-offs and pick-ups, all parents and guardians must park and personally escort children into the building. Peak traffic is expected during the morning (6:00am to 9:00am) and evening (3:00pm to 6:30pm).

Building and Site:
The proposed principal building has a single floor at 13,661 square feet and reaches a peak height of 20’ 9”. This facility connects to an outdoor play area measuring approximately 8,931 square feet, which is enclosed by a 5-foot-high cedar picket fence. All applicable bulk standards, including setbacks and height requirements have been met. Building materials consist of a mix of masonry brick veneer, fiber cement siding, and expansive glass windows on the north and west facades facing the primary drive aisle and Cass Avenue. Lap fiber cement siding is primarily used for the southern and eastern elevations, which are less visible to the public. Furthermore, the submitted site

plan indicates that the dumpster will be effectively screened by a gate and brick veneer walls, situated at the parking lot's northwest corner which complies with the Village's design standards.

In addition to the architectural plans, the petitioner submitted a photometric plan demonstrating compliance with Village lighting standards. The design utilizes downcasted lighting to ensure minimal light trespass onto adjacent properties.

Parking:
The petitioner submitted two distinct site plans that primarily differ in their impact on onsite traffic flow and total parking capacity.

> **Petitioner's Preferred Plan (Clockwise Flow):** This layout directs traffic to enter at the northeast entrance and circle the building in a clockwise direction. This configuration provides a total of 39 parking spaces, including ADA-compliant stalls.
>
> **Staff's Preferred Plan (Counterclockwise Flow):** This alternative involves vehicles entering through the northwest entrance, circling counterclockwise, and exiting at the northeast corner. While this improves flow, it necessitates a reduction in onsite parking by two stalls, resulting in 37 total spaces.

Minimum off-street parking requirements are calculated at a rate of 0.5 spaces per employee. Based on the projected staff of 28, a minimum of 14 spaces is required. Regardless of the traffic flow, both site plan options exceed the minimum regulatory standards.

Staff favors the counterclockwise pattern as it minimizes potential traffic conflicts at the Cass Avenue "right-in only" entrance. Under the clockwise proposal, vehicles entering from Cass Avenue could try to make an immediate left turn, creating a risk of congestion that could spill back onto the public right-of-way. While the counterclockwise flow may still present internal conflicts at the northeast entrance, it effectively moves any potential queuing away from Cass Avenue and into the site.

Regarding emergency access, neither plan currently satisfies the Fire Department's minimum turning radius requirements due to constraints in the southern drive aisle. If approved, staff recommends a condition allowing for minor modifications to the drive aisle or outdoor play area to ensure compliance with fire safety standards.

Finally, a traffic impact statement from Veenstra and Kimm, Inc. was received; however, it was submitted too late for a comprehensive staff review. This document is attached to the report with an explanatory note.

Landscaping:
The proposed landscape plan provides substantial screening and aesthetic appeal to visible rights-of-way and complies the minimum landscape requirements. The current placement of the ground sign, however, fails to meet the minimum requirement of a five-foot landscaped area around its base. Should the site plan be approved, Staff will mandate that this be corrected during the permitting phase and recommends including this as a formal condition of approval.

Recommendation and Conditions:
If the Planning & Zoning Commission desires to recommend approval, staff recommends amending

the motion to include the following conditions:

- That the ground sign shall comply with all regulations, including minimum landscaping requirements, at the time of building permit issuance.
- That curbing on the south side of the property must be updated to accommodate the fire truck turning radius, as required by the Fire Department, at the time of building permit issuance and that staff is granted the authority to make minor adjustments to the major site plan to accommodate said radius.
- That the site plan be revised to utilize the counterclockwise traffic flow pattern..

Should the Planning & Zoning Commission agree with the recommended conditions, the motion should be amended to recommend approval of the major site plan 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 is requesting Major Site Plan approval to operate a daycare center that includes a new principal building, outdoor play area, and parking facilities in the C-1 Commercial District. The request largely complies with both the requirements of the Zoning Ordinance and the recommendations from the Comprehensive Plan and Commercial Design Guidelines, if the recommended conditions are accepted.

V. LEGAL

A. Notification: No notification is required for this request.
B. Code References: Chapter 95, 14.05
C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be on May 28, 2026.

VI. DOCUMENTS ATTACHED:

1. Petitioner Attachments received March 11, 2026 (Edited for PZC):
   a. Planning & Zoning Development Application
   b. Project Narrative
   c. Signed Sale Agreement
   d. Proposed Major Site Plan, including an alternative traffic flow option
   e. Photometric Plan
   f. Firetruck Turning Radius Exhibits, including an alternative traffic flow option
   g. Traffic Impact Memorandum

PZC Case Number (office use only):	PZC 010-2026

Petitioner

Petitioner Name:	814 Services LLC	**Property Owner Name:**	Encore CW LLC (Under contract by applicant)
Petitioner Address:	1695 Twelve Mile Rd. Suite 100	**Owner Address:**	6120 S Cass Ave.
City, State and Zip	Berkley, MI 48072	**City, State and Zip:**	Westmont, IL 60559
Phone:	708-528-8437	**Phone:**	
Email:	Meaghan@814cre.com	**Email:**	

Subject Property

Property Address (Subject Property):				6120 S Cass Ave. Westmont, IL			
Property Identification Number(s) PIN(s):				~~0916406036~~ 09-16-406-036			
Lot Width	200'	**Lot Depth**	~~375~~' 386'	**Lot Area:**	77,972	**Lot Acreage:**	1.79
Current Zoning:		C-1		**Current Use:** Vacant			
Description of Request/Project Title:				13,500 sq ft childcare facility with 9,400 sq playground and 30 parking spaces			
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.***				LOT 1 IN THE FINAL PLAT OF ENCORE CAR WASH SUBDIVISION, BEING A RESUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE SOUTH 855 FEET AND ALSO EXCEPTING THE WEST 885.60 FEET THEREOF), ACCORDING TO THE PLAT RECORDED APRIL 27, 2023, AS DOCUMENT NO. R2023-025542, IN DUPAGE COUNTY, ILLINOIS.			

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

Name:	Eric W. Lee
Title:	Regional Manager/Project Engineer
Company:	Veenstra & Kimm INC
Address:	552 W Boughton Rd.
City, State and Zip	Bolingbrook, IL 60440
Phone:	563-723-2040
Email:	ELee@kleinfelder.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:

Meaghan O'Connor — Print Name of **Petitioner**

Meaghan O'Connor — Signature of **Petitioner** and Date

On behalf of 814 CRE LLC

OWNER SIGNATURE
***(if different than the petitioner)*:**

ENCORE CW, LLC.
CHRIS KANE — Print Name of **Property Owner**

02.03.26 — Signature of **Property Owner** and Date

Member

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.

An approximately 13,500 sq ft childcare facility with 9,400 sq playground and 30 parking spaces. The facility's estimated total capacity would be about 173 students and approximately 28 total staff.

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.

N. Family Narrative

814 Services LLC is under contract to purchase a +/-1.79 acre vacant parcel located at 6120 S Cass Avenue (Property Identification Number 916406036) and is submitting for a Major Site Plan review. This application is for a proposed approx.13,000 SF childcare facility including 8,998 SF of playground and 38 parking stalls. In advance of this application a Pre-Application meeting was held on October 29th, 2025 with Scott Williams. The subject property is zoned C-1 with day care centers listed as a permitted as-of-right use.

The tenant is a provider of early education in the UK and now the US. The company offers its services for children ages 6 weeks to 6 years old. The curriculum emphasizes child development through holistic approaches focusing on

Tenant Curriculum

The provider offers full early education and care for children ageing from 6 weeks to 6 years. They employ the company's proprietary curriculum, which combines traditional, teacher-guided learning with more child-initiated play. The curriculum also incorporates current research on child development and emphasizes building character in students. Their learning philosophy consists of four major components—theme-based learning, which uses topics of interest to children to place concepts in context; an academic curriculum which focuses on school readiness in math, language, and literacy; enrichment programs, which include music, arts, gardening, and foreign language, among other activities; and character development. The N Family approach supports each students development by preparing them for the modern world and focusing on holistic health, self-expression, global responsibility, and encouraging inventive ideas.

The Company also places an emphasis on parent communication to foster the connection between home and school, which creates continuity in the children's educational experience. Schools provide orientation sessions for parents of new students, a variety of parenting and educational resources online, and regular communication with parents through newsletters, conferences, and school events.

General Tenant Operations

The tenant would operate Monday through Friday from 6:00am to 6:30pm. The approximate 13,480 SF building, with a play area approximately 3,420 SF. Each classroom is designed to accommodate infants, toddlers, and pre-school children, with the appropriate required number of staff for each classroom, per Illinois state day care licensing code. The total number of students in the building will depend upon the local interest & enrollment numbers for this facility, however the current assessment is that maximum capacity would allow for 173 students and 28 teachers.

Peak on-site traffic flow will occur during primary drop off/pick up times in the mornings and evenings -between 6:00am and 9:00am, and between 3:00pm and 6:30pm, respectively. All parents/guardians are required to park their vehicle and escort the child into the facility for “drop-off” and “pick-up”.

Deliveries are conducted with small cargo cars and single rear axle trucks. No Loading zone is required.

Playground areas are age-specific and playground equipment is disinfected before and after each use.

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT OF PURCHASE AND SALE (this "Agreement") is made this 19th day of November, 2025 (the "Effective Date"), by and between **ENCORE CW, LLC,** a Delaware limited liability company ("Seller"), and **814 ACQUISITIONS LLC**, a Michigan limited liability company ("Purchaser").

RECITALS:

A. Seller is the owner of approximately 1.79 acres of real property located at 6210 S. Cass Avenue, Westmont, Illinois 60559, and as legally described on Exhibit A attached hereto and incorporated herein by reference, which property, together with all of Seller's right, title and interest in all easements, hereditaments, air, mineral and subsurface rights, building fixtures, appurtenances and licenses now or hereafter belonging to such property, is referred to below as the "Property."

B. Seller has agreed to sell, and Purchaser has agreed to purchase, the Property subject to and upon the terms and conditions of this Agreement.

NOW, THEREFORE, for the mutual covenants and benefits and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Seller and Purchaser agree as follows:

1. **Basic Provisions**. The following words and phrases, set forth in alphabetical order, are hereby defined for use in subsequent provisions of this Agreement.

(a) **Closing**: The consummation of the transaction contemplated hereby shall be held through an escrow arrangement with the Title Company and shall occur, if at all, within thirty (30) days after the conclusion of the Inspection Period, as the same may be extended (the "Closing Date"), provided that the Conditions have been satisfied (or expressly waived in writing) by Purchaser. Purchaser shall have the right to accelerate the date set for Closing to a date no earlier than seven (7) days after written notice thereof to Seller.

(b) **Commitment**: A commitment for a 2021 ALTA extended coverage owner's policy of title insurance without standard exceptions issued by the Title Company, as agent for a nationally recognized title insurer, in the amount of the Purchase Price bearing a date no earlier than the Effective Date.

(c) **Conditions**: The conditions precedent to Purchaser's obligation to purchase the Property, which Conditions are as follows:

(i) **Title Condition**: On the Closing Date, title to the Property shall be in the condition required herein pursuant to Section 5 below, and the Title Company shall have unconditionally agreed to issue the Title Policy. Any endorsements, except extended coverage and those specifically required to be issued in order to issue an owner's policy of title insurance to Purchaser in the condition required in Section 5 below, shall be paid for by Purchaser.

(ii) **Intentionally omitted.**

(iii) **Representations, Warranties and Performance Condition**: All of Seller's representations and warranties contained herein shall be true and accurate in all material respects as of the Closing Date, and Seller shall have performed and complied in all material respects with each obligation and covenant of Seller set forth herein.

[*Signature Page to Agreement of Purchase and Sale*]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

PURCHASER:

814 ACQUISITIONS LLC, a Michigan limited liability company

By: _____
Reed Fenton, Manager

SELLER:

ENCORE CW, LLC,
a Delaware limited liability company

By: _____

Name: CHRIS KANE

Its: MANAGING MEMBER

PLOTTED: Wednesday, April 15, 2026 2:13:46 PM

814 SERVICES - CHILD CARE FACILITY
6102 S CASS AVENUE
WESTMONT, IL

SPECIFICATIONS

SPECIFICATIONS SHALL BE THOSE OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, EIGHTH EDITION" (SSWSMC), ADOPTED, 2020 AND THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED JANUARY 1, 2022.

BENCHMARKS

CROSS CUT ON CONCRETE CURB IN THE PARKING LOT WEST OF THE RIGHT IN/RIGHT OUT ENTRANCE
N: 1861412.259
E: 1081967.615
ELEVATION = 748.32 (NAVD'88)

UPPER FLANGE SOUTH WEST BOLT
N: 1861599.01
E: 1081641.55
ELEVATION = 738.47 (NAVD'88)

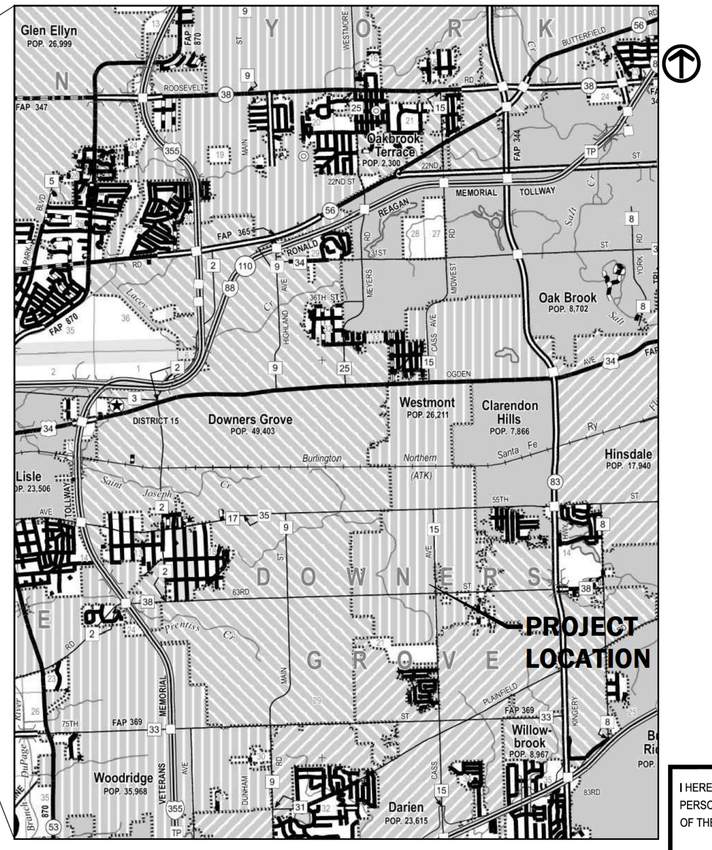
DEVELOPER: EIG14T COMMERCIAL DEVELOPMENT
213 W. INSTITUTE PL.
SUITE 302
CHICAGO, IL 60610
708-528-8437

ENGINEER: VEENSTRA & KIMM, INC.
552 W. BOUGHTON ROAD
BOLINGBROOK, IL 60440
319-466-1000

LEGEND

- PROPERTY LIMITS
- UTILITY MANHOLE
- STORM SEWER MANHOLE
- INLET
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- LIGHT FIXTURE
- POLE LIGHT
- ELECTRIC JUNCTION BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- FLOOD LIGHT
- TRAFFIC SIGNAL
- TELEPHONE JUNCTION BOX
- GAS VALVE
- GAS METER
- BOLLARD
- SIGN
- DECIDUOUS TREE
- BUSH
- FENCE





VICINITY MAP
NOT TO SCALE

SHEET INDEX

NO.	SHEET TITLE
G-1	INDEX AND TITLE SHEET
C-1 & C-2	GENERAL NOTES AND SPECIFICATIONS
C-3	EXISTING SITE PLAN
C-4	GEOMETRIC SITE PLAN
C-5	UTILITY PLAN
C-6	GRADING PLAN
C-7 THRU C-10	STORM WATER POLLUTION PREVENTION PLAN
C-11	DOWNERS GORVE SANITARY DISTRICT DETAILS
C-12 & C-13	VILLAGE OF WESTMONT STANDARD DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS

GENERAL NOTES

THE CONTRACTOR SHALL CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 630-981-6250 WITH A MINIMUM OF 24-HOURS NOTICE TO REQUEST THE FOLLOWING REQUIRED ENGINEERING INSPECTIONS:

- PRECONSTRUCTION AND SWPPP INSPECTION
- SPOT SURVEY REVIEW
- UNDERGROUND (STORM SEWER CONNECTION) INSPECTION
- UNDERGROUND (STORM SEWER) INSPECTION
- FLATWORK (PREPOUR) INSPECTIONS FOR CURBS
- FLATWORK (PREPOUR) INSPECTIONS FOR SIDEWALKS
- FLATWORK (BASE COURSE) INSPECTIONS FOR ASPHALT PAVEMENT
- ROUGH GRADING INSPECTION
- FINAL ENGINEERING INSPECTION

811

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNATURE DATE

NAME: ERIC W. LEE, P.E.

LICENSE NUMBER: 062.071398

MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2027

PAGES OR SHEETS COVERED BY THIS SEAL:
ALL

LICENSED PROFESSIONAL ENGINEER
Eric W. Lee
No. 062-071398
ILLINOIS

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	04/15/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S CASS AVE, WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

INDEX AND TITLE SHEET

SHEET NO. G-1

PROJECT 7971

X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
FILE PATH: ip01.kleinfelder.com\blkshare\0700\0797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSICADD_ProdDrawings\7971 C-1 - C-6 Civil Drawings.dwg

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

VEENSTRA & KIMM INC.
GENERAL NOTES AND SPECIFICATIONS
(IN THE EVENT OF A CONFLICT BETWEEN VEENSTRA & KIMM, INC. AND THE VILLAGE OF WESTMONT GENERAL NOTES AND SPECIFICATIONS, THE VILLAGE'S SPECIFICATIONS SHALL APPLY)

PART 1 - GENERAL NOTES

1.1 DEFINITION OF TERMS

A. THE CONTRACTOR IS THE INDIVIDUAL, FIRM, AND PARTNERSHIP, OR CORPORATION CONTRACTING WITH THE OWNER FOR PERFORMANCE OF THE PRESCRIBED WORK.

B. THE OWNER IS THE INDIVIDUAL, FIRM, PARTNERSHIP, OR CORPORATION HAVING THE AUTHORITY TO AWARD THE CONTRACT FOR THE PRESCRIBED WORK.

C. THE ENGINEER WHERE SPECIFICALLY REFERRED TO IN THE SPECIAL PROVISIONS SHALL BE THE OWNER'S REPRESENTATIVE.

1.2 QUALITY ASSURANCE

A. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THE FOLLOWING, WHICH SHALL ALSO BE INCIDENTAL TO THE COST OF THE CONSTRUCTION:

1. EXAMINATION OF THE ENGINEERING PLANS AND SPECIFICATIONS AND THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID AND NOTIFYING THE ENGINEER AT ONCE OF ANY DISCREPANCIES.
2. THE OBTAINING OF ANY NECESSARY PERMITS NOT PREVIOUSLY APPLIED FOR BY THE OWNERS, AND POSTING OF THE NECESSARY BONDS.
3. THE NOTIFICATION OF THE START OF CONSTRUCTION TO ALL JURISDICTIONAL AGENCIES, UTILITY COMPANIES, AND THE ENGINEER, AT LEAST TWO (2) WORKING DAYS PRIOR TO SAID START. ALL EXISTING UTILITIES MUST BE STAKED PRIOR TO CONSTRUCTION AND BE PROTECTED DURING CONSTRUCTION.
4. CALLING ATTENTION TO THE OWNER OF ANY ERRORS OR DISCREPANCIES WHICH MAY BE SUSPECTED IN LINES AND GRADES WHICH ARE ESTABLISHED BY THE OWNER. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL THE LINES AND GRADES WHICH ARE BELIEVED TO BE IN ERROR HAVE BEEN VERIFIED OR CORRECTED BY THE OWNER. ADDITIONAL STAKING THAT MAY BE REQUIRED DUE TO CONTRACTOR NEGLIGENCE SHALL BE PAID FOR BY THE CONTRACTOR.
5. THE PROVIDING OF SAFE AND HEALTHFUL WORKING CONDITIONS THROUGHOUT THE PROSECUTION OF THE CONSTRUCTION WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: THE REMOVAL OF DEBRIS, THE PROTECTING OF CONSTRUCTION HAZARDS WITH BARRICADES AND THE KEEPING OF PUBLIC STREET PAVEMENTS CLEAN OF CONSTRUCTION DIRT AND DEBRIS.
6. THE RESTORATION TO THE ORIGINAL CONDITION OR BETTER OF ANY OFFSITE AREAS THAT ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION.
7. THE TESTING OF MATERIALS, IF REQUIRED BY THE OWNER AND/OR THE JURISDICTIONAL AGENCIES.
8. THE GUARANTEE OF ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF TWO (2) YEARS UPON FINAL ACCEPTANCE BY THE OWNER AND THE JURISDICTIONAL AGENCIES.
9. THE TRAFFIC CONTROL AND PROTECTION OF ALL WORK CONDUCTED WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, SECTION 107, AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND "ILLINOIS SUPPLEMENT TO THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."
10. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OSHA. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SAFE AND HEALTHFUL WORKING CONDITION THROUGHOUT THE CONSTRUCTION OF THE VARIOUS IMPROVEMENTS.
11. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING JULIE 1-800-892-0123 AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. ALL UTILITIES MUST BE STAKED/LOCATED BEFORE CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE VILLAGE'S PUBLIC WORKS DEPARTMENT. A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION ACTIVITIES. A 24-HOUR NOTICE MUST BE PROVIDED FOR INSPECTIONS AND TESTS.
13. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL SECTION/SUBSECTION MONUMENTS OR PROPERTY MONUMENTS UNTIL THE OWNER; THEIR AGENT OR AN AUTHORIZED SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATIONS.
14. THE CONTRACTOR SHALL BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS INDICATED ON THE PLANS. THESE AREAS SHALL BE EXCAVATED TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION AND ANY IRREGULARITIES TURNED OVER TO THE DESIGN ENGINEER.
15. THE CONTRACTOR SHALL FURNISH ONE (1) SET OF RECORD DRAWINGS IN COMPLIANCE WITH VILLAGE'S STANDARDS UPON COMPLETION OF THE SITE IMPROVEMENTS FOR REVIEW AND APPROVAL BY THE OWNER AND ENGINEER. THE RECORD DRAWINGS SHOULD INCLUDE, AT A MINIMUM, THE LOCATION AND ELEVATION FOR ALL UTILITY STRUCTURES, INVERT ELEVATIONS FOR ALL UTILITY PIPING, BUILDING TIES AND FINISH FLOOR ELEVATIONS, PAVEMENT ELEVATIONS INCLUDING ACCESSIBLE STALLS AND ROUTES, AND FINISHED GRADE ELEVATIONS FOR STORMWATER MANAGEMENT AREAS INCLUDING YARD SWALES AND OVERFLOW ROUTES.
16. THE CONTRACTOR SHALL CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 630-981-6250 WITH A MINIMUM OF 24-HOURS NOTICE TO REQUEST THE FOLLOWING REQUIRED ENGINEERING INSPECTIONS:
   i. PRECONSTRUCTION AND EROSION CONTROL INSPECTION
   ii. FINAL GRADING INSPECTION (OPTIONAL)
   iii. FINAL ENGINEERING INSPECTION

B. THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:

1. SCHEDULING THE NECESSARY PRE-CONSTRUCTION MEETING(S) WITH THE JURISDICTIONAL AGENCIES.

C. THE ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING:

1. TO PERIODICALLY VISIT THE CONSTRUCTION SITE IN ORDER TO BETTER CARRY THE DUTIES AND RESPONSIBILITIES ASSIGNED BY THE OWNER AND UNDERTAKEN BY THE ENGINEER.
2. THE ENGINEER SHALL NOT, DURING SUCH VISITS OR AS A RESULT OF SUCH OBSERVATIONS OF THE CONTRACTOR(S)' WORK IN PROGRESS, SUPERVISE, DIRECT, OR HAVE CONTROL OVER THE CONTRACTOR(S)' WORK, NOR SHALL THE ENGINEER HAVE AUTHORITY OVER OR RESPONSIBILITY FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR CONSTRUCTION SELECTED BY THE CONTRACTOR(S), FOR SAFETY PRECAUTIONS AND PROGRAMS INCIDENT TO THE WORK OF THE CONTRACTOR(S), OR FOR ANY FAILURE OF THE CONTRACTOR(S) TO COMPLY WITH LAWS, RULES, REGULATIONS, ORDINANCES, CODES OR ORDERS APPLICABLE TO THE CONTRACTOR(S) FURNISHING AND PERFORMING THEIR WORK. ACCORDINGLY, THE ENGINEER CAN NEITHER GUARANTEE THE PERFORMANCE OF THE CONSTRUCTION CONTRACTS BY THE CONTRACTOR(S) NOR ASSUME RESPONSIBILITY FOR THE CONTRACTOR(S), FAILURE TO FURNISH AND PERFORM THEIR WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

PART 2 - STANDARD SPECIFICATIONS

2.1 ALL ITEMS OF THIS PROJECT SHALL BE GOVERNED BY SPECIFICATIONS INCLUDED IN THE DOCUMENTS LISTED BELOW:

A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PREPARED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS AND ADOPTED BY SAID DEPARTMENT (LATEST REVISION) AND HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS".

B. "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (LATEST REVISION DATE).

C. ILLINOIS URBAN MANUAL - AN EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL (CURRENT EDITION).

D. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" (LATEST REVISION).

E. "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS" (CURRENT EDITION).

F. IN THE EVENT OF A CONFLICT BETWEEN THESE VARIOUS STANDARDS, THE VILLAGE STANDARDS SHALL APPLY.

PART 3 - SPECIAL PROVISIONS

3.1 EARTHWORK IMPROVEMENTS

A. GENERAL

1. ALL FILL PLACED UNDER THE PROPOSED PAVEMENT SHALL CONFORM TO SECTION 205 OF THE REFERENCED IDOT "STANDARD SPECIFICATIONS". THIS INCLUDES (BUT IS NOT LIMITED TO) THE REMOVAL OF TOPSOIL FROM FILL AREAS AND THE PROPER COMPACTION OF FILL.
2. ALL EARTHWORK SHALL RESULT IN A FINAL BLACK DIRT PLACEMENT WITHIN ~0.10 FEET OF THE APPROVED PLAN AND SHALL BE DEPICTED ON THE RECORD "AS-BUILT" DRAWINGS (INCLUDING THE STAGE VS. STORAGE CALCULATIONS WHERE APPROPRIATE) FURNISHED BY THE CONTRACTOR AND SUBMITTED FOR OWNER/ENGINEER/VILLAGE REVIEW AND APPROVAL.
3. ALL TOPSOIL AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED BEFORE THE PLACEMENT OF FILL MATERIALS.
4. THE CONTRACTOR SHALL USE CARE IN GRADING OPERATIONS AROUND TREES, SHRUBS, AND BUSHES, WHICH ARE TO BE SAVED SO AS NOT TO CAUSE INJURY TO THE ROOTS, TRUNKS, OR LIMBS. PROTECTIVE FENCING SHALL BE PLACED AROUND VEGETATION TO BE SAVED. ROOT SAWCUTTING SHALL BE AT THE DIRECTION OF THE VILLAGE ENGINEER.
5. THE CONTRACTOR SHALL USE CARE IN GRADING OPERATIONS AROUND THE EXISTING ONSITE RETAINING WALLS. THE REPAIR OR REPLACE OF THE WALL DUE TO ANY DAMAGE CAUSED BY CONTRACTOR NEGLIGENCE, WILL BE AT THE EXPENSE OF THE CONTRACTOR. ALL REPAIRS WILL BE IN ACCORDANCE WITH THE VILLAGE ENGINEER AND WILL REQUIRE HIS/HER'S APPROVAL.

B. TOPSOIL EXCAVATION INCLUDES

1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL, IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS.
2. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL.
3. COMPACTION OF THE EXCAVATED MATERIAL WHERE PLACED IN AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL, SHALL BE MODERATE.
4. EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR IF NOT STOCKPILED FOR FUTURE LANDSCAPING SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF BY THE CONTRACTOR.

C. EARTH EXCAVATION INCLUDES

1. EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.10 FEET (±) OF THE PLAN SUBGRADE ELEVATIONS. THE (±) TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIAL SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION.
2. PLACEMENT OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.10 FEET (±). THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE THE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE BUILDING SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
3. COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE TO AT LEAST 95% OF THE STANDARD PROCTOR DRY DENSITY, ASTM 698 WITHIN PROPOSED PAVEMENT, SIDEWALK AND BUILDING AREAS. MODERATE COMPACTION IS REQUIRED ELSEWHERE. TESTING FOR COMPACTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE VILLAGE SHALL BE PROVIDED WITH A COPY OF THE TESTING REPORT.
4. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE VILLAGE ENGINEER.

D. UNSUITABLE MATERIAL

1. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION THAT IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

E. GENERAL

1. THE GRADING CONTRACTOR SHALL:
   a. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
   b. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
   c. SCARIFY AND COMPACT TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.
   d. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
   e. BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS ASSIGNED TO THE GRADING CONTRACTOR ON THE ENGINEERING PLAN.

F. TESTING AND FINAL ACCEPTANCE

1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THE TRUCK SHALL BE DRIVEN SLOWLY OVER THE SUBGRADE AND THE VILLAGE ENGINEER OR THEIR DESIGNATED REPRESENTATIVE SHALL WITNESS ANY DEFLECTIONS/DEPRESSIONS EXCEEDING ONE (1") INCH IN DEPTH. THESE AREAS OF UNSUITABLE MATERIAL SHALL BE MARKED FOR REMOVAL AND REPLACEMENT WITH SUITABLE MATERIALS AS SPECIFIED BY THE "STANDARD SPECIFICATIONS". THE GRANULAR SUB-BASE SHALL BE SIMILARLY PROOF ROLLED FOR DEFLECTIONS/DEPRESSIONS EXCEEDING ONE-HALF (1/2") IN DEPTH.
2. SPECIFIC COMPACTION TESTING MAY BE REQUIRED BY THE OWNER IN SELECTED FILL AREAS. THE CONTRACTOR SHALL BEAR THE COST OF ANY COMPACTION TESTING WHICH DOES NOT MEET SPECIFICATION AS WELL AS THE RESPONSIBILITY AND COST FOR THE NECESSARY CORRECTION(S).
3. APPROVAL OF THE PAVEMENT SUBGRADE BY THE OWNER SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE PAVEMENT MATERIALS.

G. BASIS OF PAYMENT

1. PAYMENT FOR ALL EARTHWORK SHALL BE "LUMP SUM". THE CONTRACTOR SHALL PROVIDE UNIT PRICING FOR EARTHWORK FOR THE PURPOSE OF CONTRACT ADJUSTMENT IF REQUIRED.
2. PAYMENT FOR THE REMOVAL OF UNSUITABLE MATERIAL SHALL BE BASED ON THE QUANTITIES AS FIELD MEASURED BY THE OWNER. THE CONTRACTOR SHALL PROVIDE AS PART OF THE BID UNIT PRICE PER CUBIC YARD FOR THE REMOVAL OF UNSUITABLE MATERIAL. SAID UNIT PRICE SHALL INCLUDE THE COMPLETE REMOVAL OF THE MATERIAL, REPLACEMENT WITH A SUITABLE MATERIAL OBTAINED BY THE CONTRACTOR FROM A BORROW SOURCE, AND COMPACTION TO THE REQUIRED SPECIFICATIONS.

3.2 PAVING IMPROVEMENTS

A. FINE GRADING

1. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREAS SHALL BE FINE GRADED TO WITHIN 0.1 FEET± OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE PROPOSED CURB.

B. CURB AND GUTTER

1. THE CURB AND GUTTER SHALL BE THE TYPE AS DETAILED ON THE ENGINEERING PLANS.
2. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.

C. PAVEMENT

1. THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.
2. BITUMINOUS MATERIALS (PRIME COAT) SHALL BE APPLIED TO THE SURFACE OF THE BASE COURSE AND THE SURFACE OF THE BINDER COURSE PRIOR TO THE PAVING OPERATIONS. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 403.09 OF THE STANDARD SPECIFICATIONS. THE BASE COURSE AND BINDER COURSE SHALL BE DRY AND FREE FROM ANY DUST PRIOR TO APPLYING THE PRIME COAT OF BITUMINOUS MATERIAL. THE COST OF SURFACE PREPARATION SHALL BE CONSIDERED INCIDENTAL TO THIS ITEM OF WORK. THE APPLICATION RATE SHALL BE 0.25 GAL/S.Y.

D. GENERAL

1. THE PAVING CONTRACTOR SHALL:
   a. REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.
   b. SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. EXCESSIVE CLEANING OF THE BINDER COURSE THAT MAY BE REQUIRED, AND IS NOT THE FAULT OF THE PAVING CONTRACTOR, SHALL BE PAID FOR ON A TIME AND MATERIAL BASIS BY PRIOR AGREEMENT WITH THE OWNER.

E. TESTING AND FINAL ACCEPTANCE

1. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE APPROVED BY THE OWNER AND THE LOCAL JURISDICTIONAL AUTHORITY. (SEE "TESTING AND FINAL ACCEPTANCE FOR EARTHWORK").
2. PRIOR TO PLACEMENT OF THE HOT MIX ASPHALT SURFACE COURSE, THE CONTRACTOR IF REQUESTED BY THE OWNER, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED BY THE OWNER OR ENGINEER, FOR THE PURPOSE OF THICKNESS VERIFICATION. CORING SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STANDARD SPECIFICATION ENTITLED "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". THE COST FOR OBTAINING CORES, WHICH ARE LESS THAN THE MINIMUM THICKNESS SPECIFIED, SHALL BE BORNE BY THE CONTRACTOR. THE COST FOR OBTAINING CORES WHICH MEET OR EXCEED THE SPECIFICATION SHALL BE COVERED BY THE OWNER.
3. DEFICIENCIES IN THE HOT MIX ASPHALT BINDER COURSE SHALL BE ADJUSTED FOR BY INCREASING THE PLAN THICKNESS OF THE SURFACE COURSE WITH NO ADDITIONAL COST TO THE OWNER.
4. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

3.3 UNDERGROUND IMPROVEMENTS

A. SANITARY SEWER CONSTRUCTION

1. ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION.
2. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE DOWNERS GROVE SANITARY DISTRICT.
3. SANITARY SEWER MAINS SHALL HAVE A MINIMUM COVER OF 5.5' AND SHALL BE INSTALLED IN A STRAIGHT ALIGNMENT UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE APPROVED PLANS. MINIMUM COVER MAY BE REDUCED, AT THE DISCRETION OF THE VILLAGE ENGINEER, PROVIDED THAT SATISFACTORY MEASURES ARE TAKEN TO INSULATE AND PROTECT THE PIPE.
4. ALL EXISTING UTILITIES AND IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO WALKS, CURBS, PAVEMENT, LANDSCAPING, AND PARKWAYS, DAMAGED OR REMOVED BY CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR ORIGINAL (OR BETTER) CONDITION.
5. ALL NEW SANITARY SEWER MAINS SHALL HAVE WYES INSTALLED FOR PROPOSED BUILDING SERVICES. SAID WYES SHALL BE INSTALLED IN THE SAME DIRECTION AS THE MAIN FLOW DIRECTION. ALL SERVICE CONNECTIONS TO EXISTING SANITARY SEWER MAINS NOT HAVING WYES SHALL BE MADE WITH AN "INSERT-A-TEE" TYPE FITTING OR OTHER SIMILAR APPROVED EQUAL FITTING.
6. ALL TRENCHES UNDER OR WITHIN 2' OF A PROPOSED SIDEWALK, CURB, PATHWAY, OR ROADWAY MUST BE BACKFILLED WITH PROPERLY COMPACTED CA-7 TRENCH BACKFILL.
7. ALL TRENCHES UNDER OR WITHIN 2' OF AN EXISTING SIDEWALK, CURB, PATHWAY, OR ROADWAY MUST BE BACKFILLED WITH AND IDOT APPROVED MIX #2 DESIGN OF "CONTROLLED LOW STRENGTH MATERIAL" (I.E. CLSM OR FLOWABLE FILL) DISPENSED FROM A REDI MIX TRUCK UP TO THE SUB-GRADE LEVEL. SAID CLSM SHALL BE FLUID ENOUGH TO FILL ALL VOIDS AND UNDERMINES. UPON PLACEMENT OF THE CLSM, THE TRENCH SHALL BE PROPERLY PROTECTED WITH BARRICADES AND PLATED WITH APPROPRIATE STEEL PLATES TO MINIMIZE TRAFFIC DISRUPTION UNTIL THE CLSM HAS SUFFICIENTLY SET UP TO ALLOW THE REMAINDER OF THE RESTORATION. ROADWAY RESTORATION SHALL BE COMPLETED IMMEDIATELY AFTER THE SETTING OF THE CLSM
8. MATERIALS PERMITTED FOR USE IN SANITARY SEWER MAINS AND SERVICES ARE PVC SDR 26 ASTM D-2241 WITH ASTM D-3212 JOINTS AND DUCTILE IRON PIPE ANSI A21.51 WITH ANSI A21.11 JOINTS.
9. MANHOLES SHALL BE CONSTRUCTED OF PREFABRICATED CONCRETE SECTIONS MEETING THE REQUIREMENTS OF ASTM-C478. SECTIONS SHALL BE JOINED USING EITHER FLEXIBLE RUBBER GASKETS OR PREFORMED BITUMINOUS PLASTIC GASKETS. THE MANHOLE BOTTOM SHALL BE PRECAST WITH THE FIRST RISER SECTION. MANHOLES SHALL HAVE THE PIPE CAST IN PLACE THROUGH THE MANHOLE OR A WATERTIGHT JOINT CAST IN THE MANHOLE WALL TO RECEIVE THE PIPE. MANHOLE FRAMES AND LIDS SHALL BE OF SELF-SEALING TYPE NEENAH FOUNDRY COMPANY (CATALOG NO.R-1712) IN PAVEMENT, OR EQUAL WITH APPROVAL BY THE VILLAGE, WITH TYPE B LID AND CONCEALED PICK-HOLE WITH THE WORD "SANITARY" CAST IN THE LID.
10. ALL SANITARY SEWERS AND MANHOLES SHALL BE TESTED IN ACCORDANCE WITH THE DOWNERS GROVE SANITARY DISTRICTS SPECIFICATIONS AS PROVIDED IN THE DETAILS OF THIS PLAN SET. IN ADDITION, ALL SANITARY SEWERS SHALL BE TESTED FOR DEFLECTION USING A RIGID BALL OR MANDREL HAVING A DIAMETER EQUAL TO 95% OF THE BASE DIAMETER OF THE PIPE AS ESTABLISHED IN PROPOSED ASTM-3034. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES. THE INDIVIDUAL LINES TO BE TESTED SHALL BE TESTED NO SOONER THAN 30 DAYS AFTER THEY HAVE BEEN INSTALLED. WHENEVER POSSIBLE AND PRACTICAL, THE TESTING SHALL INITIATE AT THE DOWNSTREAM LINES AND PROCEED TOWARD THE UPSTREAM LINES. NO PIPE SHALL EXCEED A DEFLECTION OF 5% OF THE BASE INSIDE DIAMETER. WHERE DEFECTION IS FOUND TO BE IN EXCESS OF 5% OF THE ORIGINAL PIPE DIAMETER, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RE-TESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER), THE LINE SHALL BE REPLACED.
11. GRANULAR PIPE BEDDING AND COVER MATERIAL SHALL EXTEND 12" ABOVE THE CROWN OF THE SANITARY SEWER MAIN. THE GRANULAR PIPE BEDDING MATERIAL SHALL CONFORM TO ASTM SPECIFICATION 2321-89 (CL IB). SAID MATERIAL SHALL BE 100% CRUSHED STONE CA-7 GRADATION.
12. SLOPE FOR AN 8-INCH DIAMETER PIPE SHALL BE A MINIMUM OF 0.40%. FOR A 6-INCH DIAMETER PIPE, A MINIMUM OF 1.00%.
13. SIZES SHALL BE AS INDICATED ON THE ENGINEERING PLANS.
14. THE SEWER CONTRACTOR SHALL SCHEDULE WITH THE DISTRICT INSPECTIONS OF THE SANITARY SEWER CONSTRUCTION 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION (630-969-0664).
15. THE CONSTRUCTED SEWERS SHALL PASS ALL DISTRICT REQUIREMENTS OF AIR TESTING, TELEVISING, AND MANHOLE VACUUM TESTS. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION.
16. "FLEX SEAL" NON-SHEAR COUPLINGS (WITH STAINLESS STEEL SHEAR RING) SHALL BE USED TO CONNECT PIPES OF DISSIMILAR MATERIAL OR SIZE

B. WATERMAIN CONSTRUCTION

1. ALL WATERMAIN WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION.
2. WATERMAINS SHALL HAVE A MINIMUM COVER OF 5.5' AND SHALL BE INSTALLED IN A STRAIGHT ALIGNMENT UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE APPROVED PLANS. MINIMUM COVER MAY BE REDUCED, AT THE DISCRETION OF THE VILLAGE ENGINEER, PROVIDED THAT SATISFACTORY MEASURES ARE TAKEN TO INSULATE AND PROTECT THE PIPE.
3. ALL WATERMAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 CONFORMING TO AWWA C-151 WITH PUSH-ON OR MECHANICAL JOINTS AND SHALL BE ENCASED IN POLYETHYLENE FILM IN ACCORDANCE WITH AWWA C-105-82. FITTINGS SHALL BE CEMENT LINED, TAR COATED CAST IRON WITH MECHANICAL JOINTS RATED 250 PSI PER AWWA C110/ANSI 21.20. WATERMAIN SERVICE MATERIAL SHALL BE "TYPE K" COPPER.
4. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OR APPROVED EQUAL.
5. ALL MAIN LINE VALVES SHALL BE "AMERICAN FLOW CONTROL" TYPE GATE VALVES AND HOUSED IN A PRECAST CONCRETE VAULT OF THE APPROPRIATE SIZE.
6. ALL HYDRANTS SHALL BE "WATEROUS PACER" MODEL WB-67 -250 OR CLOW MEDALLION TYPE AND INCLUDE A GATE VALVE IN A METAL BOX WITH BRACING AND TRENCH ADAPTER. FIRE HYDRANTS SHOULD BE BAGGED "NOT IN SERVICE" UNTIL ALL TESTING AND DISINFECTION HAS BEEN COMPLETED AND NEW WATERMAIN IS IN SERVICE.
7. ALL VALVE BOXES AND VAULTS SHALL NOT BE COVERED WITH CONSTRUCTION DEBRIS AND SHALL REMAIN ACCESSIBLE TO THE RESPECTIVE UTILITY COMPANY.
8. ALL CORPORATION STOPS SHALL BE "A Y MCDONALD" MODEL, COMPRESSION TYPE.
9. ALL CURB STOPS SHALL BE "A Y MCDONALD" MODEL.

DATE	REVISIONS

SCALE	AS NOTED
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APPROVED	ELEE
DATE	04/15/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC. — A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

GENERAL NOTES AND SPECIFICATIONS

SHEET NO. C-1

PROJECT 7971

PLOTTED: Wednesday, April 15, 2026 1:57:25 PM

X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan

FILE PATH: ip01.kleinfelder.com\blkshare\0700\0797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSICADD_ProdDrawings\7971 C-1 - C-6 Civil Drawings.dwg

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

VEENSTRA & KIMM INC.
GENERAL NOTES AND SPECIFICATIONS
(IN THE EVENT OF A CONFLICT BETWEEN VEENSTRA & KIMM, INC. AND THE VILLAGE OF WESTMONT GENERAL NOTES AND SPECIFICATIONS, THE VILLAGE'S SPECIFICATIONS SHALL APPLY)

10. ALL WATERMAINS SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES SET BY THE VILLAGE. MINIMUM TESTING PROCEDURE SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATERMAIN CONSTRUCTION IN ILLINOIS SECTION 41-2.13 AND SECTION 41-2.14.

11. ONLY VILLAGE STAFF IS ALLOWED TO OPERATE VALVES AND HYDRANTS. A MINIMUM OF 24 HOURS ADVANCE NOTICE MUST BE GIVEN TO THE VILLAGE PUBLIC WORKS DEPARTMENT FOR THE OPERATION OF VALVES AND HYDRANTS.

12. SIZES SHALL BE AS INDICATED ON THE ENGINEERING PLANS.

C. STORM SEWER CONSTRUCTION

1. ALL STORM SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION.
2. ALL STORM SEWER STRUCTURE ADJUSTMENTS SHALL BE MADE WITH PRECAST CONCRETE ADJUSTING RINGS SET IN A FULL BED OF BUTYL ROPE JOINT SEALANT. THE RINGS MUST BE IN A GOOD SHAPE WITH NO VISIBLE CRACKS OR MISSING PIECES, AND NO MORE THAN 8" OF ADJUSTING RINGS MAY BE USED. NO MORE THAN 2" RINGS MAY BE USED.
3. ALL STORM SEWER STRUCTURES SHALL HAVE POURED INVERTS CONFORMING TO THE SHAPE OF THE PIPES.
4. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING UTILITY CONSTRUCTION OR MASS EARTHWORK MUST BE RESTORED TO THEIR ORIGINAL CONDITION, OR PROPERLY RE-ROUTED, OR IF FEASIBLE, CONNECTED INTO THE STORM SEWER SYSTEM. ALL LOCATIONS, SIZES, AND DEPTHS OF ENCOUNTERED FIELD TILE SHALL BE PROPERLY REFERENCED AND DOCUMENTED FOR THE RECORD "AS-BUILD" DRAWINGS.
5. ALL TRENCHES UNDER OR WITHIN 2' OF A PROPOSED SIDEWALK, CURB, PATHWAY, OR ROADWAY MUST BE BACKFILLED WITH PROPERLY COMPACTED CA-7 TRENCH BACKFILL AND 12" CA-6 CAP.
6. ALL TRENCHES UNDER OR WITHIN 2' OF AN EXISTING SIDEWALK, CURB, PATHWAY, OR ROADWAY MUST BE BACKFILLED WITH AN IDOT APPROVED MIX #2 DESIGN OF "CONTROLLED LOW STRENGTH MATERIAL" (I.E. CLSM OR FLOWABLE FILL) DISPENSED FROM A REDI-MIX TRUCK UP TO THE SUB-GRADE LEVEL. SAID CLSM SHALL BE FLUID ENOUGH TO FILL ALL VOIDS AND UNDERMINES. UPON PLACEMENT OF THE CLSM, THE TRENCH SHALL BE PROPERLY PROTECTED WITH BARRICADES AND PLATED WITH APPROPRIATE STEEL PLATES TO MINIMIZE TRAFFIC DISRUPTION UNTIL THE CLSM HAS SUFFICIENTLY SET UP TO ALLOW FOR THE REMAINDER OF THE RESTORATION. ROADWAY RESTORATION SHALL BE COMPLETED IMMEDIATELY AFTER THE SETTING OF THE CLSM.
7. WHERE SHOWN ON THE PLANS, OR AS DIRECTED BY THE VILLAGE ENGINEER, EXISTING STORM SEWER STRUCTURES SHALL BE CLEANED OF DEBRIS/SEDIMENTS. ALL DRAINAGE STRUCTURES INSTALLED AS A PART OF THE IMPROVEMENTS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE IMPROVEMENTS ARE "FINAL" ACCEPTED BY THE VILLAGE.
8. ALL STORM SEWER CROSSING OVER WATERMAINS SHALL BE CONSTRUCTED OF EITHER REINFORCED CONCRETE PIPE WITH O-RING JOINTS CONFORMING TO ASTM C-443 STANDARDS, OR OTHER WATERMAIN CLASS PIPE AS APPROVED BY THE VILLAGE ENGINEER.
9. MATERIAL SHALL BE:
   a. REINFORCED CONCRETE PIPE (RCP), WHICH SHALL MEET OR EXCEED THE PERFORMANCE REQUIREMENTS OF ASTM C-76 CLASS AS INDICATED ON THE ENGINEERING PLANS.
   b. DUCTILE IRON PIPE (DIP), WHERE INDICATED ON THE PLANS, WHICH SHALL MEET OR EXCEED THE PERFORMANCE REQUIREMENTS OF ANSI A21.51, CLASS 50 CEMENT-LINED.
   c. POLYVINYL CHLORIDE PIPE (PVC), WHERE INDICATED ON THE PLANS, WHICH SHALL MEET OR EXCEED THE PERFORMANCE REQUIREMENTS OF ASTM D-2241, SDR-26.
10. JOINTS SHALL BE
    a. FOR RCP; BELL AND SPIGOT TYPE WITH BITUMINOUS MASTIC OR ASTM C 361 GASKETED JOINTS WHERE INDICATED ON THE ENGINEERING PLAN.
    b. FOR DIP, PUSH-ON (BELL-TITE) TYPE ANSI A21.11.
    c. FOR PVC, RING-TITE TYPE.
11. SIZE SHALL BE AS INDICATED ON THE ENGINEERING PLAN.
12. STORM SEWER AND ALL STORM STRUCTURES SHALL BE CLEAN AND FREE OF DEBRIS PRIOR TO THEIR FINAL ACCEPTANCE.

D. INCIDENTAL TO CONSTRUCTION

1. THE UNDERGROUND CONTRACTOR SHALL:
   a. ADHERE TO THE CRITERIA FOR THE SEPARATION BETWEEN WATER MAINS AND THE STORM AND SANITARY SEWER LINES AS DESCRIBED IN THE "TECHNICAL POLICY STATEMENTS", DIVISION OF PUBLIC WATER SUPPLIES, ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (SEE STANDARD SPECIFICATIONS).
   b. BE RESPONSIBLE TO PLACE ON GRADE, AND COORDINATE WITH OTHER CONTRACTORS, ALL UNDERGROUND UTILITY STRUCTURE FRAMES SUCH AS MANHOLES, CATCH BASINS, AND INLETS.
   c. BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES. THE CONTRACTOR SHALL EXCAVATE AROUND THE EXISTING UTILITIES TO DETERMINE THEIR EXACT LOCATION AND ELEVATION PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY IMPROVEMENTS.
   d. PROVIDE POURED CONCRETE FILLETS CONFORMING TO THE SHAPE OF THE PIPE IN ALL SANITARY AND STORM MANHOLES, AND INLETS.
   e. BE RESPONSIBLE FOR THE DEWATERING OF UTILITY TRENCHES DURING CONSTRUCTION AND PROVIDING THE NECESSARY TRENCH BRACING THAT MAY BE REQUIRED TO ASSURE SAFE WORKING CONDITIONS.
   f. REMOVE SOFT MATERIALS THAT MAY BE ENCOUNTERED AT THE PIPE INVERT ELEVATION TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED BEDDING MATERIAL.
   g. NOT DAMAGE THE ROAD SUBGRADE WITH EXCESSIVE WATER SATURATION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM. THE COST OF REPAIR FOR SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. HOSES SHOULD BE USED TO DIRECT THE WATER FROM HYDRANT FLUSHING INTO THE STORM SEWER SYSTEM (IF AVAILABLE).
   h. FURNISH ONE (1) SET OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF THE STORM SEWERS, SANITARY SEWERS, AND WATER MAINS. DRAWINGS SHALL SHOW THE LOCATION, ELEVATION AND INVERT (IF APPLICABLE) OF ALL STORM AND SANITARY STRUCTURES, SANITARY SEWER WYES (MEASURED FROM THE NEAREST DOWNSTREAM MANHOLE), HYDRANTS, VALVES, VAULTS, INDIVIDUAL SERVICE BOXES, AND ALL CROSSINGS WITH OTHER UTILITIES.

E. PROTECTION OF WATERMAIN AND WATER SERVICE LINES

1. WATERMAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, SEWER SERVICE LINES, AND DRAIN TILES AS FOLLOWS:
   a. WATERMAINS
   i. HORIZONTAL SEPARATION
      a) WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY SEWER, STORM SEWER, COMBINED SEWER, SEWER SERVICE AND DRAIN TILE.
      b) WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
         1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET.
         2) THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
         3) THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
      c) BOTH THE WATERMAIN AND SEWER/DRAIN SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRE-STRESSED CONCRETE PIPE OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111 WHEN SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
   ii. VERTICAL SEPARATION
      a) A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE SEWER OR DRAIN WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS, OR SEWER SERVICES. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
      b) THE SEWER OR DRAIN SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRE-STRESSED CONCRETE PIPE, (STORM SEWER ONLY), OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111, OR THE SEWER OR DRAIN SHALL BE SLEEVED WITH STEEL PIPE OR CONSTRUCTED OF REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76 WITH GASKET JOINTS CONFORMING TO ASTM C-361 (STORM SEWER ONLY) FOR A DISTANCE OF TEN FEET EITHER SIDE OF THE CONFLICT,IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN A) ABOVE; OR THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.
      c) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. IN ADDITION, THE SEWER SHALL BE CONSTRUCTED OF WATERMAIN QUALITY PIPE. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.
      d) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.
   iii. WATER SERVICE LINES
      a) THE HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER SERVICE LINES AND ALL STORM SEWERS, SANITARY SEWERS, COMBINED SEWERS, SANITARY SEWER SERVICES, OR ANY DRAIN TILES SHALL BE THE SAME AS WATERMAIN SEPARATION DESCRIBED IN (B) ABOVE.
      b) WATER PIPE DESCRIBED IN (B) ABOVE SHALL BE USED FOR SEWER SERVICE LINES WHEN MINIMUM HORIZONTAL AND VERTICAL SEPARATION CANNOT BE MAINTAINED.

PART 4 - EROSION CONTROL

4.1 EROSION CONTROL MEASURES

A. ALL EROSION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH THE LATEST REVISION OF THE ILLINOIS URBAN MANUAL - AN EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL (CURRENT EDITION) AND THE STORMWATER POLLUTION PREVENTION PLAN CONTAINED WITHIN THE FINAL ENGINEERING PLANS.

B. ALL EROSION CONTROL MEASURES MUST BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EVERY STORM OF ONE-HALF INCH OF RAINFALL OR GREATER. ANY REPAIRS OR SEDIMENT REMOVAL NEEDED TO ENSURE ADEQUATE EROSION CONTROL MUST BE COMPLETED IMMEDIATELY, AT THE EXPENSE OF THE CONTRACTOR.

C. THE WORK SITE SHALL BE MASS GRADED TO PROVIDE FOR POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED FROM EROSION AND ACCUMULATION OF SEDIMENTS.

D. ALL OPEN DRAINAGE STRUCTURES LOCATED IN YARD AREAS SHALL HAVE INLET PROTECTION TO PREVENT SILTATION.

E. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.

F. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL SUCH TIME THAT PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.

G. DURING THE COURSE OF CONSTRUCTION, THE VILLAGE RESERVES THE RIGHT TO REQUEST AND OBTAIN, WITHIN REASON, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE.

4.2 SOIL STABILIZATION

A. EXISTING VEGETATION COVER AND TOPSOIL - STRIP TOPSOIL AND REMOVE EXISTING VEGETATION. STOCKPILE ON-SITE FOR FUTURE RE-USE AT THE LOCATION DESIGNATED ON THE PLAN.

B. TEMPORARY SEEDING - TEMPORARY SEEDING SHALL BE PLACED WITHIN 14 DAYS TO ALL DISTURBED AREAS THAT ARE SCHEDULED TO REMAIN STRIPPED FOR MORE THAN 60 DAYS.

C. PERMANENT SEEDING - INSTALL PERMANENT SEEDING OR SOD IMMEDIATELY FOLLOWING THE FINISHED GRADING AND TOPSOIL PLACEMENT. SEEDING SHALL BE AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN.

D. SLOPE PROTECTION - PROTECT ALL SEEDING ON SLOPES WITH MULCH, SECURED EXCELSIOR BLANKETS, OR EQUAL.

4.3 SEDIMENT CONTROL

A. PROTECT ADJACENT PROPERTIES FROM ENCROACHING SEDIMENTS BY PRESERVING A VEGETATED BUFFER STRIP OR WITH SILTATION FENCING PLACED AROUND THE PERIMETER OF THE SITE. THE SILT FENCE SHALL BE INSTALLED AS DESIGNATED ON THE FINAL ENGINEERING PLANS.

B. ALL STOCKPILE AREAS SHALL BE PROTECTED WITH EROSION BARRIERS AROUND THE PERIMETER OF THE STOCKPILE BASE.

C. ALL NEWLY CONSTRUCTED STORM SEWER STRUCTURES SHALL BE PROVIDED WITH INLET PROTECTION.

D. ALL CONSTRUCTION TRAFFIC SHALL BE RESTRICTED TO ENTER AND LEAVE THE CONSTRUCTION SITE THROUGH ONE DESIGNATED STABILIZED CONSTRUCTION ACCESS ROAD. SAID STABILIZED CONSTRUCTION ACCESS SHALL CONSIST OF A MINIMUM 150' X 30' CRUSHED 3" STONE STRIP THAT IS INTENDED TO MINIMIZE THE TRACKING OF MUD ONTO STATE, COUNTY, TOWNSHIP, OR MUNICIPAL ROADWAYS. THE CONTRACTOR IS RESPONSIBLE FOR DAILY CLEANING OF THE ROADWAYS OR AS DIRECTED BY THE VILLAGE ENGINEER. WATER FLUSHING IS NOT AN ACCEPTABLE METHOD FOR REMOVAL OF DIRT AND DEBRIS FROM THE ROADWAYS.

E. THE CONTRACTOR MUST REMOVE ALL EROSION CONTROL MEASURES WITHIN 30 DAYS OF FINAL SITE STABILIZATION.

4.4 SCHEDULE

A. THE ESTIMATED CONSTRUCTION SCHEDULE IS AS FOLLOWS:

TOPSOIL STRIPING	SUMMER 2026
ROUGH GRADING AND CONSTRUCTION	SUMMER 2026
FINAL GRADING	FALL 2026
FINAL LANDSCAPING	SPRING 2027

B. CONTROL MEASURE IMPLEMENTATION SHALL BE: 1) CONSTRUCT THE APPLICABLE PORTIONS OF THE EROSION AND SEDIMENTATION CONTROLS PRIOR TO SITE CLEARING. 2) CONTROL SITE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS. 3) MAINTAIN CONSTRUCTION TRAFFIC SURFACES, CLEANING OF STORM STRUCTURES, AND THE LIKE ON A REGULAR BASIS AFTER EACH HEAVY RAIN OR AS OTHERWISE REQUIRED.

4.5 GENERAL

A. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.

B. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.

C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ANY SUB-CONTRACTOR(S) AND UTILITY COMPANIES WHO MAY PERFORM WORK ON THE PROJECT AS TO THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL MEASURES.

D. CONTRACTOR TO MAINTAIN THE SITE SO THAT ALL ROADS ARE CLEAN AND CLEAR OF DEBRIS.

PART 5 - TRAFFIC CONTROL AND PROTECTION SPECIFICATIONS

5.1 TRAFFIC CONTROL

A. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE GOVERNED BY THE FOLLOWING SPECIFICATION FOR TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF SECTION 107.701-705 AND 1084 PF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, THE LATEST EDITION OF THE "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND SPECIAL DETAILS OF ILLINOIS HIGHWAY STANDARDS LISTED HEREIN.

B. SPECIAL ATTENTION IS CALLED TO ARTICLES 107.09 AND 107.14 OF THE STANDARD SPECIFICATIONS AND THE FOLLOWING HIGHWAY STANDARDS, DETAILS AND SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS CONTAINED HEREIN, RELATING TO TRAFFIC CONTROL.

C. THE CONTRACTOR SHALL CONTACT THE LOCAL AGENCY AT EAST 72 HOURS IN ADVANCE OF BEGINNING WORK.

D. STANDARDS-SEE FINAL ENGINEERING PLAN FOR DETAILS.

E. AT THE PRECONSTRUCTION MEETING, THE CONTRACTOR SHALL FURNISH THE NAME OF THE INDIVIDUAL IN HIS DIRECT EMPLOY WHO IS TO BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE TRAFFIC CONTROL FOR THIS PROJECT. IF THE ACTUAL INSTALLATION AND MAINTENANCE ARE TO BE ACCOMPLISHED BY A SUBCONTRACTOR, CONSENT SHALL BE REQUESTED OF THE ENGINEER AT THE TIME OF THE PRECONSTRUCTION MEETING IN ACCORDANCE WITH ARTICLE 108.01 OF THE STANDARD SPECIFICATIONS. THIS SHALL NOT RELIEVE THE CONTRACTOR OF THE FOREGOING REQUIREMENT FOR A RESPONSIBLE INDIVIDUAL IN HIS DIRECT EMPLOY TO SUPERVISE THIS WORK. THE CONTRACTOR WILL PROVIDE THE NAME OF ITS REPRESENTATIVE WHO WILL BE RESPONSIBLE FOR THE ADMINISTRATION OF THE TRAFFIC CONTROL PLAN.

F. THIS ITEM OF WORK SHALL INCLUDE FURNISHING, INSTALLING, MAINTAINING, RELOCATING, AND REMOVING ALL TRAFFIC CONTROL DEVICES USED FOR THE PURPOSE OF REGULATING, WARNING, OR DIRECTING TRAFFIC DURING THE CONSTRUCTION OR MAINTENANCE OF THIS IMPROVEMENT.

G. TRAFFIC CONTROL AND PROTECTION SHALL BE PROVIDED AS CALLED FOR IN THE PLANS, THESE SPECIAL PROVISIONS, APPLICABLE HIGHWAY STANDARDS, APPLICABLE SECTIONS OF THE STANDARD SPECIFICATION, OR AS DIRECTED BY THE ENGINEER.

H. THE GOVERNING FACTOR IN THE EXECUTION AND STAGING OF WORK FOR THIS PROJECT IS TO PROVIDE THE MOTORING PUBLIC WITH THE SAFEST POSSIBLE TRAVEL CONDITIONS ALONG THE ROADWAY THROUGH THIS CONSTRUCTION ZONE. THE CONTRACTOR SHALL SO ARRANGE HIS OPERATION AS TO KEEP THE CLOSING OF ANY LANE OF THE ROADWAY TO A MINIMUM.

I. ALL TRAFFIC CONTROL DEVICES USED ON THIS PROJECT SHALL CONFORM TO THE PLANS, SPECIAL PROVISIONS, TRAFFIC CONTROL STANDARDS, "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES" AND THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS". NO MODIFICATION OF THESE REQUIREMENTS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.

J. TRAFFIC CONTROL DEVICES INCLUDE: SIGNS AND THEIR SUPPORTS, SIGNALS, PAVEMENT MARKINGS, BARRICADES WITH SANDBAGS, CHANNELIZING DEVICES, WARNING LIGHTS, ARROWBOARDS, FLAGGER, OR ANY OTHER DEVICE USED FOR THE PURPOSE OF REGULATING WARNING OR GUIDING TRAFFIC THROUGH THE CONSTRUCTION ZONE.

K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION, INSTALLATION, AND ARRANGEMENT OF ALL TRAFFIC CONTROL DEVICES. SPECIAL ATTENTION SHALL BE GIVEN TO ADVANCE WARNING SIGNS DURING CONSTRUCTION OPERATIONS IN ORDER TO KEEP LANE ASSIGNMENT CONSISTENT WITH BARRICADE PLACEMENT AT ALL TIMES. THE CONTRACTOR SHALL COVER ALL TRAFFIC CONTROL DEVICES WHICH ARE INCONSISTENT WITH DETOUR OR LANE ASSIGNMENT PATTERNS DURING THE TRANSITION FROM ONE CONSTRUCTION STAGE TO ANOTHER.

L. CONSTRUCTION SIGNS REFERRING TO DAYTIME LANE CLOSURES DURING WORKING HOURS SHALL BE REMOVED OR COVERED DURING NON-WORKING HOURS.

M. THE CONTRACTOR SHALL ENSURE THAT ALL TRAFFIC CONTROL DEVICES INSTALLED BY HIM ARE OPERATIONAL 24 HOURS A DAY, INCLUDING SUNDAYS AND HOLIDAYS.

N. THE CONTRACTOR SHALL PROVIDE A MANNED TELEPHONE ON A CONTINUOUS 24 HOUR-A-DAY BASIS TO RECEIVE NOTIFICATION OF ANY DEFICIENCIES REGARDING TRAFFIC CONTROL AND PROTECTION AND SHALL DISPATCH MEN, MATERIALS, AND EQUIPMENT TO CORRECT ANY SUCH DEFICIENCIES. THE CONTRACTOR SHALL RESPOND TO ANY CALL FROM THE APPROPRIATE JURISDICTIONAL AGENCY CONCERNING ANY REQUEST FOR IMPROVING OR CORRECTING TRAFFIC CONTROL DEVICES AND BEGIN MAKING THE REQUESTED REPAIRS WITHIN TWO HOURS FROM THE TIME OF NOTIFICATIONS.

O. WHEN TRAVELING IN LANES OPEN TO PUBLIC TRAFFIC, THE CONTRACTOR'S VEHICLES SHALL ALWAYS MOVE WITH AND NOT AGAINST OR ACROSS THE FLOW OF TRAFFIC. THESE VEHICLES SHALL ENTER OR LEAVE WORK AREAS IN A MANNER WHICH WILL NOT BE HAZARDOUS TO, OR INTERFERE WITH, TRAFFIC AND SHALL NOT PARK OR STOP WITHIN DESIGNATED WORK AREAS. PERSONAL VEHICLES SHALL NOT PARK WITHIN THE RIGHT-OF-WAY EXCEPT IN SPECIFIC AREAS DESIGNATED BY THE ENGINEER.

P. ANY DROP OFF GREATER THAN 4 INCHES, BUT LESS THAN SIX INCHES WITHIN EIGHT FEET OF THE PAVEMENT EDGE SHALL BE PROTECTED BY TYPE I OR II BARRICADES EQUIPPED WITH MONO-DIRECTIONAL STEADY BURNING, TYPE C LIGHTS AT 100 FOOT CENTER TO CENTER SPACING.IF THE DROP OFF WITHIN EIGHT FEET OF THE PAVEMENT EDGE EXCEEDS SIX INCHES, THE BARRICADE MENTIONED ABOVE SHALL BE PLACED AT 50 FOOT CENTER TO CENTER SPACING. BARRICADES THAT MUST BE PLACED IN EXCAVATED AREAS SHALL HAVE EXTENSIONS INSTALLED SUCH THAT THE TOP OF THE BARRICADE IS IN COMPLIANCE WITH THE HEIGHT REQUIREMENTS OF STANDARD 229. VERTICAL PAN OR OTHER DELINEATING DEVICES MAY BE SUBSTITUTED FOR TYPE I OR II BARRICADES WITH THE APPROVAL OF THE ENGINEER.

Q. DELAYS TO THE CONTRACTOR CAUSED BY COMPLYING WITH THESE REQUIREMENTS WILL BE CONSIDERED INCIDENTAL TO THE ITEM FOR TRAFFIC CONTROL AND PROTECTION, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

R. THE ITEM OR WORK WILL BE MEASURED ON A LUMP SUM BASIS FOR FURNISHING, INSTALLING, MAINTAINING, RELOCATING, AND REMOVING THE TRAFFIC CONTROL DEVICES REQUIRED IN THE PLANS AND THESE SPECIAL PROVISIONS. PAYMENT FOR TRAFFIC CONTROL AND PROTECTION SHALL BE CONSIDERED AS INCLUDED IN THE WORK BEING DONE OR AS SPECIFIED IN THE CONTRACT.

VILLAGE OF WESTMONT GENERAL NOTES:

1. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO THE PERIOD BEGINNING AT 7:00 AM AND ENDING AT 7:00 PM, EXCEPT FOR EMERGENCY SITUATIONS. EACH SITE DEVELOPMENT CONTRACTOR SHALL REQUEST ONGOING INSPECTIONS AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO PERFORMING ANY WORK.
2. CONSTRUCTION OF PAVEMENT, CURB AND GUTTER, AND SIDEWALKS SHALL CONFORM TO THE ILLINOIS DEPT. OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, AND THE "STANDARD SPECIFICATIONS FOR VILLAGE OF WESTMONT, ILLINOIS", LATEST REVISION.
3. ALL STORM SEWER AND WATER LINE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".
4. ALL AREAS DISTURBED BY THE CONSTRUCTION SHALL BE RESTORED TO EQUAL OR BETTER CONDITION. SURFACE RESTORATION OF PARKWAYS SHALL CONSIST OF A MINIMUM OF FOUR (4) INCHES OF TOPSOIL AND SOD.
5. THE CONTRACTOR IS ADVISED THAT MUD AND DEBRIS MUST NOT BE DEPOSITED ON THE ADJACENT ROADWAYS. ANY DIRT AND DEBRIS ACCUMULATED ON THE PAVEMENT MUST BE CLEANED BY THE CONTRACTOR WITHIN FOUR (4) HOURS OF THE INCIDENT.
6. NEW PORTLAND CEMENT CONCRETE SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) INCHES THICK, USING CLASS X MIX CONCRETE. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF FIFTY (50) FEET APART. CONTRACTION JOINTS SHALL BE SPACED APPROXIMATELY FIVE (5) FEET APART, BUT NO MORE THAN SIX (6) FEET AND NO LESS THAN FOUR (4) FEET. IF WOODEN FORMS ARE USED, 2 X 4'S SHALL NOT BE ALLOWED, BUT 2 X 6'S ARE ACCEPTABLE.
7. NEW PORTLAND CEMENT CONCRETE CURBING OR CURB AND GUTTER SHALL BE SIX - BAG MIX CONCRETE. PREFORMED EXPANSION JOINTS 3/4 INCH IN THICKNESS SHALL BE SPACED A MAXIMUM OF FIFTY (50) FEET APART. FORMED OR SAW-CUT CONTRACTION JOINTS SHALL BE SPACED A MAXIMUM OF TEN (10) FEET APART, AND SEALED WITH A SILICONE SEALANT.
8. PRIOR TO EXCAVATION AND GRADING, EROSION CONTROL MEASURES SHALL BE PROVIDED WHEREVER RUNOFF IS LIKELY TO LEAVE THE SITE OR ENTER THE PUBLIC STORM DRAINAGE SYSTEM.
9. WHERE STORMWATER DETENTION IS BEING PROVIDED AS PART OF THE PLANS, A CERTIFICATION FROM A REGISTERED PROFESSIONAL ENGINEER WILL BE REQUIRED PRIOR TO FINAL ENGINEERING APPROVAL INDICATING THAT THE REQUIRED AMOUNT OF DETENTION AND RELEASE RATE HAS BEEN PROVIDED.
10. AT THE COMPLETION OF THE PROJECT, TWO (2) SETS OF RECORD DRAWINGS ARE TO BE SUBMITTED TO THE VILLAGE SHOWING THE LOCATIONS OF ALL UTILITIES, UNDERGROUND CONDUITS, SEWERS, STRUCTURES, PERTINENT INVERT AND GRADE ELEVATIONS, AND AN 'ASBUILT' SURVEY OF THE DETENTION IN CONJUNCTION WITH SUPPORTING CALCULATIONS FROM A LICENSED PROFESSIONAL ENGINEER CONFIRMING THE VOLUME OF THE 'AS-BUILT' DETENTION BASIN. UPON APPROVAL OF THE RECORD DRAWINGS, ONE (1) COMPLETE SET OF MYLAR TRANSPARENCIES, TWO (2) ADDITIONAL COPIES, AND AN ELECTRONIC FILE OF THE APPROVED RECORD DRAWINGS ARE TO BE SUBMITTED TO THE VILLAGE. THIS ELECTRONIC FILE SHALL BE IN AUTOCAD (.DWG) FORMAT, OR IF NOT AVAILABLE, TIFF FORMAT (.TIF).

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	04/15/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

GENERAL NOTES AND SPECIFICATIONS

SHEET NO. C-2

PROJECT 7971

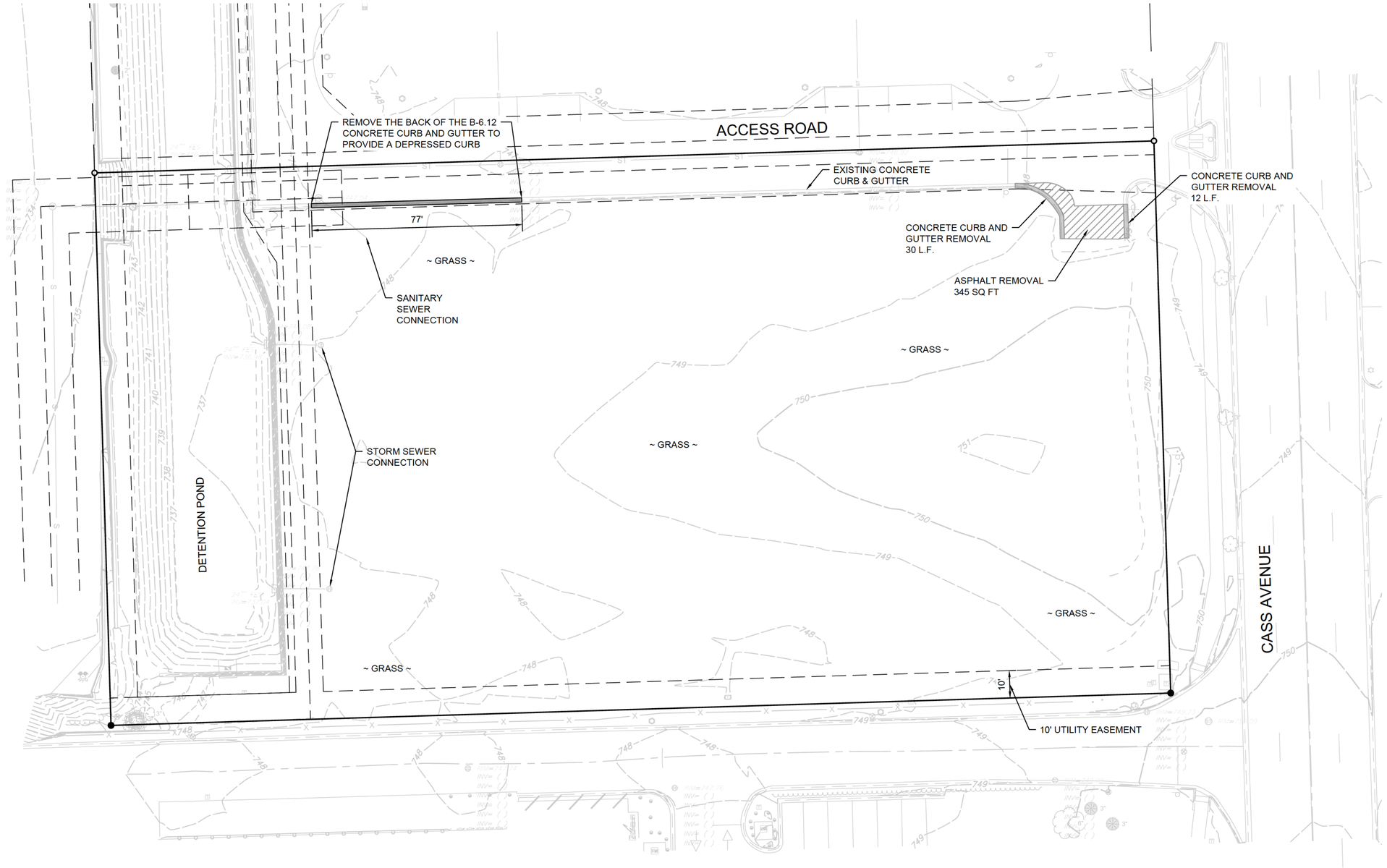
JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

PLOTTED: Wednesday, April 15, 2026 1:57:25 PM

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SPECIFICATIONS

SPECIFICATIONS SHALL BE THOSE OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, EIGHTH EDITION" (SSWSMC), ADOPTED, 2020 AND THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED JANUARY 1, 2022.



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EXISTING SITE PLAN

SHEET NO. C-3

PROJECT 7971

PLOTTED: Wednesday, April 15, 2026 1:59:18 PM

X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan

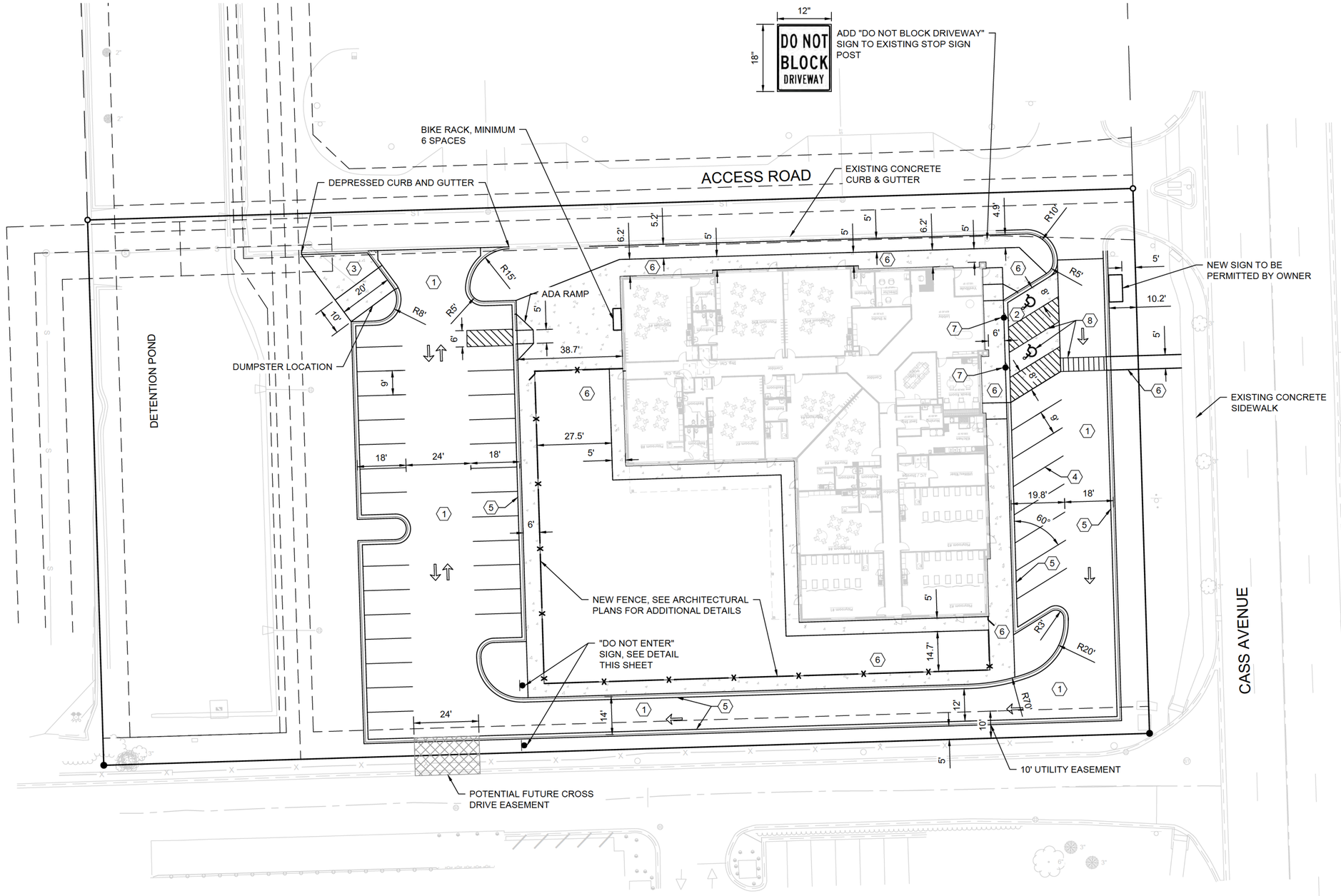
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JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

Petitioner Preferred: Clockwise Flow

SPECIFICATIONS

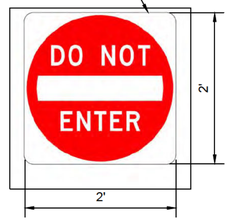
SPECIFICATIONS SHALL BE THOSE OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, EIGHTH EDITION" (SSWSMC), ADOPTED, 2020 AND THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED JANUARY 1, 2022.



KEY NOTES:
(SEE TYPICAL DETAILS ON SITE DETAIL SHEET)

1. - 3" STANDARD ASPHALT PAVEMENT
2. - 5" STANDARD DUTY CONCRETE PAVEMENT
3. - 8" HEAVY DUTY CONCRETE PAVEMENT
4. - 4" PARKING STRIPE, WHITE
5. - CONC. CURB REVERSE GUTTER, TYPE B-6.12
6. - 5" CONCRETE SIDEWALK
7. - ACCESSIBLE PARKING SIGN, MOUNTED TO BUILDING
8. - ACCESSIBLE PARKING STRIPING

R5-1 "DO NOT ENTER" SIGN AS PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES



0' 20' 40'

811

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GEOMETRIC SITE PLAN

SHEET NO. C-4

PROJECT 7971

PLOTTED: Wednesday, April 15, 2026 2:36:43 PM

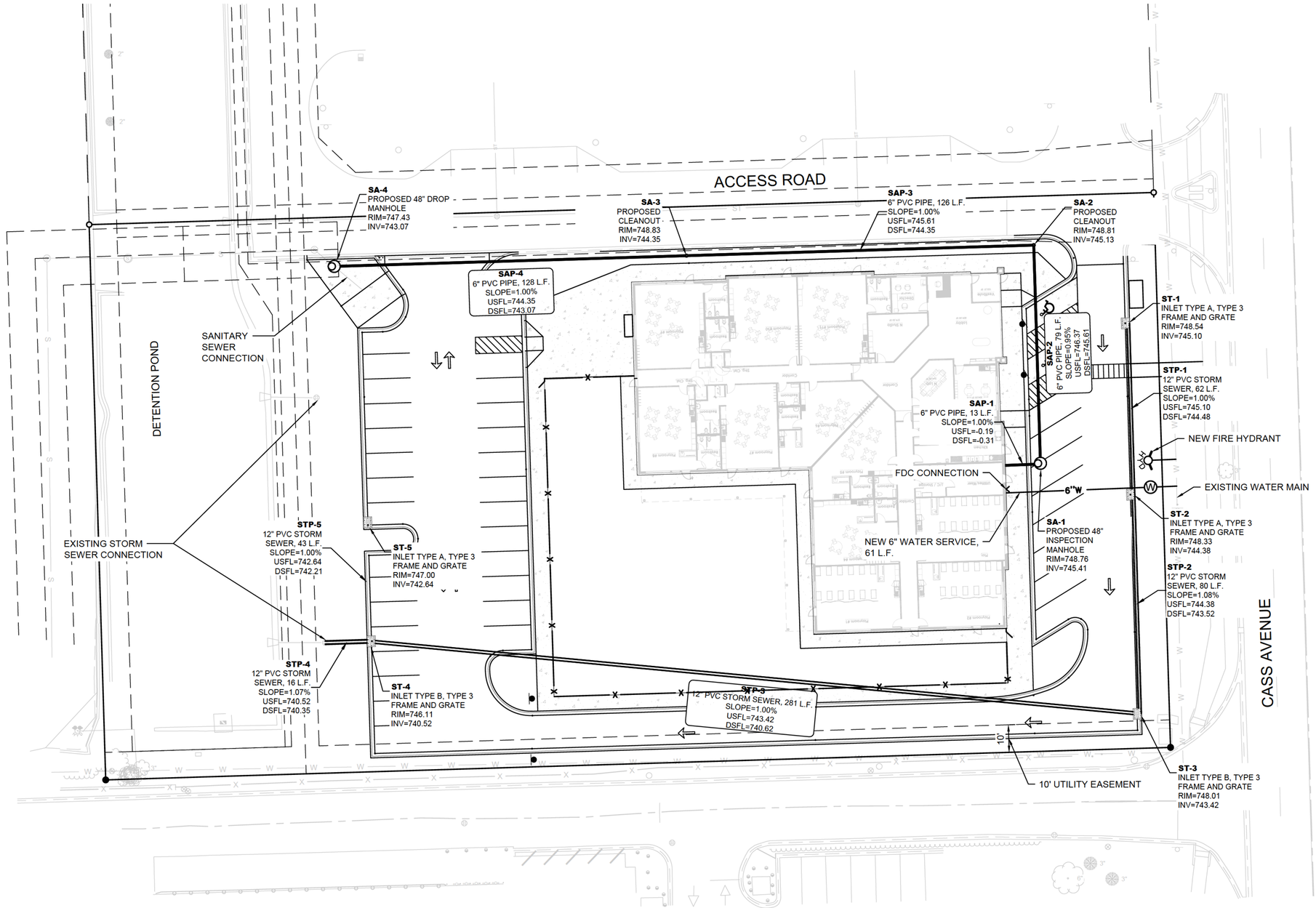
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JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

Petitioner Preferred: Clockwise Flow

SPECIFICATIONS

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811

NOTES:

1. QUANTITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS TO VERIFY ALL QUANTITIES RELATED TO CONSTRUCTION.
2. ALL RIMS AND INVERTS ARE TO BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES APPEAR, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY.
3. ALL SEWER AND WATER CROSSINGS ARE TO CONFORM TO EPA REGULATIONS FOR PROPER SEPARATION. FOR WATER MAIN BENEATH STORM SEWER CROSSINGS, CONTRACTOR TO PROVIDE MINIMUM 18" SEPARATION AND O-RINGED GASKETED PIPE STORM SEWER BETWEEN ADJACENT MANHOLES. IN WATERMAIN CROSSINGS BENEATH SANITARY SEWER, THE CONTRACTOR TO PROVIDE MINIMUM 18" SEPARATION AND BOTH PIPES SHALL BE WATERMAIN QUALITY PIPE. IF THE LINES (STORM OR SANITARY AND WATER) CANNOT MEET THE HORIZONTAL AND VERTICAL SEPARATION, THEN BOTH THE SEWER AND WATER LINES SHALL BE WATERMAIN QUALITY PIPE. THE SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING. SEE DETAIL, WATER AND SEWER SEPARATION REQUIREMENTS FOR ADDITIONAL INFORMATION.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC. AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO THE START OF ANY WORK.
5. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE ANY UTILITIES OR OTHER OBSTRUCTIONS TO BE CROSSED BY THE PROPOSED SEWER, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS WITH THE PROPOSED SEWER GRADE.
6. FOR ALL LIGHTING INFORMATION, PLEASE REFER TO THE APPROVED PHOTOMETRIC PLAN. ALL LIGHT LOCATIONS SHALL BE COORDINATED WITH THE FINAL ENGINEERING PLANS AND THE APPROVED PHOTOMETRIC PLAN PRIOR TO INSTALLATION.
7. FRAMES AND GRATES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED (OR APPROVED EQUAL):
   - OPEN SPACE AND PAVEMENT AREA (SOLID LID) : NEENAH R2502-A (EJIW 1022-2) WITH TYPE A GRATE; (LOCKING LID SHALL BE NEENAH R-1916-C)
   - OPEN SPACE (OPEN LID): NEENAH R-2502-A (EJIW 6527) WITH TYPE M1 GRATE
   - PAVEMENT AREA (OPEN LID): NEENAH R-2502-C
   - STANDARD CURB : NEENAH R3275 (EJIW 7000) WITH TYPE T1 BACK AND TYPE M1 GRATE
   - DEPRESSED CURB: EJIW 7000 WITH TYPE M3 FLAT GRATE

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	04/15/2026
ISSUED FOR	REVIEW

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814 SERVICES, LLC

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UTILITY PLAN

SHEET NO. C-5

PROJECT 7971

PLOTTED: Wednesday, April 15, 2026 1:59:18 PM

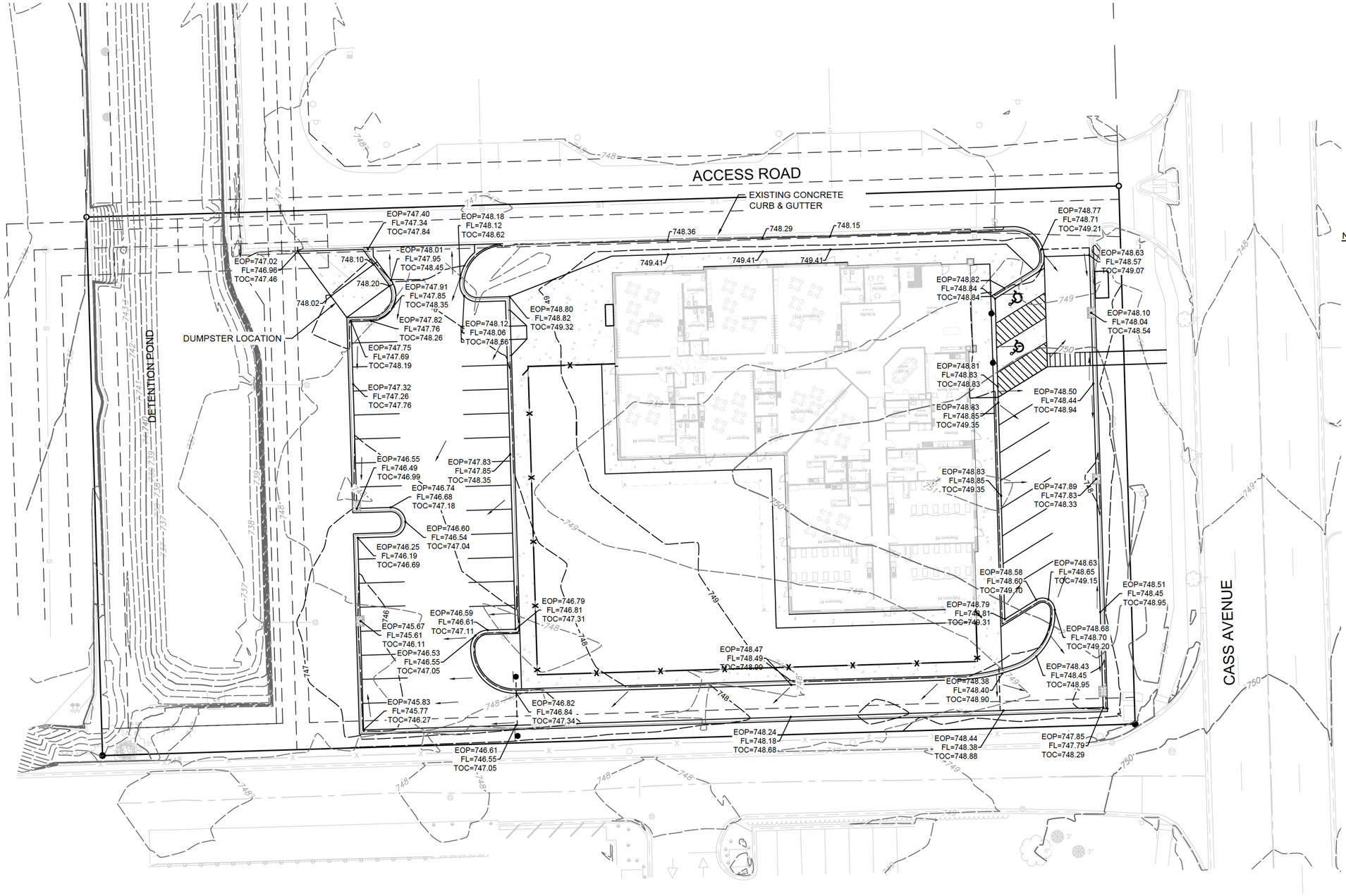
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JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

Petitioner Preferred: Clockwise Flow

SPECIFICATIONS

SPECIFICATIONS SHALL BE THOSE OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, EIGHTH EDITION" (SSWSMC), ADOPTED, 2020 AND THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED JANUARY 1, 2022.



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811

NOTES:

1. EXISTING GRADES AND IMPROVEMENTS ARE SHOWN FROM THE BEST INFORMATION AVAILABLE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES OCCUR.
2. ALL GRADES ARE FINISHED GRADE ELEVATIONS.
3. REVERSE PITCH CURB AND GUTTER AS NECESSARY TO PROVIDE PROPER DRAINAGE. FOR FURTHER INFORMATION REGARDING REVERSE PITCH GUTTER, PLEASE REFER TO THE CONCRETE CURB AND GUTTER DETAIL ENCLOSED.
4. QUANTITIES SHOWN HERE ON ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS TO VERIFY ALL QUANTITIES RELATED TO CONSTRUCTION.
5. ALL RIMS AND INVERTS ARE TO BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES APPEAR, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY.
6. ALL SEWER AND WATER CROSSINGS ARE TO CONFORM TO EPA REGULATIONS FOR PROPER SEPARATION.
7. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC. AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO THE START OF ANY WORK.
8. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE ANY UTILITIES OR OTHER OBSTRUCTIONS TO BE CROSSED BY THE PROPOSED SEWER, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS WITH THE PROPOSED SEWER GRADE.
9. ALL FACILITIES FOR THIS DEVELOPMENT SHALL CONFORM TO THE ILLINOIS ACCESSIBILITY CODE.
10. CONTRACTOR SHALL PROVIDE A JOINTING PLAN FOR ENGINEER APPROVAL.
11. CONTRACTOR SHALL PROVIDE APPROPRIATE JOINT TYPE AND LOAD TRANSFER IN ACCORDANCE WITH ACI 330.2R-17.

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GRADING PLAN

SHEET NO. C-6

PROJECT 7971

PLOTTED: Wednesday, April 15, 2026 2:02:10 PM

X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan

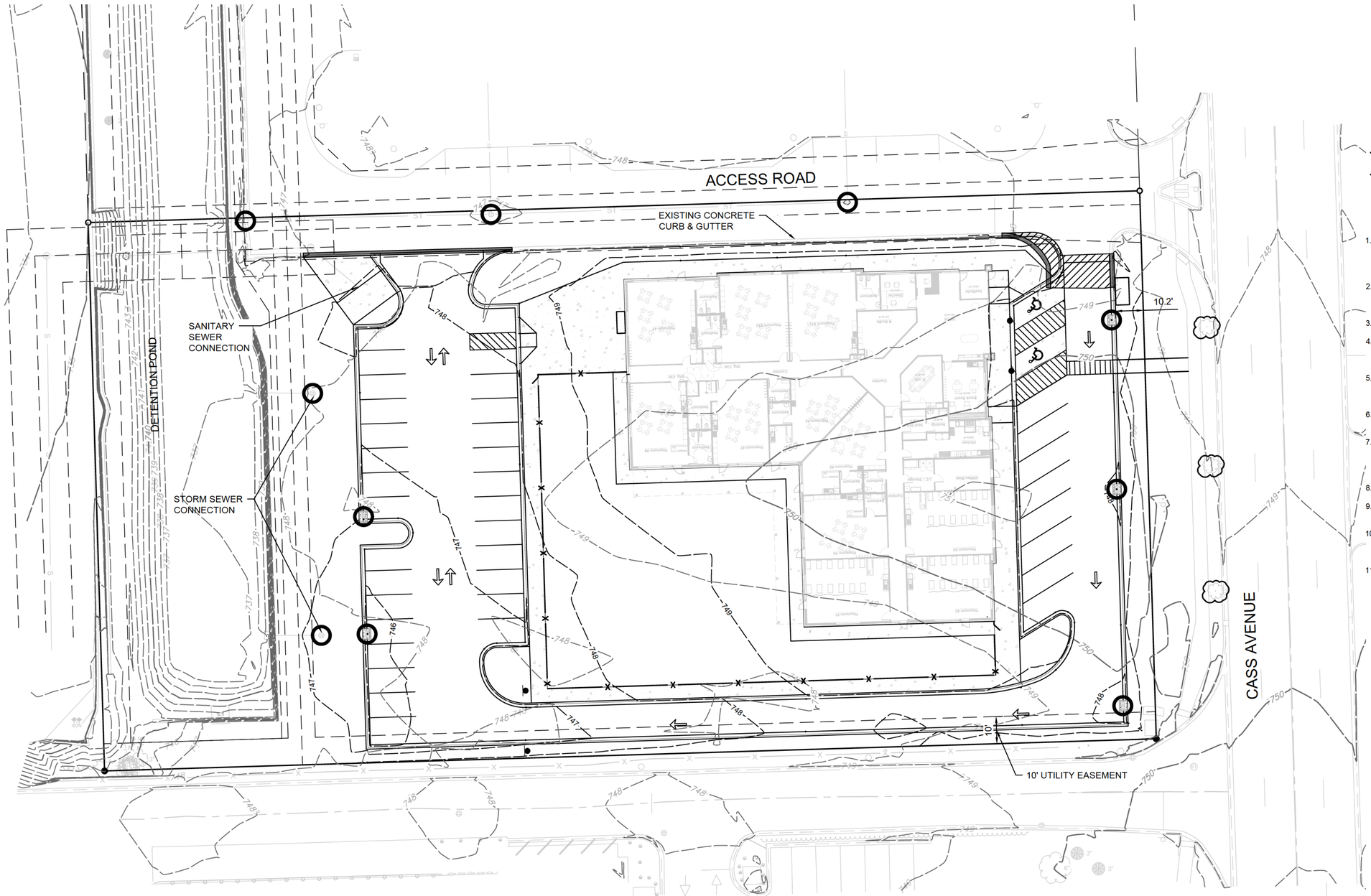
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JOB NO. 7971 VEENSTRA & KIMM, INC.; DESIGN FIRM REGISTRATION NUMBER 184.001939

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SPECIFICATIONS

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LEGEND

- INLET PROTECTION (TEMPORARY)
- SF — SILT FENCE
- CONSTRUCTION FENCE
- TREE PROTECTION

1. PROVIDE SILT FENCE AROUND DISTURBED AREAS DRAINING LESS THAN ONE ACRE. SILT FENCES CAN BE USED TO INTERCEPT SHEET FLOW ONLY. SILT FENCES CANNOT BE USED AS VELOCITY CHECK IN DITCHES OR SWALES, NOR CAN THEY BE USED WHERE THEY WILL INTERCEPT CONCENTRATED FLOWS.
2. PROVIDE A STABILIZED CONSTRUCTION ENTRANCE OF AGGREGATE UNDERLAIN WITH FILTER CLOTH, GRAVELED ROAD, ACCESS DRIVE, PARKING AREA OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASH DOWN FACILITIES.
3. PROVIDE SOIL STOCKPILE LOCATIONS ON THE SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN, AS APPLICABLE.
4. PROVIDE INLET PROTECTION FOR ALL STORM SEWERS AND STORM DRAIN INLETS THAT ARE, OR WILL BE, FUNCTIONING DURING CONSTRUCTION WHEN THE AREA TRIBUTARY TO THE INLET IS DISTURBED.
5. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGE WAY OR OFFSIDE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
6. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED IMMEDIATELY, OR AS WARRANTED, AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
7. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT & OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
8. EARTHEN EMBANKMENTS SHALL BE CONSTRUCTED WITH SIDE SLOPES NO STEEPER THAN 3H:1V.
9. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE FUNCTIONAL AND INSPECTED BY THE VILLAGE PRIOR TO LAND DISTURBANCE ACTIVITIES.
10. CHANNELS AND ADJOINING PROPERTIES SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. WHERE CONCENTRATED FLOW LEAVES A DEVELOPMENT SITE, EFFECTIVE ENERGY DISSIPATION SHALL BE PLACED ONSITE AT DISCHARGE LOCATIONS.
11. EROSION CONTROL BLANKET SHALL BE REQUIRED ON ALL INTERIOR DETENTION FACILITIES SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND THE HIGH WATER LEVEL.

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	04/15/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

STORM WATER POLLUTION PREVENTION PLAN

SHEET NO. C-7

PROJECT 7971

PLOTTED: Wednesday, April 15, 2026 2:02:09 PM

X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan

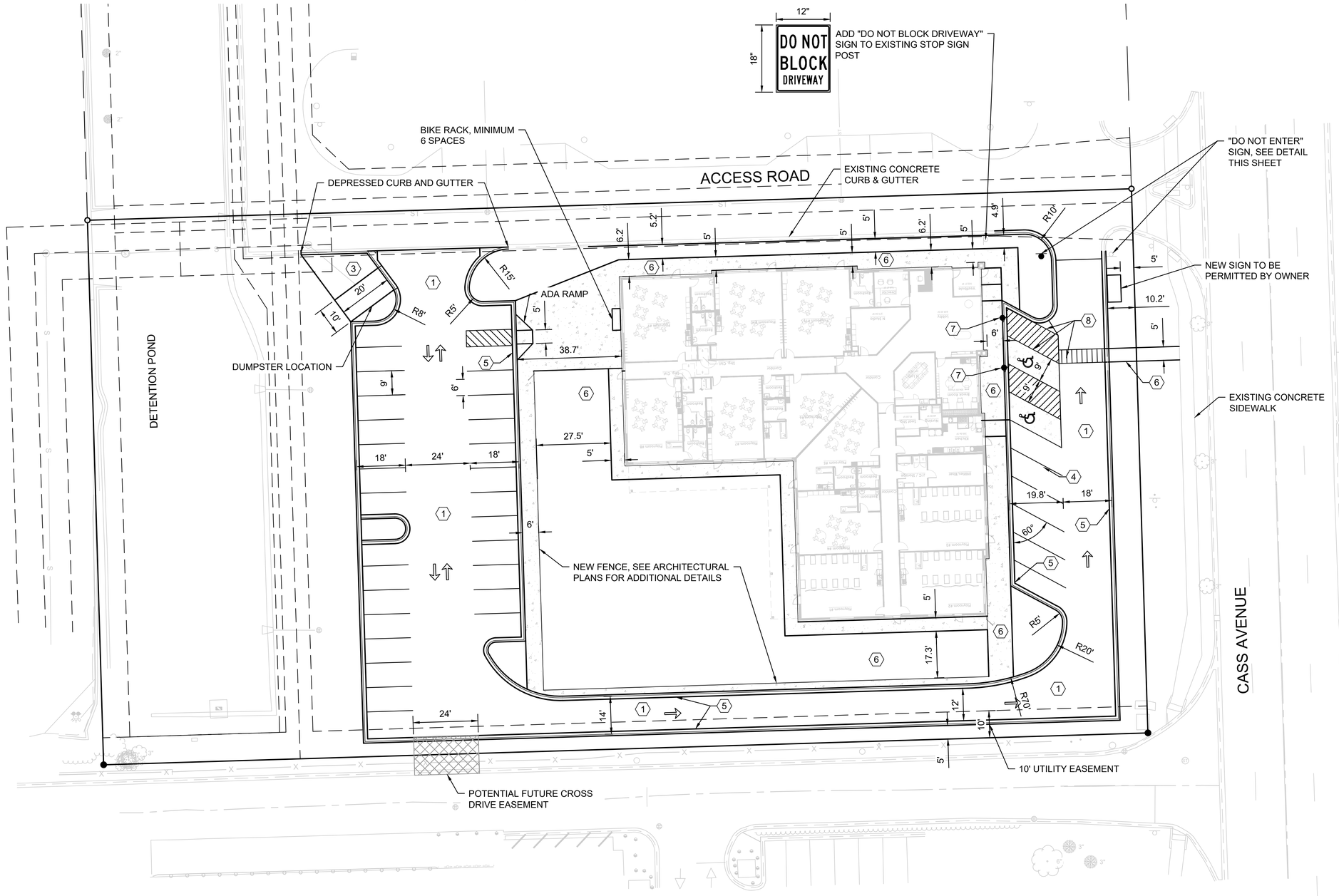
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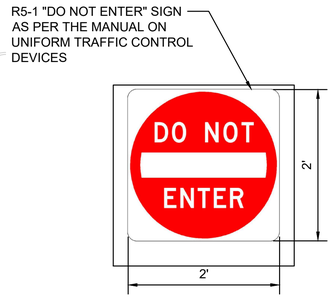
JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

Staff Preferred: Counterclockwise Flow

SPECIFICATIONS

SPECIFICATIONS SHALL BE THOSE OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, EIGHTH EDITION" (SSWSMC), ADOPTED, 2020 AND THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED JANUARY 1, 2022.





KEY NOTES:
(SEE TYPICAL DETAILS ON SITE DETAIL SHEET)

1. - 3" STANDARD ASPHALT PAVEMENT
2. - 5" STANDARD DUTY CONCRETE PAVEMENT
3. - 8" HEAVY DUTY CONCRETE PAVEMENT
4. - 4" PARKING STRIPE, WHITE
5. - CONC. CURB REVERSE GUTTER, TYPE B-6.12
6. - 5" CONCRETE SIDEWALK
7. - ACCESSIBLE PARKING SIGN, MOUNTED TO BUILDING
8. - ACCESSIBLE PARKING STRIPING

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	02/18/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

GEOMETRIC SITE PLAN

SHEET NO. C-4

PROJECT 7971

PLOTTED: Thursday, April 9, 2026 11:55:01 AM
X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan & 7971 DESIGN REVERSE TRAFFIC
FILE PATH: ip01.kleinfelder.com\bbkshare\07000\0797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DS\CADD_ProdDrawings\7971 Fire Truck Path.dwg
JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

PLOTTED: Wednesday, April 15, 2026 2:07:31 PM

X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
FILE PATH: ip01.kleinfelder.com\blkshare\07000\07971\814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSICADD_ProdDrawings\C-10 STORM WATER POLLUTION PREVENTION PLAN.dwg

STORMWATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION ACTIVITIES
AT 6120 S CASS AVENUE
WESTMONT, ILLINOIS 60559

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE TERMS AND CONDITIONS OF THE MUNICIPALITY'S EROSION CONTROL ORDINANCE AND STANDARDS AND THE PROVISIONS OF THE NPDES GENERAL PERMIT NUMBER ILR10 ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGE FROM CONSTRUCTION SITE ACTIVITIES.

THE PERMITTEE MUST COMPLY WITH ALL CONDITIONS OF THE GENERAL PERMIT. ANY PERMIT NON-COMPLIANCE CONSTITUTES A VIOLATION OF THE ILLINOIS ENVIRONMENTAL PROTECTION ACT AND THE CLEAN WATER ACT AND IS GROUNDS FOR ENFORCEMENT ACTION FOR PERMIT TERMINATION, REVOCATION AND REISSUANCE, OR MODIFICATION, OR FOR DENIAL OF A PERMIT RENEWAL APPLICATION.

INTENT

1. THE FOLLOWING PLAN WAS ESTABLISHED AND INCLUDED IN THESE PLANS TO DIRECT THE CONTRACTOR IN THE PLACEMENT OF TEMPORARY EROSION CONTROL SYSTEMS AND TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN TO MANAGE STORMWATER DISCHARGE RUNOFF AND SEDIMENT FROM THE SITE IN COMPLIANCE WITH NPDES.
2. THE PURPOSE OF THIS PLAN IS TO PREVENT / MINIMIZE SILTATION WITHIN THE CONSTRUCTION AREA AND TO ELIMINATE SEDIMENTS FROM ENTERING AND LEAVING THE CONSTRUCTION AREA BY UTILIZING PROPER TEMPORARY EROSION CONTROL SYSTEMS AND PROVIDING GROUND COVER WITHIN A REASONABLE TIME.
3. TEMPORARY EROSION CONTROL MEASURES, AS SHOWN IN THIS PLAN AND REFERENCED BY THE LEGEND, SHALL BE PLACED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION. OTHER ITEMS SHALL BE PLACED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER OR MUNICIPALITY ON A CASE BY CASE SITUATION RESULTING FROM THE CONTRACTOR'S SEQUENCE OF ACTIVITIES, TIME OF THE YEAR, AND EXPECTED WEATHER CONDITIONS.
4. FINAL SITE STABILIZATION AND INSTALLATION OF ALL PERMANENT BMP'S SHALL OCCUR PRIOR TO COMPLETION OF THE SITE DEVELOPMENT. ALL DISTURBED AREAS HAVING HIGH POTENTIAL FOR EROSION, AS DETERMINED BY THE ENGINEER OR MUNICIPALITY SHALL BE PERMANENTLY SEEDED AS SOON AS POSSIBLE.
5. ESTABLISH BOTH TEMPORARY AND CONTINUING MAINTENANCE PROCEDURES AND INSPECTIONS FOR THE NEW DEVELOPMENT.

REQUIREMENTS

1. THE CONTRACTOR/DEVELOPER SHALL ABIDE TO ALL REQUIREMENTS WITHIN THIS PLAN AS PART OF THE CONTRACT.
2. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL IDENTIFY THE COMPANY NAME, ADDRESS, TELEPHONE NUMBER AND THE PERSON WHO WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE REQUIREMENTS OF THE IEPA AND SWPPP.
3. THE DEVELOPER, CONTRACTOR, AND ALL SUBCONTRACTORS SHALL SIGN THE CERTIFICATION VERIFYING THAT THEY FULLY UNDERSTAND AND SHALL COMPLY WITH THE REQUIREMENTS OF THE IEPA GENERAL NPDES PERMIT ILR10 PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
4. THE CONTRACTOR SHALL PROVIDE PERIODIC TRAINING TO ALL EMPLOYEES AT ALL LEVELS OF RESPONSIBILITY REGARDING THE STORM WATER POLLUTION PREVENTION PLAN. TOPICS SHOULD INCLUDE SPILL RESPONSE, MATERIALS/EQUIPMENT HANDLING PROCEDURES, AND GOOD HOUSEKEEPING STRATEGIES.
5. THE CONTRACTOR SHALL PLACE PERMANENT EROSION CONTROL SYSTEMS AND SEEDING WITHIN A REASONABLE AMOUNT OF TIME; THEREFORE, REDUCING THE AMOUNT OF AREA BEING OPEN TO THE POSSIBILITY OF EROSION AND REDUCING THE AMOUNT OF TEMPORARY EROSION CONTROL SYSTEMS AND TEMPORARY SEEDING. THE ENGINEER OR MUNICIPALITY WILL DETERMINE IF TEMPORARY EROSION CONTROL SYSTEMS SHOWN IN THE PLAN CAN BE MODIFIED OR DELETED OR IF ANY ADDITIONAL TEMPORARY EROSION CONTROL SYSTEMS SHALL BE ADDED WHICH ARE NOT INCLUDED IN THIS PLAN. THE CONTRACTOR SHALL PERFORM ALL WORK AS DIRECTED BY THE ENGINEER AND AS SHOWN IN SPECIAL DETAILS PROVIDED, PER SECTION 280 OF IDOT HIGHWAY'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," OR AS DETAILED WITHIN THE ILLINOIS URBAN MANUAL, CURRENT EDITIONS.
6. THE CONTRACTOR SHALL USE THE SWPPP AS A WORKING DOCUMENT THROUGHOUT THE CONSTRUCTION ACTIVITY. SAID DOCUMENT SHALL BE AMENDED AS REQUIRED TO REFLECT ALL CURRENT SITE ACTIVITIES AND EROSION CONTROL MEASURE THAT HAVE BEEN IMPLEMENTED TO CONTROL POLLUTANT DISCHARGES FROM THE SITE. THE SWPPP SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE ON REQUEST UNTIL SUCH TIME THAT A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED.
7. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NPDES GENERAL PERMIT ILR10. SAID DOCUMENT CAN BE LOCATED AT THE FOLLOWING LINK:
HTTPS://WWW2.ILLINOIS.GOV/EPA/DOCUMENTS/IEPA/PERMITS-FORMS-FEES/STORM-WATER/ILR10-GENERAL-PERMIT-08-03-2018.PDF
8. THE OWNER SHALL PROVIDE THE CONTRACTOR WITH THE APPROVED NOTICE OF INTENT (NOI). THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOTICE OF INTENT ONSITE AND READILY AVAILABLE ON REQUEST.
9. THE CONTRACTOR SHALL ENSURE THAT ALL EROSION CONTROL MEASURES ARE IN PROPER WORKING ORDER AND OPERATIONAL TO ACHIEVE COMPLIANCE OF THE SWPPP.
10. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING A QUALIFIED INSPECTOR TO CONDUCT ALL INSPECTIONS AS REQUIRED BY THE SWPPP. ALL RECORDS SHALL BE SUBMITTED TO THE OWNER/MUNICIPALITY AND SHALL BE AVAILABLE AS REQUESTED BY THE IEPA OR AUTHORIZED REPRESENTATIVE AS REQUESTED.
11. THE CONTRACTOR SHALL ALLOW THE IEPA OR AUTHORIZED REPRESENTATIVE ON THE CONSTRUCTION SITE TO ENTER, INSPECT, MONITOR OR SAMPLE ANY FACILITIES, EQUIPMENT, PRACTICES, OR OPERATIONS AS REQUIRED UNDER THE NPDES PERMIT ILR10
12. UPON FINAL SITE STABILIZATION, THE CONTRACTOR/DEVELOPER SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION IN ACCORDANCE WITH THE IEPA GENERAL NPDES PERMIT

SITE DESCRIPTION

A. NARRATIVE
   a. THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A DAY CARE FACILITY LOCATED AT 6120 S CASS AVENUE IN WESTMONT ILLINOIS. THE CONSTRUCTION WILL CONSIST OF A NEW BUILDING, PARKING LOT, LANDSCAPING, AND ALL APPLICABLE SITE UTILITIES.

B. DESCRIPTION OF CONSTRUCTION ACTIVITY
   a. GRADING (EXCAVATION AND FILL)
   b. UTILITY INSTALLATION
   c. BUILDING CONSTRUCTION
   d. LIGHTING INSTALLATION
   e. PAVEMENT INSTALLATION
   f. LANDSCAPING

C. DESCRIPTION OF INTENDED SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB EARTH AND LEAD TO POSSIBLE EROSION FOR MAJOR PORTIONS OF THE CONSTRUCTION SITE:
   a. INSTALL EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCE, CONSTRUCTION ENTRANCE) (EARTHWORK CONTRACTOR) (SUMMER 2026)
   b. CLEAR AND GRUB SITE. PROVIDE TREE AND TOPSOIL REMOVAL (EARTHWORK AND LANDSCAPE CONTRACTOR) (SUMMER 2026)
   c. EARTHWORK OPERATIONS INCLUDING, EXCAVATION, AND FILL WILL BE COMPLETED AT LOCATIONS AS INDICATED IN THE PLANS OR AS DIRECTED BY THE ENGINEER. (EARTHWORK CONTRACTOR) (SUMMER 2026)
   d. UTILITY LINES AND STRUCTURES WILL BE INSTALLED BEFORE AND/ OR DURING THE CONSTRUCTION OF THE FILL. (UNDERGROUND CONTRACTOR) (SUMMER 2026)
   e. BUILDING CONSTRUCTION (BUILDING CONTRACTOR) (SUMMER FALL 2026)
   f. FINE GRADING AND PAVING. (PAVING CONTRACTOR) (FALL 2026)
   g. TOPSOIL RESPREAD AND VEGETATIVE STABILIZATION (EARTHWORK AND LANDSCAPE CONTRACTOR) (SPRING 2027)
   h. PERFORM CONTINUING MAINTENANCE (OWNER)

D. AREA OF DISTURBED GROUND:
   a. THE TOTAL AREA DISTURBED BY CONSTRUCTION ACTIVITIES IS APPROXIMATELY 1.35 ACRES.

E. PLAN VIEW:
   a. THESE PLAN DOCUMENTS CONTAIN SITE MAP(S) INDICATING THE DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED AFTER THE MAJOR GRADING ACTIVITIES, AREA OF MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS IDENTIFIED ON THE PLAN, THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS, AND LOCATIONS WHERE STORMWATER IS DISCHARGED.

F. DISCHARGE POINT
   a. THE NAME OF THE RECEIVING WATERS DOWNSTREAM OF THE PROJECT IS WEST BRANCH OF THE DUPAGE RIVER. NO WETLANDS, FLOODPLAIN, RIPARIAN AREAS OR THEIR BUFFERS ARE PRESENT ON THE SITE.

CONTROLS

THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED AND HAS SIGNED THE REQUIRED CERTIFICATION AS PART OF THIS PLAN.

A. DESCRIPTION OF PRACTICES AT THE BEGINNING OF CONSTRUCTION (WHERE APPLICABLE)
   a. THE AREA WITHIN THE SITE BOUNDARIES WILL BE IMPROVED AND MANAGED FOR PURPOSES OF CONTROLLING EROSION WITHIN THE AREA, REDUCING WATER FLOW BY TEMPORARY DIVERSION AND MINIMIZING SILTATION INTO THE CONSTRUCTION ZONE, AND ESTABLISHING VEGETATIVE COVER WHICH WILL BECOME PERMANENT VEGETATION AND ACT AS AN EROSION BARRIER. WORK AT THE BEGINNING OF CONSTRUCTION WILL CONSIST OF THE FOLLOWING:
   b. AREAS OF EXISTING VEGETATION (WOODS AND GRASSLANDS) OUTSIDE THE PROPOSED CONSTRUCTION SLOPE
   c. LIMITS SHALL BE IDENTIFIED FOR PRESERVING AND SHALL BE PROTECTED FROM MOWING, BRUSH CUTTING,
   d. TREE REMOVAL AND OTHER ACTIVITIES WHICH WOULD BE DETRIMENTAL TO THEIR MAINTENANCE AND DEVELOPMENT.
   e. DEAD, DISEASED, OR UNSUITABLE VEGETATION WITHIN THE SITE SHALL BE REMOVED AS DIRECTED BY THE ENGINEER, ALONG WITH THE REQUIRED TREE REMOVAL.
   f. AS SOON AS REASONABLE ACCESS IS AVAILABLE TO ALL LOCATIONS WHERE EROSION CONTROL ITEMS SHALL BE PLACED,
   g. ALL ITEMS WILL BE INSTALLED AS CALLED OUT IN THIS PLAN AND DIRECTED BY THE ENGINEER.
   h. BARE AND SPARSELY VEGETATED GROUND IN HIGHLY ERODIBLE AREAS AS DETERMINED BY THE ENGINEER SHALL BE TEMPORARILY SEEDED AT THE BEGINNING OF CONSTRUCTION WHERE NO CONSTRUCTION ACTIVITIES ARE IMMEDIATELY EXPECTED AS STATED IN THE SPECIAL PROVISION "TEMPORARY EROSION CONTROL SEEDING".
   i. IMMEDIATELY AFTER DEMOLITION AND TREE REMOVAL IS COMPLETED IN CERTAIN AREAS WHICH ARE HIGHLY ERODIBLE AREAS AS DETERMINED BY THE ENGINEER, THE AREAS SHALL BE TEMPORARILY SEEDED WHERE NO CONSTRUCTION ACTIVITIES ARE IMMEDIATELY EXPECTED.
   j. AT LOCATIONS WHERE WATER DRAINS AWAY FROM THE PROJECT, TEMPORARY EROSION CONTROL FENCE SHALL BE USED.
   k. ESTABLISHMENT OF THESE TEMPORARY EROSION CONTROL MEASURES WILL HAVE ADDITIONAL BENEFITS TO THE PROJECT. DESIRABLE GRASS SEED WILL BECOME ESTABLISHED IN THESE AREAS AND WILL SPREAD SEEDS ONTO THE CONSTRUCTION SITE UNTIL PERMANENT SEEDING/ MOWING AND OVERSEEDING CAN BE COMPLETE.

B. DESCRIPTION OF PRACTICES DURING CONSTRUCTION (WHERE APPLICABLE)
   a. DURING SITE WORK, LOCATIONS OUTSIDE THE CONSTRUCTION AREA AS OUTLINED PREVIOUSLY HEREIN SHALL BE PROTECTED FROM DAMAGING EFFECTS OF CONSTRUCTION. THE CONTRACTOR SHALL NOT USE THIS AREA FOR STAGING (EXCEPT AS DESIGNATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER), PARKING OF VEHICLES OR CONSTRUCTION EQUIPMENT, STORAGE OF MATERIALS, OR OTHER CONSTRUCTION RELATED ACTIVITIES.
   b. WITHIN THE CONSTRUCTION AREA, CRITICAL LOCATIONS WHICH HAVE HIGH FLOWS OF WATER AS DETERMINED BY THE ENGINEER SHALL REMAIN UNDISTURBED UNTIL FULL SCALE CONSTRUCTION IS UNDERWAY TO PREVENT UNNECESSARY SOIL EROSION.
   c. AS THE CONTRACTOR CONSTRUCTS A PORTION OF THE SITE, HE/SHE SHALL FOLLOW THE FOLLOWING STEPS AS DIRECTED BY THE ENGINEER.
      c.a. PLACE TEMPORARY EROSION CONTROL SYSTEMS AT LOCATIONS WHERE WATER LEAVES AND ENTERS THE CONSTRUCTION AREA.
      c.b. TEMPORARY SEED HIGHLY ERODIBLE AREAS OUTSIDE THE CONSTRUCTION AREA.
   d. CONSTRUCTION EQUIPMENT SHALL BE STORED AND FUELED ONLY AT DESIGNATED LOCATIONS; ALL NECESSARY MEASURES SHALL BE TAKEN TO CONTAIN ANY FUEL OR POLLUTION RUN-OFF IN COMPLIANCE WITH EPA WATER QUALITY REGULATIONS. LEAKING EQUIPMENT OR SUPPLIES SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.
   e. SPILL PREVENTION - CONTRACTOR SHALL MAINTAIN GOOD HOUSEKEEPING PRACTICES FOR THE DURATION OF THE PROJECT.
      e.a. ALL SOLUBLE AND LIQUID MATERIALS STORED ON-SITE SHALL BE SUITABLY COVERED OR PLACED WITHIN AN ENCLOSURE. THE CONTENTS OF PARTIALLY USED CONTAINERS OF SUCH MATERIALS SHALL BE PLACED IN SEALABLE CONTAINERS TO AVOID SPILLS.
      e.b. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS THAT ARE CLEARLY LABELED.
      e.c. CLEANUP MATERIAL, SUCH AS ABSORBENT PILLOWS AND TRASH CONTAINERS, SHALL BE MAINTAINED ON SITE
      e.d. INCIDENT SPILLS (LESS THAN 12.5 GALLONS OF GASOLINE AND 25 GALLONS OF DIESEL) SHALL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. LARGER SPILLS SHALL BE RECOVERED ONLY BY QUALIFIED PERSONNEL AS DEFINED BY OSHA (29 CFR 1910.120).
      e.e. CONTRACTOR SHALL TAKE IMMEDIATE ACTION, HOWEVER, TO PREVENT SPILL FROM SPREADING OR DISCHARGING OFF SITE. SUCH ACTION MAY INCLUDE CONSTRUCTION OF EARTHEN DIKES AND PLUGGING CULVERTS.
      e.f. ALL SPILLS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IN A PROMPT MANNER. THE OWNER'S REPRESENTATIVE SHALL REPORT SPILLS TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY.
   f. AS DIRECTED BY THE ENGINEER, A STORMWATER DETENTION FACILITY SHALL FUNCTION AS TEMPORARY SEDIMENT BASIN.
   g. ALL SITE RUNOFF SHALL BE FILTERED PRIOR TO DISCHARGING OFFSITE. THE RATE OF DISCHARGE SHALL BE MINIMIZED TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE DISCHARGE POINT TO THE RECEIVING STRUCTURE OR BODY OF WATER.
   h. SEDIMENT LADEN DEWATERING DISCHARGE MUST BE DIRECTED TO AN APPROVED SEDIMENT TRAPPING MEASURE PRIOR TO RELEASE FROM THE SITE.
   i. SEDIMENT COLLECTED DURING CONSTRUCTION BY THE VARIOUS TEMPORARY EROSION CONTROL SYSTEMS (FILTER BASKETS, SEDIMENT TRAPS, ETC.) SHALL BE DISPOSED OF ON A REGULAR BASIS AS DIRECTED BY THE ENGINEER. THE COST OF THIS MAINTENANCE WILL BE INCLUDED IN THE COST OF THE ASSOCIATED EROSION CONTROL MEASURE.
   j. DUST CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH ARTICLE 107.36 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
   k. STOCKPILES SHALL BE SURROUNDED WITH PERIMETER EROSION BARRIER AND TEMPORARY SEEDED IF NOT TO BE RE-USED WITHIN 14 DAYS.
   l. THE TEMPORARY EROSION CONTROL SYSTEMS SHALL BE REMOVED AS DIRECTED BY THE ENGINEER AFTER USE IS NO LONGER NEEDED OR NO LONGER FUNCTIONING.
   m. EXCAVATED AREAS AND EMBANKMENTS SHALL BE PERMANENTLY SEEDED UPON FINAL GRADING. IF NOT, THEY SHALL BE TEMPORARILY SEEDED.
   n. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF 21 DAYS OR MORE.
   o. ALL WASTE DISPOSAL SHALL BE REMOVED FROM THE SITE PER THE LOCAL MUNICIPALITY REQUIREMENTS. NO SOLID MATERIALS SHALL BE DISCHARGED INTO WATERS OF THE STATE.

C. DESCRIPTION OF PRACTICES AFTER FINAL GRADING (WHERE APPLICABLE)
   a. TEMPORARY EROSION CONTROL SYSTEMS SHALL BE LEFT IN PLACE WITH PROPER MAINTENANCE UNTIL PERMANENT EROSION CONTROL IS IN PLACE AND WORKING PROPERLY AND ALL PROPOSED TURF AREAS ARE SEEDED AND ESTABLISHED TO 70% COVERAGE.
   b. ONCE PERMANENT EROSION CONTROL SYSTEMS AS PROPOSED IN THE PLANS ARE FUNCTIONAL, AND ESTABLISHED, TEMPORARY ITEMS SHALL BE REMOVED, CLEANED UP, AND DISTURBED TURF RESEEDED.
   c. ALL PERMANENT SEEDING SHALL BE PER THE SWPPP FOR THE APPROVED LANDSCAPE PLAN.

MAINTENANCE

A. DURING CONSTRUCTION (WHERE APPLICABLE) (BY CONTRACTOR)
   a. THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT WILL BE USED TO MAINTAIN IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN.
      a.a. SILT FENCE/SILT SOCK: SHALL BE INSTALLED AND MAINTAINED. IF DAMAGED, SHALL BE RESTORED OR REPLACED.
      a.b. STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. MUD TRACKED ONTO PUBLIC STREETS OR SEDIMENT WASHED INTO THE RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
      a.c. INLET PROTECTION SHALL BE INSPECTED FREQUENTLY, REPAIRED OR REMOVED AND REPLACED AS NEEDED.
      a.d. VEGETATIVE EROSION CONTROL MEASURES: THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE BUFFER STRIPS, ETC. SHALL BE MAINTAINED PERIODICALLY, ADEQUATELY WATERED AND FERTILIZED. THE VEGETATIVE COVER SHALL BE RESEEDED OR OVERSEEDED AS NECESSARY.

B. AFTER CONSTRUCTION (WHERE APPLICABLE) (BY OWNER)
   a. CONSTRUCTION IS COMPLETE AFTER ACCEPTANCE IS RECEIVED AT THE FINAL INSPECTION.
   b. REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY OR AS-NEEDED BASIS. ITEMS TO BE ADDRESSED SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
      b.a. LITTER AND DEBRIS SHALL BE CONTROLLED.
      b.b. LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH SEEDING/VEGETATION AS NECESSARY
      b.c. ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY.
      b.d. RIPRAP AREAS SHALL BE REPAIRED WITH ADDITION OF NEW RIP RAP AS NECESSARY.
      b.e. ROADS SHALL BE SWEPT, VACUUMED OR WASHED ON A REGULAR BASIS.
   c. ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITY SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE.
      c.a. INFLOWS AND OUTFLOWS OF THE FACILITY SHALL BE CLEAN AND PERFORMING AS DESIGNED.
      c.b. OUTLET CONTROL STRUCTURE AND RESTRICTOR OF THE FACILITY SHALL BE CLEAN AND PERFORMING AS DESIGNED.
      c.c. SLOPES SHALL BE CHECKED FOR SETTLEMENT OR EROSION AND REPAIRED IF NECESSARY.
      c.d. DEBRIS, OBSTRUCTIONS OR WOODY GROWTH WITHIN THE FACILITY SHALL BE REMOVED.
      c.e. ERODED AREAS SHALL BE RESEEDED OR SODDED.
      c.f. RETAINING WALLS SHALL BE CHECKED OR SIGNS OF WEAR OR DAMAGE AND REPAIRED AS NECESSARY.
   d. ALL MANUFACTURERED PERMANENT EROSION CONTROL MEASURES (FILTER BASKETS, SUMPS, SEDIMENT TRAPS, STORMWATER SEPARATORS, ETC.) SHALL BE CLEANED AND/OR REPLACED AS REQUIRED PER THE MANUFACTURER SPECIFICATIONS.

INSPECTIONS

A. QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROLS, SUCH AS A LICENSED PROFESSIONAL ENGINEER OR OTHER KNOWLEDGEABLE PERSON WHO POSSESSES THE SKILLS TO ASSESS CONDITIONS AT THE CONSTRUCTION SITE THAT COULD IMPACT STORM WATER QUALITY AND TO ASSESS THE EFFECTIVENESS OF ANY SEDIMENT AND EROSION CONTROL MEASURES SELECTED TO CONTROL THE QUALITY OF STORM WATER DISCHARGES FROM THE CONSTRUCTION ACTIVITIES.

B. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED ON THE PLANS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

C. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANTS AND POLLUTION PREVENTION MEASURES SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. ANY CHANGES TO THIS PLAN RESULTING FROM THE REQUIRED INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

DOCUMENTATION

A. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME (S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTIONS, DATE(S) OF THE INSPECTIONS, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THIS STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH SECTION 4.B. OF THE GENERAL NPDES PERMITS SHALL BE MADE AND RETAINED AS PART OF THE PLAN FOR AT LEAST THREE YEARS AFTER THE DATE OF THE INSPECTION. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G OF THE GENERAL NPDES PERMIT.

B. IF ANY VIOLATION OF THE PROVISIONS OF THIS PLAN IS IDENTIFIED DURING THE CONDUCT OF THE CONSTRUCTION WORK COVERED BY THIS PLAN, THE ENGINEER OR OWNER SHALL COMPLETE AND FILE AN "INCIDENT OF NONCOMPLIANCE (ION)" REPORT FOR THE IDENTIFIED VIOLATIONS. THE ENGINEER OR OWNER SHALL USE FORMS PROVIDED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND SHALL INCLUDE SPECIFIC INFORMATION ON THE NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY IN ACCORDANCE WITH VI.G. OF THE GENERAL NPDES PERMIT.

C. THE REPORT OF NONCOMPLIANCE SHALL BE MAILED TO THE FOLLOWING ADDRESS:
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, IL 62794-9276

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	04/15/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

STORM WATER POLLUTION PREVENTION PLAN NOTES

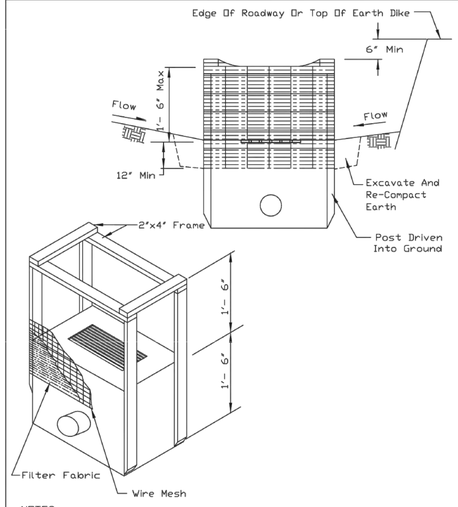
SHEET NO. C-8

PROJECT 7971

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

PLOTTED: Wednesday, April 15, 2026 2:04:52 PM
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FILE PATH: ip01.kleinfelder.com\labkshare\070\0070797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSICADD_ProdDrawings\C-10 STORM WATER POLLUTION PREVENTION PLAN.dwg

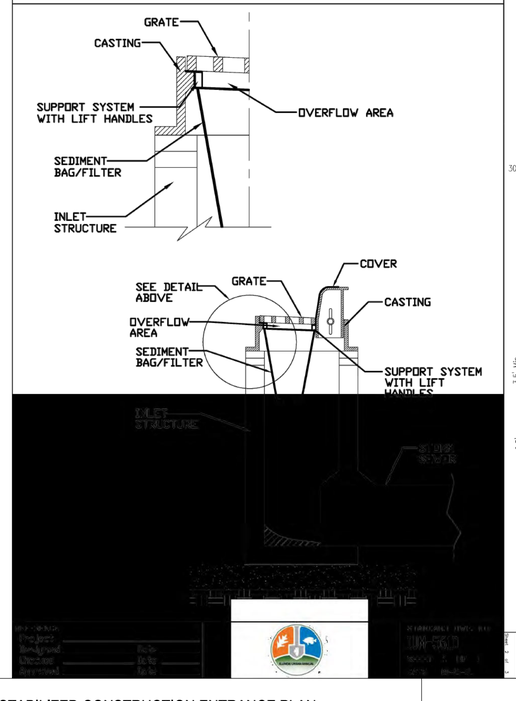
INLET PROTECTION - FABRIC DROP PLAN

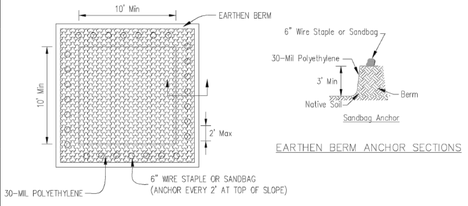


NOTES:
1. Filter fabric shall meet the requirement of material specification 592 GEOTEXTILE, Table I or 2, class I, with an EOS of at least 30 for nonwoven and 50 for woven.
2. The wire mesh shall have a maximum opening of at least 6 inches.
3. Limit drainage area to the inlet protection to 1 acre.

REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	IL-560
Designed ____ Date ____			SHEET 1 OF 1
Checked ____ Date ____			DATE 6-29-93
Approved ____ Date ____			

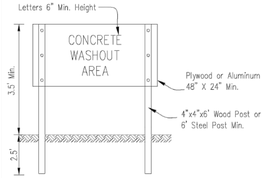
INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



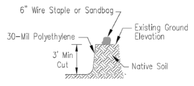


PLAN VIEW

EARTHEN BERM ANCHOR SECTIONS



SIGN DETAIL

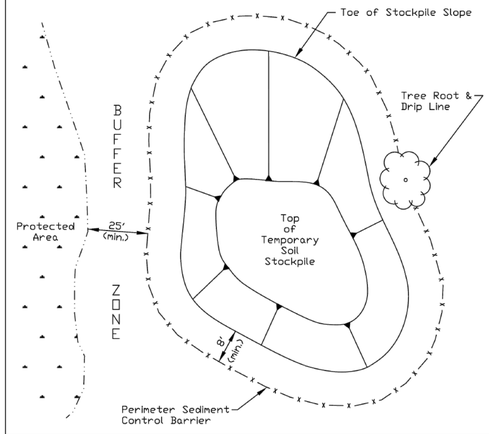


SUBGRADE ANCHOR SECTIONS

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

Designed ____ Date ____		TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE	STANDARD DWG. NO.
Drawn B. JOHNSON 5/08			IUM-560
Checked ____			SHEET 1 OF 1
Approved ____			DATE 11-20-01

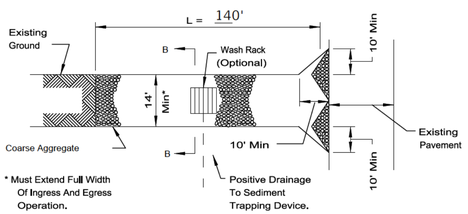
TEMPORARY SOIL STOCKPILE DETAIL



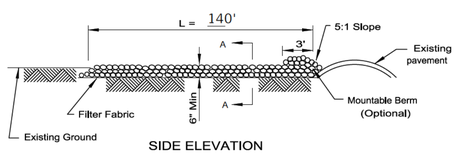
NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linear sediment trap surrounding the stockpile base may be used to control sediment.

REFERENCE			STANDARD DWG. NO.
Project			IUM-627
Designed ____ Date ____			SHEET 1 OF 1
Checked ____ Date ____			DATE JANUARY 2017
Approved ____ Date ____			

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW

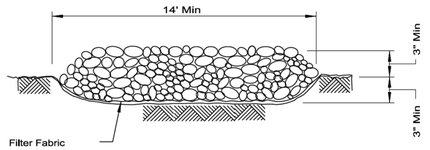


SIDE ELEVATION

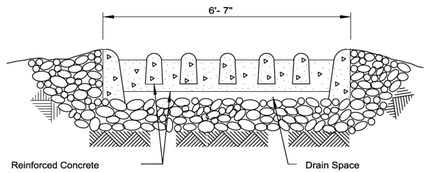
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, or II and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	IL-630
Designed ____ Date ____			SHEET 1 OF 2
Checked ____ Date ____			DATE 8-18-94
Approved ____ Date ____			

STABILIZED CONSTRUCTION ENTRANCE PLAN



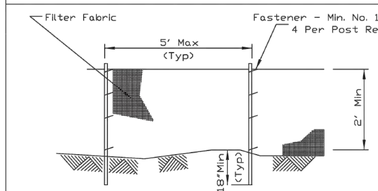
SECTION A-A



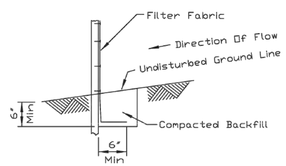
SECTION B-B

REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	IL-630
Designed ____ Date ____			SHEET 2 OF 2
Checked ____ Date ____			DATE 8-18-94
Approved ____ Date ____			

SILT FENCE PLAN



ELEVATION



FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	IL-620
Designed ____ Date ____			SHEET 1 OF 2
Checked ____ Date ____			DATE 11-20-01
Approved ____ Date ____			

STORMWATER POLLUTION PREVENTION PLAN
FOR
CONSTRUCTION ACTIVITIES
AT
6142 S CASS AVENUE
WESTMONT, ILLINOIS 60559

NON-STORMWATER DISCHARGES

A. FIRE-FIGHTING ACTIVITIES,

B. WATERMAIN HYDRANT FLUSHING,

C. WATERING FOR DUST CONTROL,

D. IRRIGATION FOR VEGETATIVE GROWTH,

E. OR WASH WATER WHERE DETERGENTS ARE NOT USED

SOURCES OF NON-STORM WATER SHALL NOT BE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY ADDRESSED IN THIS PLAN

OWNER CERTIFICATION STATEMENT

PROJECT TITLE: _____
NOTICE TO PROCEED PERMIT # _____

I HEREBY CERTIFY UNDER PENALTY OF LAW THAT THIS SWPPP DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF IMPRISONMENT FOR KNOWING VIOLATIONS.

_____ _____
SIGNATURE OF OWNER DATE

_____
PRINTED NAME OF OWNER

CONTRACTOR CERTIFICATION STATEMENT

THIS CERTIFICATION STATEMENT IS PART OF THE STORM WATER POLLUTION PLAN FOR THE PROJECT DESCRIBED HEREIN IN ACCORDANCE WITH NPDES PERMIT NO. ILR10 _____. ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY ON _____.

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE MUNICIPALITY'S EROSION CONTROL ORDINANCE AND STANDARDS AND OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ILR10 THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE DEVELOPMENT SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE _____
TITLE _____
NAME OF FIRM _____
STREET ADDRESS _____
CITY, STATE, ZIP _____
PHONE NUMBER _____
DATE _____

SUBCONTRACTOR CERTIFICATION STATEMENT

THIS CERTIFICATION STATEMENT IS PART OF THE STORM WATER POLLUTION PLAN FOR THE PROJECT DESCRIBED HEREON IN ACCORDANCE WITH NPDES PERMIT NO. ILR10 _____. ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY ON _____.

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE MUNICIPALITY'S EROSION CONTROL ORDINANCE AND STANDARDS AND OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ILR10 THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE DEVELOPMENT SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE _____
TITLE _____
NAME OF FIRM _____
STREET ADDRESS _____
CITY, STATE, ZIP _____
PHONE NUMBER _____
DATE _____

DATE	REVISIONS		
		SCALE	AS NOTED
		DRAWN	SKUPER
		CHECKED	RDALTON
		APPROVED	ELEE
		DATE	04/15/2026
		ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

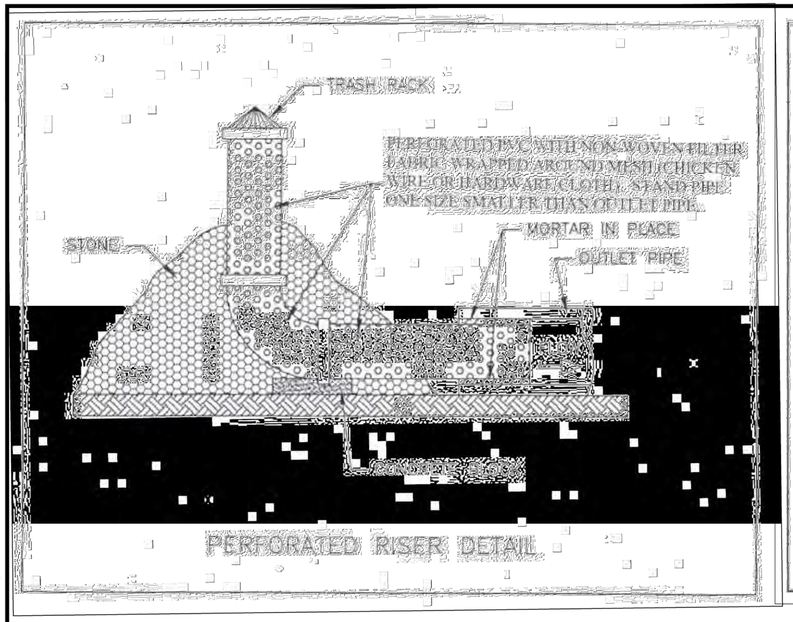
552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

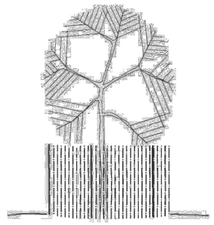
STORM WATER POLLUTION PREVENTION PLAN DETAILS

SHEET NO. C-9
PROJECT 7971

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

PLOTTED: Wednesday, April 15, 2026 1:58:27 PM
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ELEVATION
NOT TO SCALE

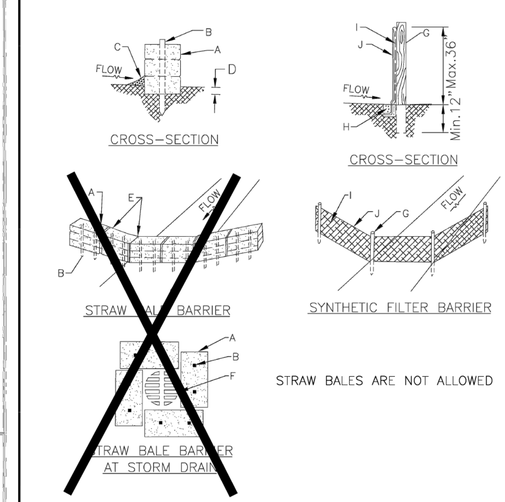


PLAN
NOT TO SCALE

CONSTRUCTION NOTES
A. THE FENCING WILL CONSIST OF 6' CHAIN LINK WITH STURDY STEEL POSTS DRIVEN INTO THE GROUND AT A MINIMUM OF EVERY 10'

GENERAL NOTES
1. ALL FENCING MUST BE ESTABLISHED AND APPROVED PRIOR TO THE START OF ANY SITE WORK, INCLUDING DEMOLITION AND EXISTING TREE REMOVAL, AND REMAIN UP UNTIL AUTHORIZATION HAS BEEN GIVEN TO TAKE DOWN BY VILLAGE.
2. NO DIGGING OR GRADING SHALL BE DONE WITHIN THE TREE PROTECTION ZONE AT ANY TIME DURING THE PROJECT, NOR SHALL THE FENCE BE MOVED OR OPENED TO DO ANY EXCAVATION.
3. IF THE TREE PROTECTION ZONE PRESENTS AN ISSUE THAT CAN NOT BE WORKED AROUND THE VILLAGE IS TO BE NOTIFIED (AT 630-417-7965) PRIOR TO ANY COMPROMISED OF THE TREE PROTECTION ZONE.

VILLAGE OF WESTMONT
TREE PROTECTION
DATE: AUGUST 22, 2018
ISSUED DATE: DECEMBER1996



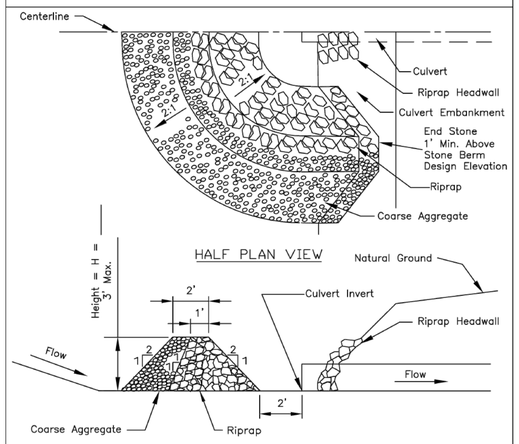
CONSTRUCTION NOTES
A. STRAW BALES, SEE NOTE 2
B. 2"x2" HARDWOOD STAKES OR REBARS, 3' LONG
C. COMPACTED BACKFILL
D. 4" MIN. DEPTH TRENCH
E. PACKED STRAW
F. STORM GRATE W/FILTER FABRIC BETWEEN FRAME AND LID
G. 4" DIA. WOOD OR 1.33 LB/IF STEEL POST, MIN. 5' LONG, MAX. 10' SPACING
H. 4"x4" TRENCH, BACKFILLED WITH COMPACTED SOIL
I. WIRE MESH FENCING, SEE NOTE 3
J. SYNTHETIC FILTER FABRIC

GENERAL NOTES
1. FOR FILTER BARRIER CONSIDERATIONS, THE DRAINAGE AREA SHALL BE LIMITED TO 1/2 ACRE, EXCEPT FOR INDIVIDUAL LOTS WHERE 1 ACRE IS ACCEPTABLE.
2. STRAW BALES SHALL BE PLACED IN A SINGLE ROW AND STAKED WITH MIN. 2 STAKES PER BALE. GAPS BETWEEN BALES SHALL BE CHINKED WITH STRAW. BALES SHALL BE BE EMBEDDED 4" INTO THE SURFACE OF THE SOIL.
3. WHEN USING STANDARD STRENGTH FILTER CLOTH AS THE FILTER BARRIER, WIRE FENCING REINFORCEMENT IS REQUIRED OF A MIN. 42" IN HEIGHT, MIN. 14 GAUGE, HAVING A MAX. MESH SPACING OF 6", AND EXTENDING INTO THE TRENCH A MIN. OF 2". WHEN EXTRA STRENGTH CLOTH OR CLOSER POST SPACING (6' OR LESS) ARE USED, THE WIRE SUPPORT FENCE MAY BE ELIMINATED, AND THE FABRIC ATTACHED DIRECTLY TO THE POSTS.
4. OTHER ACCEPTABLE EROSION CONTROL MEASURES ARE THE USE OF OF BERMS, SEDIMENT BASINS, FIBER MATS, NETTING, ETC., AS APPROVED BY THE VILLAGE.
5. EROSION CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED UNTIL PERMANENT EROSION CONTROL FEATURE ARE COMPLETED.
6. IF AFTER REPEATED FAILURES ON THE PART OF THE CONTRACTOR TO PROPERLY CONTROL EROSION, POLLUTION, AND/OR SILTATION, THE VILLAGE RESERVES THE RIGHT TO EFFECT NECESSARY CORRECTIVE MEASURES AND CHARGE ANY COSTS TO THE CONTRACTOR.

VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
SOIL EROSION CONTROL
DATE: APRIL, 2008
DWG D-12-0
I:\WMNTV\GENERAL\Standards\dwgs\SOIL.dwg

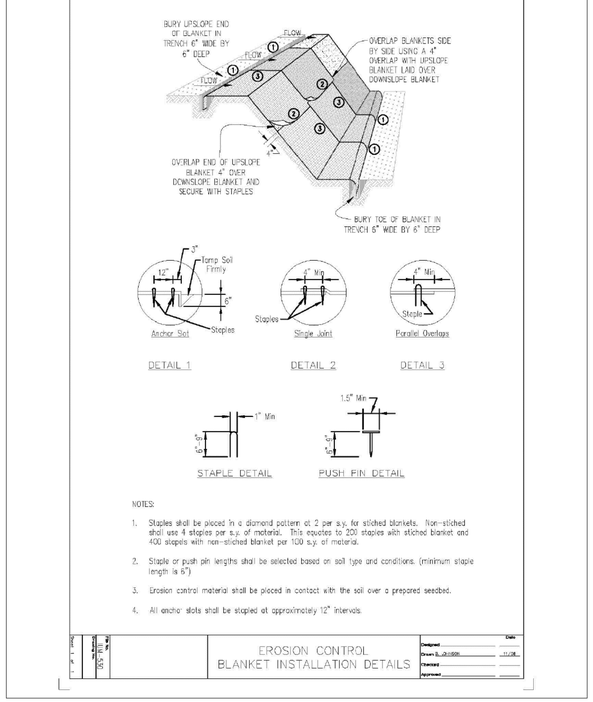
ISSUED: March 1988
REVISED: April 7, 2008

CULVERT INLET PROTECTION - STONE



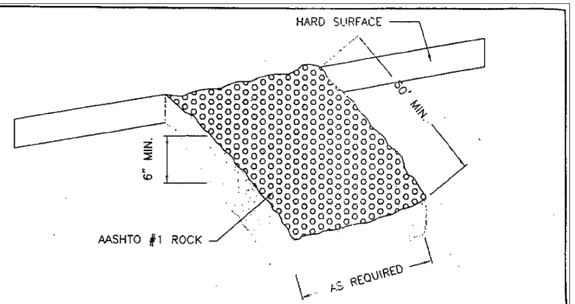
Notes:
1. Sediment shall be removed when the sediment has accumulated to one-half the height of the stone berm.
2. Coarse aggregate shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3 or CA-4.
3. Riprap shall meet IDOT gradation RR-3 or RR-4. Any permanent riprap, such as for the culvert headwall, shall meet IDOT Quality Designation A.
4. Coarse aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
5. The maximum drainage area to the culvert being protected is 3 acres.
6. See plans for H dimension.
7. Tie the stone berm into the culvert embankment a minimum of 1 foot above the design elevation of the stone berm.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-508ST
Designed Date		SHEET 1 OF 1
Checked Date		DATE 1-29-99
Approved Date		



NOTES:
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

EROSION CONTROL BLANKET INSTALLATION DETAILS



1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5-1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATLEY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

TEMPORARY ROCK CONSTRUCTION ENTRANCE

DATE	REVISIONS		
		SCALE	AS NOTED
		DRAWN	SKUPER
		CHECKED	RDALTON
		APPROVED	ELEE
		DATE	04/15/2026
		ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

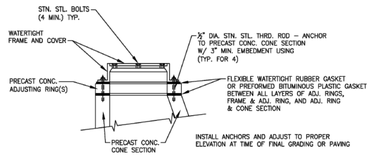
552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

STORM WATER POLLUTION PREVENTION PLAN DETAILS

SHEET NO. C-10
PROJECT 7971

JOB NO. 7971 VEENSTRA & KIMM, INC. DESIGN FIRM REGISTRATION NUMBER 184.001939

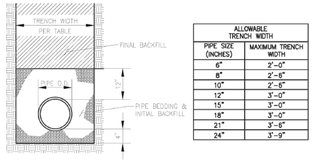
PLOTTED: Wednesday, April 15, 2026 1:58:27 PM
X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
FILE PATH: ip01.kleinfelder.com\bbkshare\0700\0797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSICADD_ProdDrawings\7971 C-11 - C-13 Civil Drawing Details.dwg



WATERTIGHT FRAME & COVER DETAIL
NO SCALE

Downers Grove Sanitary District

REV. 2-1-15



ALLOWABLE TRENCH WIDTH	
PIPE SIZE (INCHES)	MAXIMUM TRENCH WIDTH
6"	2'-0"
8"	2'-6"
10"	2'-6"
12"	3'-0"
15"	3'-0"
18"	3'-0"
21"	3'-6"
24"	3'-9"

GENERAL NOTES:

1. PIPE BEDDING AND INITIAL BACKFILL MATERIALS SHALL BE LIMITED TO CRUSHED WASHED LIMESTONE ¾ TO ⅜ INCHES IN DIAMETER, PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 90% PROCTOR DENSITY PER AASHTO T-99.
2. FINAL BACKFILL IN PAVEMENT AREAS AND WHERE THE TRENCH FALLS WITHIN A 1 TO 1 SLOPE EXTENDED FROM THE EDGE OF PAVEMENT, MATERIAL SHALL BE GRANULAR TRENCH BACKFILL AS SPECIFIED BY THE CONTROLLING ROAD AUTHORITY, COMPACTED TO 95% STANDARD PROCTOR DENSITY PER AASHTO T-99.
3. IN LANDSCAPED AREAS MATERIALS SHALL BE SELECT, EXCAVATED MATERIAL, FREE OF ROCKS AND DEBRIS AND COMPACTED TO 85% STANDARD PROCTOR DENSITY PER AASHTO T-99.

PIPE BEDDING AND BACKFILL DETAIL
DOWNERS GROVE SANITARY DISTRICT

Downers Grove Sanitary District

REV. 2-1-15

DOWNERS GROVE SANITARY DISTRICT

SPECIFICATION

FOR

BUILDING SANITARY SERVICE TELEVISING

Effective Date: August 24, 2001

1. The entire building sanitary service shall be televised from the public sewer to the building, including the machine tap, wye or tee, the outside cleanout(s) and all service piping.
2. Prior to televising, flush and clean the sewers by a method acceptable to the District. Provide preparatory cleaning of the sewer to permit unobstructed passage of the television camera and clean enough for the camera to discern structural defects, misalignment, and points of infiltration to the satisfaction of the District.
3. Provide the District a VHS video recording of the televising. Set video recorder to standard play (SP) mode.
4. Begin each tape with the current date and the beginning footage count superimposed on the video signal. Provide continuous footage counter on all video recordings.
5. Professionally label all video tapes showing the building address, the date, and Contractor's name.
6. Move the camera, at a speed no greater than 30 feet per minute and stopping at all defects and points of infiltration to permit proper documentation of the sewer condition.
7. All televising for acceptance shall be done under the direct supervision of the District. The Contractor shall notify the District 48 hours prior to televising. Video tapes shall be turned in immediately to the District inspector upon completion of televising.
8. Televising may be performed after the sanitary service has been successfully air tested and all outside cleanouts have been adjusted to final grade.

DOWNERS GROVE SANITARY DISTRICT

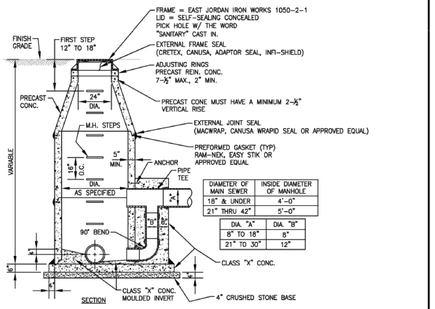
SPECIFICATION

FOR

BUILDING SANITARY SERVICE AIR TESTING

Effective Date: August 24, 2001

1. The entire building sanitary service shall be air tested from the public sewer to the building, including the machine tap, wye or tee, the outside cleanout(s) and all service piping. If a new wye or tee is installed on an existing public sewer, the pipe connections on the public sewer on both sides of the wye or tee must also be air tested, as described in Item 11.
2. Prior to testing, flush and clean the sewers by a method acceptable to the District. If a new wye or tee is installed on a existing public sewer, clean the inside of all existing pipes to allow the test plugs to properly seal during testing.
3. Isolate the building sanitary service from the existing public sewer by installing two airtight plugs in the public sewer, by installing one airtight plug with a void positioned at the connection between the building service connection and the public sewer, or by other method acceptable to the District.
4. Install an airtight plug on the cleanout inside the building.
5. Properly brace the outside cleanout cap and collar to withstand air testing.
6. Whenever the sewer to be tested is submerged under groundwater, determine the groundwater hydrostatic pressure by a method approved by the District.
7. Add air to the plugged sewer sections under test through the cleanout or public sewer plug until initial air pressure reaches 4.0 psig greater than any groundwater hydrostatic pressure.
8. Allow at least two minutes for air temperature to stabilize, adding air to maintain the initial test pressure.
9. Shut off the air supply after stabilizing the air temperature and record the time in seconds using an approved stopwatch for the internal sewer pressure to drop from 3.5 psig to 2.5 psig greater than any groundwater hydrostatic pressure.
10. The building sanitary service shall pass if the recorded time for the allowable pressure drop equals or exceeds 2 minutes for a 4-inch and 6-inch diameter service less than 300



DIAMETER OF MAIN SEWER	INSIDE DIAMETER OF MANHOLE
18" & UNDER	4'-0"
21" THRU 42"	5'-0"

DIA. "A"	DIA. "B"
8" TO 18"	8"
21" TO 30"	12"

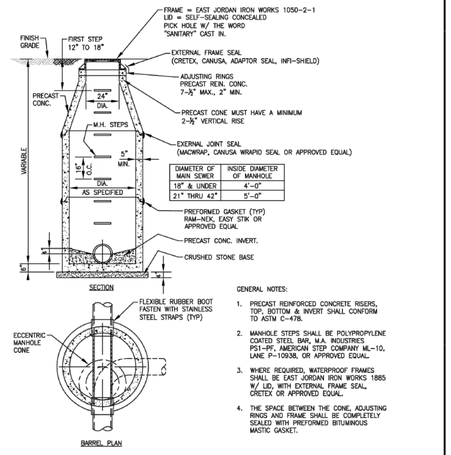
GENERAL NOTES:

1. PRECAST REINFORCED CONCRETE RISERS, TOP & BOTTOM SHALL CONFORM TO ASTM C-478.
2. MANHOLE STEPS SHALL BE POLYPROPYLENE COATED STEEL BAR, M.A. INDUSTRIES PS1-PF, AMERICAN STEP COMPANY ML-10, LANE P-10938, OR APPROVED EQUAL.
3. WHERE REQUIRED, WATERPROOF FRAMES SHALL BE EAST JORDAN IRON WORKS 1885 W/ LID, WITH EXTERNAL FRAME SEAL, CRETEX OR APPROVED EQUAL.
4. THE SPACE BETWEEN THE CONE, ADJUSTING RINGS AND FRAME SHALL BE COMPLETELY SEALED WITH PREFORMED BITUMINOUS MASTIC GASKET.

REV. 10-20-84
REV. 8-12-97
REV. 4-23-98
REV. 11-21-00
REV. 2-1-15
REV. 9-14-15

DROP MANHOLE DETAIL
DOWNERS GROVE SANITARY DISTRICT

Downers Grove Sanitary District



DIAMETER OF MAIN SEWER	INSIDE DIAMETER OF MANHOLE
18" & UNDER	4'-0"
21" THRU 42"	5'-0"

GENERAL NOTES:

1. PRECAST REINFORCED CONCRETE RISERS, TOP, BOTTOM & INVERT SHALL CONFORM TO ASTM C-478.
2. MANHOLE STEPS SHALL BE POLYPROPYLENE COATED STEEL BAR, M.A. INDUSTRIES PS1-PF, AMERICAN STEP COMPANY ML-10, LANE P-10938, OR APPROVED EQUAL.
3. WHERE REQUIRED, WATERPROOF FRAMES SHALL BE EAST JORDAN IRON WORKS 1885 W/ LID, WITH EXTERNAL FRAME SEAL, CRETEX OR APPROVED EQUAL.
4. THE SPACE BETWEEN THE CONE, ADJUSTING RINGS AND FRAME SHALL BE COMPLETELY SEALED WITH PREFORMED BITUMINOUS MASTIC GASKET.

REV. 10-20-84
REV. 8-12-97
REV. 4-23-98
REV. 7-14-98
REV. 2-1-15
REV. 9-14-15

STANDARD MANHOLE DETAIL (OVER 5 FEET)
DOWNERS GROVE SANITARY DISTRICT

Downers Grove Sanitary District

DOWNERS GROVE SANITARY DISTRICT

SPECIFICATION

FOR

MANHOLE TESTING

Effective Date: November 1, 1993

1. Each manhole shall be tested no sooner than 30 days after completion of manhole construction.
2. All lift holes shall be plugged with an approved non-shrink grout.
3. No grout will be placed in the horizontal joints before testing.
4. All pipes entering the manhole shall be plugged, taking care to securely brace the plugs from being drawn into the manhole.
5. The test head shall be placed at the inside of the top of the manhole frame and the seal inflated in accordance with the manufacturer's recommendation.
6. A vacuum of 10 inches of mercury shall be drawn and the vacuum pump shut off. With the valves closed, the time shall be measured for the vacuum to drop to 9 inches. The manhole shall pass if the time is greater than 60 seconds for a 48" diameter manhole, 75 seconds for 60", and 90 seconds for 72".
7. If the manhole fails the initial test, necessary repairs shall be made with a non-shrink grout. Retesting shall proceed until a satisfactory test is obtained.
8. All manhole testing for acceptance shall be done under the direct supervision of the test procedure by the District or its authorized representative(s). The District shall be notified by the Contractor 48 hours prior to testing.

feet in total length. The minimum allowable time for larger pipe diameters or longer pipe lengths will be determined by the District.

11. The individual pipe joints on either side of a new wye or tee installed on an existing public sewer shall also be air tested as follows:

    a. Comply with requirements of ASTM C1103-90.
    b. Utilize commercially available test apparatus with two separate inflatable sealing rings or plugs, or one plug with a void positioned at the center, at least 2.50 inches, but no more than 2 feet apart.
    c. Acceptable maximum air loss is 1 psi in 5 seconds.
    d. Test pressure is 3.5 psi higher than groundwater pressure, but do not use a test pressure greater than 6 psi.
    e. Provide test apparatus that allows remote monitoring of test by the District.

12. If the air test fails to meet these requirements, locate and repair, or remove and replace the faulty sections of sewer in a manner approved by the District, as necessary to meet the allowable limits upon retesting. The use of acrylamid gel sealant is not an acceptable method to correct leakage.
13. Provide and use equipment and measuring devices acceptable to the District.
14. All air testing for acceptance shall be done under the direct supervision of the District. The Contractor shall notify the District 48 hours prior to testing.
15. Air testing techniques shall be in accordance with the latest ASTM standard practice for testing sewer lines by low-pressure air test method for the appropriate pipe material.
16. Air testing may not be performed until the sanitary service trench has been completely backfilled.

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	04/15/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

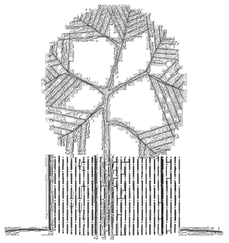
552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

DOWNERS GROVE SANITARY DISTRICT DETAILS

SHEET NO. C-11

PROJECT 7971

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939



ELEVATION
NOT TO SCALE



PLAN
NOT TO SCALE

CONSTRUCTION NOTES

A. THE FENCING WILL CONSIST OF 6' CHAIN LINK WITH STURDY STEEL POSTS DRIVEN INTO THE GROUND AT A MINIMUM OF EVERY 10'

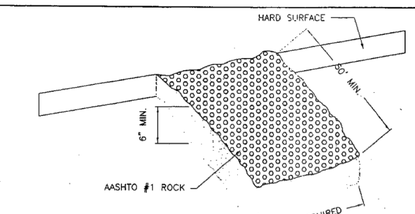
GENERAL NOTES

1. ALL FENCING MUST BE ESTABLISHED AND APPROVED PRIOR TO THE START OF ANY SITE WORK, INCLUDING DEMOLITION AND EXISTING TREE REMOVAL, AND REMAIN UP UNTIL AUTHORIZATION HAS BEEN GIVEN TO TAKE DOWN BY VILLAGE.
2. NO DIGGING OR GRADING SHALL BE DONE WITHIN THE TREE PROTECTION ZONE AT ANY TIME DURING THE PROJECT, NOR SHALL THE FENCE BE MOVED OR OPENED TO DO ANY EXCAVATION.
3. IF THE TREE PROTECTION ZONE PRESENTS AN ISSUE THAT CAN NOT BE WORKED AROUND THE VILLAGE IS TO BE NOTIFIED (AT 630-417-7985) PRIOR TO ANY COMPROMISED OF THE TREE PROTECTION ZONE.

VILLAGE OF WESTMONT

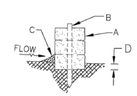
TREE PROTECTION

DATE: AUGUST 22, 2018
ISSUED DATE: DECEMBER1996

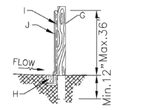


1. STONE SIZE – USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5-1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATLEY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

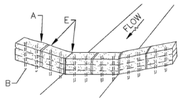
TEMPORARY ROCK CONSTRUCTION ENTRANCE



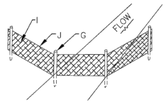
CROSS-SECTION



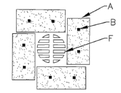
CROSS-SECTION



STRAW BALE BARRIER



SYNTHETIC FILTER BARRIER



STRAW BALE BARRIER
AT STORM DRAIN

CONSTRUCTION NOTES

A. STRAW BALES, SEE NOTE 2
B. 2"x2" HARDWOOD STAKES OR REBARS, 3' LONG
C. COMPACTED BACKFILL
D. 4" MIN. DEPTH TRENCH
E. PACKED STRAW
F. STORM GRATE W/FILTER FABRIC BETWEEN FRAME AND LID
G. 4" DIA. WOOD OR 1.33 LB/F STEEL POST, MIN. 5' LONG, MAX. 10' SPACING
H. 4"x4" TRENCH, BACKFILLED WITH COMPACTED SOIL
I. WIRE MESH FENCING, SEE NOTE 3
J. SYNTHETIC FILTER FABRIC

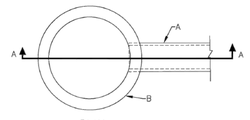
GENERAL NOTES

1. FOR FILTER BARRIER CONSIDERATIONS, THE DRAINAGE AREA SHALL BE LIMITED TO 1/2 ACRE, EXCEPT FOR INDIVIDUAL LOTS WHERE 1 ACRE IS ACCEPTABLE.
2. STRAW BALES SHALL BE PLACED IN A SINGLE ROW AND STAKED WITH MIN. 2 STAKES PER BALE. GAPS BETWEEN BALES SHALL BE CHINKED WITH STRAW. BALES SHALL BE BE EMBEDDED 4" INTO THE SURFACE OF THE SOIL.
3. WHEN USING STANDARD STRENGTH FILTER CLOTH AS THE FILTER BARRIER, WIRE FENCING REINFORCEMENT IS REQUIRED OF A MIN. 42" IN HEIGHT, MIN. 14 GAUGE, HAVING A MAX. MESH SPACING OF 6", AND EXTENDING INTO THE TRENCH A MIN. OF 2". WHEN EXTRA STRENGTH CLOTH OR CLOSER POST SPACING (6' OR LESS) ARE USED, THE WIRE SUPPORT FENCE MAY BE ELIMINATED, AND THE FABRIC ATTACHED DIRECTLY TO THE POSTS.
4. OTHER ACCEPTABLE EROSION CONTROL MEASURES ARE THE USE OF OF BERMS, SEDIMENT BASINS, FIBER MATS, NETTING, ETC., AS APPROVED BY THE VILLAGE.
5. EROSION CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED UNTIL PERMANENT EROSION CONTROL FEATURE ARE COMPLETED.
6. IF AFTER REPEATED FAILURES ON THE PART OF THE CONTRACTOR TO PROPERLY CONTROL EROSION, POLLUTION, AND/OR SILTATION, THE VILLAGE RESERVES THE RIGHT TO EFFECT NECESSARY CORRECTIVE MEASURES AND CHARGE ANY COSTS TO THE CONTRACTOR.

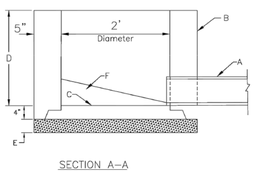
VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
SOIL EROSION CONTROL

DATE: APRIL, 2008
DWG D-12-0
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ISSUED: March 1988
REVISED: April 7, 2008



PLAN



SECTION A-A

CONSTRUCTION NOTES

A. INLET PIPING
B. PRECAST REINFORCED CONCRETE SECTION
C. PRECAST REINFORCED CONCRETE SLAB
D. VARIABLE, MIN. 16"
E. MIN. 4" THICK SAND OR GRAVEL CUSHION
F. ILLINOIS CLASS X CONCRETE, CAST INTO PLACE

GENERAL NOTES

1. ILLINOIS STANDARD FRAME AND GRATE TYPE 1 SHALL BE USED.
   ILLINOIS STANDARD FRAME AND LID – TYPE II OR GRATE – TYPE 8 SHALL BE USED WHEN APPROVED BY THE DIRECTOR OF PUBLIC WORKS. SEE TABLE 1.

TABLE 1
FRAME & LIDS
(OR APPROVED EQUAL)

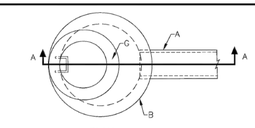
IDOT TYPE	NEENAH TYPE
I – OPEN	R-2504-D
1-CLOSED	R-1772-B*
8-OPEN	R-4340-B
II-OPEN	R-3281-A

*WITH THE WORDS "STORM SEWER" CAST INTO COVER

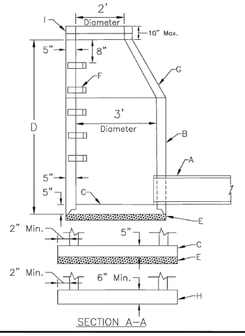
VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
INLET TYPE "A"

DATE: APRIL, 2008
DWG D-7-0
I:\WMNTV\GENERAL\Standards\dwgs\IN.dwg

ISSUED: March 1988
REVISED: April 7, 2008



PLAN



SECTION A-A

CONSTRUCTION NOTES

A. INLET PIPING
B. PRECAST REINFORCED CONCRETE SECTIONS
C. PRECAST REINFORCED CONCRETE SLAB
D. VARIABLE
E. MIN 4" THICK SAND OR GRAVEL CUSHION
F. CAST IRON STEPS, SEE NOTE 2
G. PRECAST REINFORCED CONCRETE ECCENTRIC CONE SECTION, SEE NOTE 3
H. ILLINOIS CLASS X CONCRETE SLAB, CAST-IN-PLACE ON UNDISTURBED GROUND.
I. PRECAST CONCRETE ADJUSTING RINGS, MAX. 2 ALLOWED.

GENERAL NOTES

1. ILLINOIS STANDARD FRAME AND GRATE – TYPE 1 SHALL BE USED.
   ILLINOIS STANDARD FRAME AND LID-TYPE II OR GRATE – TYPE 8 SHALL BE USED WHEN APPROVED BY THE DIRECTOR OF PUBLIC WORKS. SEE TABLE 1.
2. STEPS SHALL BE INCLUDED FOR ALL INLETS GREATER THAN 3 FEET IN DEPTH. STEPS SHALL BE INSTALLED AT 16" CENTERS AND EMBEDDED INTO WALL 3-4 INCHES.
3. WHEN INSUFFICIENT DEPTH IS AVAILABLE TO INSTALL A CONE SECTION, A PRECAST REINFORCED CONCRETE FLAT SLAB TOP SHALL BE USED. SEE ILLINOIS STANDARD DETAIL.

TABLE 1
FRAME & LIDS
(OR APPROVED EQUAL)

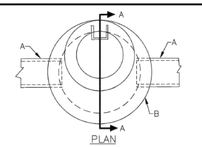
IDOT TYPE	NEENAH TYPE
I-OPEN	R-2504-D
1-CLOSED	R-1772-B*
8-OPEN	R-4340-B
II-OPEN	R-3281-A

*WITH THE WORDS "STORM SEWER" CAST INTO COVER

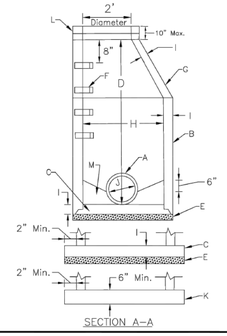
VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
INLET TYPE "B"

DATE: APRIL, 2008
DWG D-8-0
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ISSUED: March 1988
REVISED: April 7, 2008



PLAN



SECTION A-A

CONSTRUCTION NOTES

A. STORM SEWER
B. PRECAST REINFORCED CONCRETE SECTIONS
C. PRECAST REINFORCED CONCRETE SLAB
D. VARIABLE
E. MIN 4" THICK SAND OR GRAVEL CUSHION
F. CAST IRON STEPS, SEE NOTE 2
G. PRECAST REINFORCED CONCRETE ECCENTRIC CONE SECTION, SEE NOTE 3
H. INSIDE DIAMETER, SEE TABLE 1
I. MIN. CONCRETE THICKNESS, SEE TABLE 1
J. INSIDE DIAMETER OF STORM SEWER
K. ILLINOIS CLASS X CONCRETE SLAB, CAST-IN-PLACE ON UNDISTURBED GROUND.
L. PRECAST CONCRETE ADJUSTING RINGS, MAX. 2 ALLOWED.
M. ILLINOIS CLASS X CONCRETE, CAST-IN-PLACE

GENERAL NOTES

1. ILLINOIS STANDARD FRAME AND GRATE – TYPE 1 SHALL BE USED (NEENAH R-1772-B OR APPROVED EQUAL). WITH THE WORDS "STORM SEWER" CAST INTO COVER.
2. STEPS SHALL BE INCLUDED FOR ALL MANHOLES GREATER THAN 3 FEET IN DEPTH. STEPS SHALL BE INSTALLED AT 16" CENTERS AND EMBEDDED INTO WALL 3-4 INCHES.
3. WHEN INSUFFICIENT DEPTH IS AVAILABLE TO INSTALL A CONE SECTION, A PRECAST REINFORCED CONCRETE FLAT SLAB TOP SHALL BE USED. SEE ILLINOIS STANDARD DETAIL.

TABLE I

H	I	J
4'0"	4"	UP TO 24"
5'0"	5"	27"-36"
6'0"	6"	42"-48"

VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
MANHOLE TYPE "A"

DATE: APRIL, 2008
DWG D-5-0
I:\WMNTV\GENERAL\Standards\dwgs\MH-A.dwg

ISSUED: March 1988
REVISED: April 7, 2008

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	04/15/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

VILLAGE OF WESTMONT STANDARD DETAILS

SHEET NO.
C-12

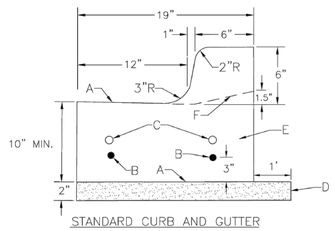
PROJECT 7971

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
FILE PATH: ip01.kleinfelder.com\bldkshare\0700\0797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSICADD_ProdDrawings\7971 C-11 - C-13 Civil Drawing Details.dwg

PLOTTED: Wednesday, April 15, 2026 1:58:28 PM

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X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
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STANDARD CURB AND GUTTER

CONSTRUCTION NOTES

A. SLOPE 3/4" /FT.

B. 2 – #4 BARS CONTINUOUS, OPTIONAL

C. 2 DOWEL BARS AT EXPANSION JOINTS

D. MIN. 2" AGGR. BASE

E. 6 – BAG MIX CONCRETE

F. DEPRESSED CURB

GENERAL NOTES

1. STANDARD CURB AND GUTTER SHALL BE USED FOR ALL NEW CONSTRUCTION. ROLL-TYPE CURB AND GUTTER SHALL NOT BE USED.

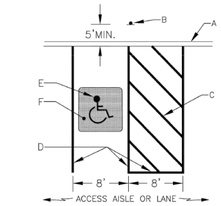
2. PERFORMED EXPANSION JOINTS OF 3/4" THICKNESS SHALL BE SPACED A MAXIMUM OF 50' APART, AND AT ALL RADIUS POINTS AND 4' EITHER SIDE OF INLETS.

3. FORMED OR SAW-CUT CONTRACTION JOINTS SHALL BE SPACED A MAXIMUM OF 10' APART AND FILLED WITH A SILICONE SEALANT.

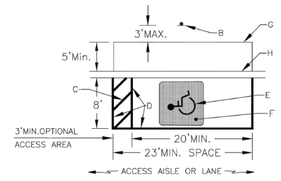
4. CONCRETE BARRIER-TYPE CURBING SHALL BE PROVIDED FOR ALL PARKING LOTS ACCOMMODATING FIVE (5) OR MORE PARKING SPACES.

VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
CURB AND GUTTER
DATE: APRIL, 2008
DWG R-6-0
I:\WMNTV\GENERAL\Standards\dwgs\CURB&GUTTER.dwg

ISSUED: March 1988
REVISED: April 7, 2008



ANGLE SPACE



PARALLEL SPACE

CONSTRUCTION NOTES

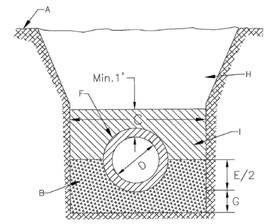
A. CURB OR BUMPER BLOCK OR PAVEMENT MARKING LINE.
B. HANDICAPPED PARKING SIGNAGE, CENTERED IN SPACE.
C. 4" PAVEMENT MARKING LINE @ 2' OFF CENTER.
D. 4' PAVEMENT MARKING LINE. (TYP.)
E. HANDICAPPED SYMBOL CENTERED IN STALL.
F. OPTIONAL BLUE BACKGROUND FOR CLARITY.
G. PAVED LOADING AREA, MAX. 2% SLOPE.
H. DEPRESSED CURB OR EDGE OF PAVEMENT.

GENERAL NOTES

1. PAVEMENT MARKING LINES AND SYMBOLS SHALL BE YELLOW.
2. ANGLE PARKING STALL LENGTHS SHALL BE 20 FEET, OR 18 FEET WHERE LONG-TERM PARKING IS EXPECTED (i.e. EMPLOYEE PARKING). THESE LENGTHS MAY BE REDUCED BY 2 FEET WHERE ADEQUATE BUMPER OVERHANG IS POSSIBLE, EXCLUSIVE OF REQUIRED SETBACKS.
3. SIGNS SHALL MEET REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) BY U.S. DEPT. OF TRANSPORTATION. R7-8 (RESERVED PARKING) SIGN AND A R7-1101 ($100 FINE) SIGN MUST BE MOUNTED ON A PERMANENT POST NO LOWER THAN 4 FEET FROM THE GROUND.
4. FOR PARALLEL PARKING, DEPRESS ANY EXISTING CURB FULL LENGTH OF SPACE.

VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
HANDICAP PARKING STALL FOR
AUTO AND VAN ACCESS
DATE: APRIL, 2008
DWG R-18-0
I:\WMNTV\GENERAL\Standards\dwgs\HANDICAP PARK.dwg

ISSUED: August 2001
REVISED: April 7, 2008



INSIDE PIPE DIAMETER	MINIMUM TRENCH WIDTH (C)	MAXIMUM TRENCH WIDTH (C)
6	18	24
8	20	24
10	22	24
12	26	30
14	28	36
15	30	36
16	33	36
18	35	40
21	39	44
24	44	48
27	49	54
30	54	60
33	59	66
36	64	72

(ALL DIMENSIONS ARE IN INCHES)

CONSTRUCTION NOTES

A. EXISTING GROUND OR PAVEMENT SUBGRADE
B. CRUSHED STONE OR GRAVEL BEDDING (CA-6 THRU CA-13)
C. TRENCH WIDTH AT TOP OF PIPE
D. INSIDE DIAMETER OF PIPE
F. PIPE, SEE NOTES 1 AND 2
G. 4" MIN.
H. BACKFILL, SEE NOTE 3
I. WHEN PVC, PIPE USED, BEDDING MATERIAL: OTHERWISE, SAME AS "H"

GENERAL NOTES

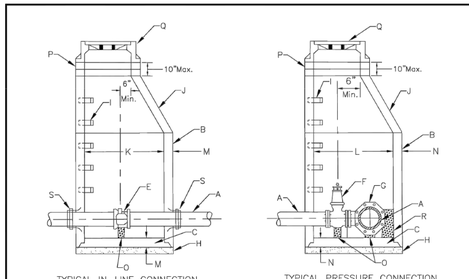
1. FOR STORM SEWERS, REINFORCED CONCRETE PIPE OR DUCTILE IRON PIPE SHALL NORMALLY BE USED. POLYVINYL CHLORIDE PIPE MAYBE USED WHEN INSTALLED UNDER LANDSCAPED AREAS, OR UNDER PAVEMENTS WHEN DEPTH OF COVER IS A MINIMUM OF 3 FEET, EXCEPT THAT BEDDING MATERIAL SHALL BE PLACED A MIN. OF 1 FOOT OVER THE PIPE. CORRUGATED METAL PIPE MAYBE USED FOR DRIVEWAY CULVERTS.

2. FOR WATERLINES, POLYVINYL CHLORIDE PRESSURE PIPE (JOHNS-MANVILLE "BLUE BRUTE" OR APPROVED EQUAL) SHALL BE USED.

3. IN LANDSCAPED AREAS, NORMAL BACKFILL MAY BE USED. IF INDICATED ON THE PLANS OR INSTRUCTED BY THE VILLAGE'S ENGINEER, NORMAL BACKFILL SHALL BE JETTED IN PLACE.

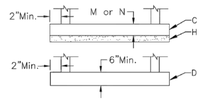
VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
TRENCH
DATE: APRIL, 2008
DWG D-1-0
I:\WMNTV\GENERAL\Standards\dwgs\TRENCH.dwg

ISSUED: March 1988
REVISED: April 7, 2008



TYPICAL IN-LINE CONNECTION

TYPICAL PRESSURE CONNECTION



ALTERNATE BOTTOM CONFIGURATIONS

TABLE 1

SIZE OF VALVE	K	M
UNDER 10"	4'0"	4"
10"-20"	5'0"	5"

TABLE 2

SIZE OF VALVE	L	N
UNDER 10"	5'0"	5"
10"-20"	6'0"	6"

GENERAL NOTES

1. STEPS SHALL BE INSTALLED AT 16" CENTERS AND EMBEDDED 3"-4" INTO WALL.

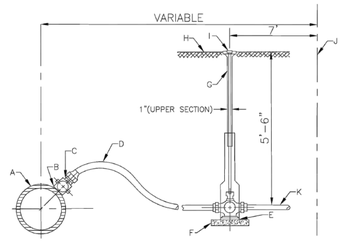
2. WHEN INSUFFICIENT DEPTH IS AVAILABLE TO INSTALL A CONE SECTION, A PRECAST REINFORCED CONCRETE FLAT SLAB TOP SHALL BE USED. SEE IDOT STANDARD DETAIL.

CONSTRUCTION NOTES

A. WATER MAIN
B. PRECAST REINFORCED CONCRETE SECTIONS
C. PRECAST REINFORCED CONCRETE SLAB
D. ILLINOIS CLASS X CONCRETE SLAB, CAST-IN-PLACE ON UNDISTURBED GROUND
E. VALVES MUST BE RESILIENT WEDGE GATE VALVE EITHER AMERICAN FLOW SERIES 2500 OR MUELLER SERIES 2360 OR APPROVED EQUAL
F. RESILIENT GATE VALVE
G. TAPPING SLEEVE, STAINLESS STEEL OR APPROVED EQUAL
H. MIN. 4" THICK SAND OR GRAVEL CUSHION
I. CAST IRON STEPS, SEE NOTE 1
J. PRECAST REINFORCED CONCRETE ECCENTRIC CONE SECTION, SEE NOTE 2
K. INSIDE DIAMETER, SEE TABLE 1
L. INSIDE DIAMETER, SEE TABLE 2
M. MIN. CONCRETE THICKNESS, SEE TABLE 1
N. MIN. CONCRETE THICKNESS, SEE TABLE 2
O. CONCRETE SUPPORTS
P. PRECAST CONCRETE ADJUSTING RINGS, MAX. 2 ALLOWED
Q. NEENAH R-1772-B OR EQUAL WITH THE WORD "VILLAGE OF WESTMONT WATER" CAST INTO COVER. SEE DETAIL W-7-0.
R. CONCRETE THRUST BLOCK
S. FLEXIBLE PIPE CONNECTOR
T. PROVIDE MECHANICAL JOINT RETAINING GLANDS ON ALL FITTINGS
U. ALL PRESSURE CONNECTIONS SHALL BE INSTALLED IN SIXTY (60) INCH INSIDE DIAMETER VAULTS.

VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
VALVE VAULT
DATE: APRIL, 2008
DWG W-1-0
I:\WMNTV\GENERAL\Standards\dwgs\VAULT.dwg

ISSUED: March 1988
REVISED: April 7, 2008



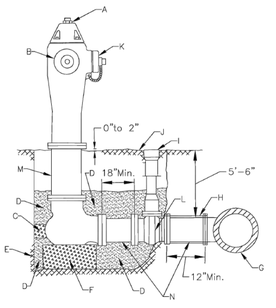
CONSTRUCTION NOTES

A. WATER MAIN
B. STAINLESS STEEL SADDLE WITH NEOPRENE O-RING GASKET OR FULL GASKET, CASCADE STYLE CSC 2 OR SMITH BLAIR OR EQUAL
C. CORPORATION STOP, FORD F-1000 SERIES OR EQUAL
D. SERVICE PIPE, SEAMLESS SOFT TEMPERED COPPER TYPE – TYPE "K" 1 1/2" OR LARGER
E. CURB STOP, FORD TYPE BALL VALVE WITH PACK JOINTS, OR EQUAL
F. CONCRETE BRICK SUPPORT
G. FORD MINNEAPOLIS PATTERN CURB BOX FOR 1 1/2" SERVICES OR LARGER
H. FINISHED GRADE
I. LID WITH BRASS PENTAGON HEAD PLUG, TOP TO BE MARKED "WATER"
J. PROPERTY LINE
K. SERVICE TO BUILDING, OR 1' STUB OUT, CRIMPED FOR FUTURE USE

NOTE: FOR 1 1/2" OR 2" SERVICE, ADD ENLARGED BASE FOR SERVICE BOX.

VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
NEW WATER SERVICE
DATE: APRIL, 2008
DWG W-5-0
I:\WMNTV\GENERAL\Standards\dwgs\WSERV-NEW.dwg

ISSUED: March 1988
REVISED: April 7, 2008



CONSTRUCTION NOTES

A. FIRE HYDRANT
B. 2 1/2" HOSE CONNECTIONS, BOTH SIDES
C. CONCRETE THRUST BLOCK – (BACK & BOTH SIDES) AGAINST UNDISTURBED EARTH
D. CRUSH STONE OR GRAVEL, MIN. 1/2 CUBIC YARD, TO HYDRANT FLANGE
E. UNDISTURBED EARTH
F. 18"x18"x6" CONCRETE SUB.
G. WATER MAIN
H. TIE RODS (4) STAINLESS STEEL OR APPROVED EQUAL
I. CAST IRON VALVE BOX MARKED "WATER"
J. FINISHED GRADE
K. 1-4 1/2" STEAMER
L. AUXILIARY VALVE – SEE NOTE 2
M. HYDRANT BARREL WITH 5-1/4" VALVE.
N. UTILIZE P.V.C. HYDRANT LEADER FOR P.V.C. W.M. AND UTILIZE D.I. HYDRANT LEADER FOR D.I. W.M.

GENERAL NOTES

1. ALL FIRE HYDRANTS SHALL BE WATEROUS PACER 250 OR CLOW F-2500 OR MEDALLION OR APPROVED EQUAL.
2. VALVES SHALL BE RESILIENT WEDGE GATE VALVES RWGV1 AMERICAN FLOW SERIES 2500 OR MUELLER RESILIENT WEDGE GATE VALVE SERIES 2360 OR APPROVED EQUAL. ALL VALVES MUST BE MECHANICAL JOINT.
3. ALL DUCTILE IRON FITTINGS SHALL BE EPOXY COATED ON THE OUTSIDE.
4. HOSE CAPS SHALL BE FASTENED TO BARREL WITH STEEL CHAIN OF AT LEAST 1/8" INCH THICKNESS.
5. PROVIDE MECHANICAL JOINT RETAINING GLANDS ON ALL FITTINGS.
6. PAINT COLOR – FEDERAL SAFETY YELLOW.

VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
FIRE HYDRANT
DATE: APRIL, 2008
DWG W-3-0
I:\WMNTV\GENERAL\Standards\dwgs\HYDRANT.dwg

ISSUED: March 1988
REVISED: April 7, 2008

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	04/15/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

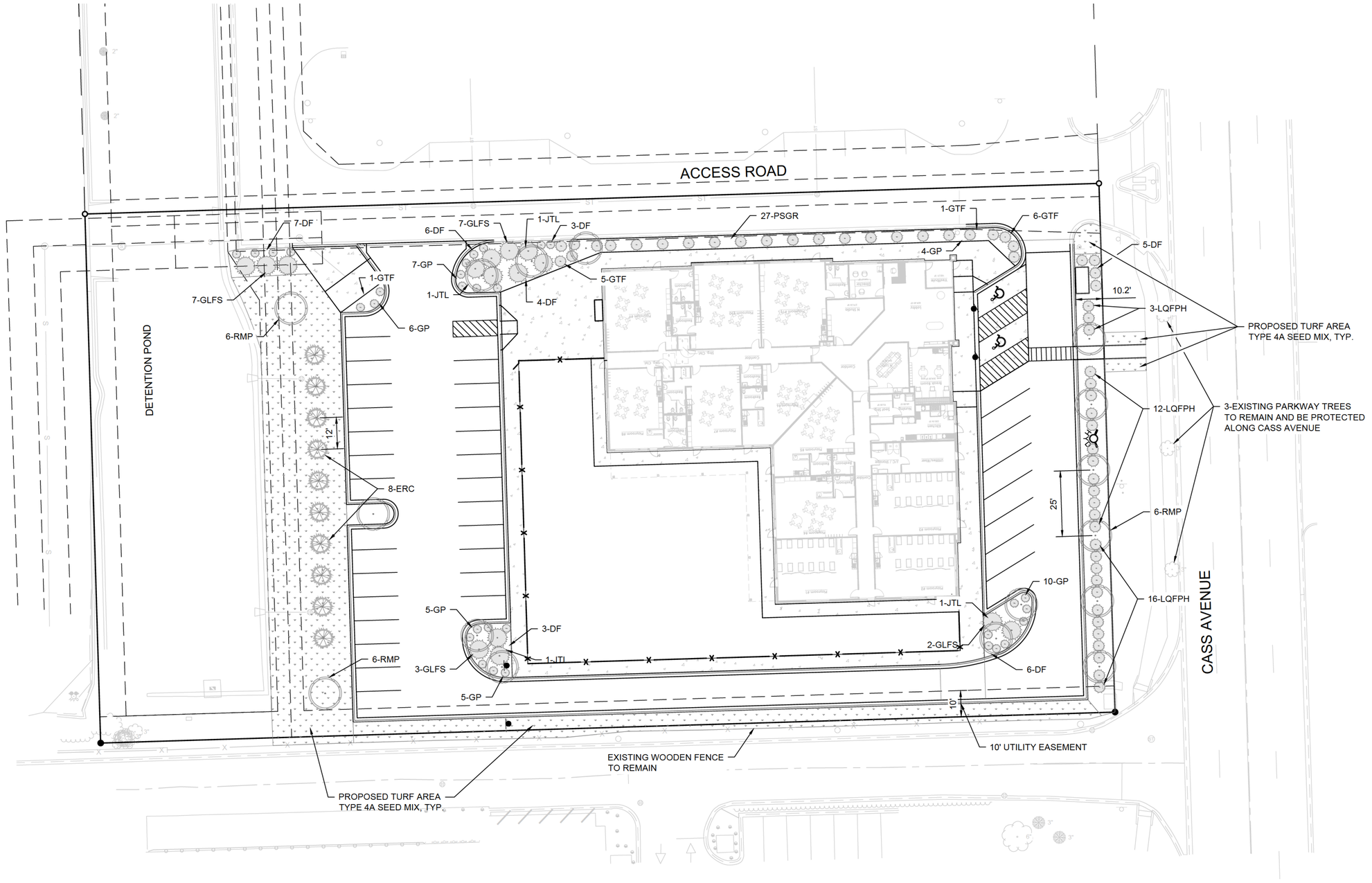
VILLAGE OF WESTMONT STANDARD DETAILS

SHEET NO.
C-13

PROJECT 7971

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

PLOTTED: Wednesday, April 15, 2026 2:48:12 PM
X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
FILE PATH: ip01.kleinfelder.com\blkshare\0700\0797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSICADD_ProdDrawings\7971 L-1 - L-2 Landscape Plans.dwg



0' 20' 40'

811

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	04/15/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

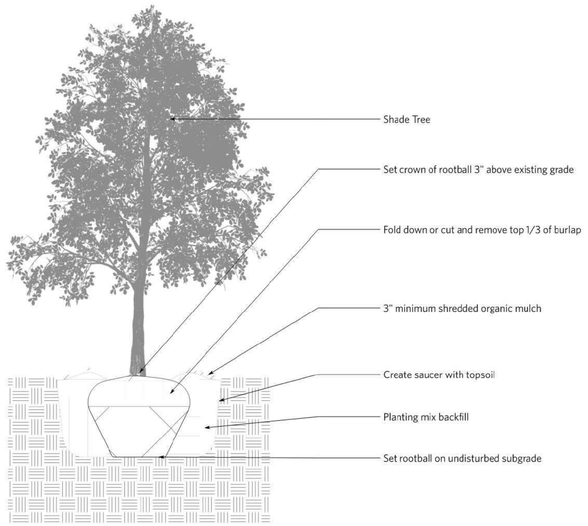
552 W. Boughton Road • Bolingbrook, IL 60440
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LANDSCAPE PLAN

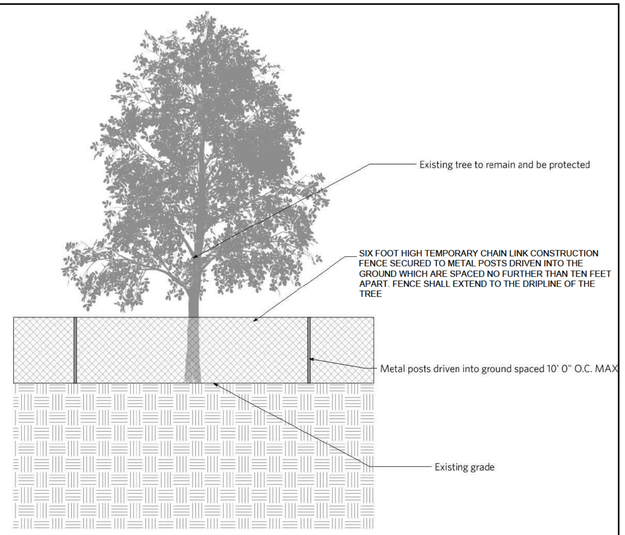
SHEET NO. L-1

PROJECT 7971

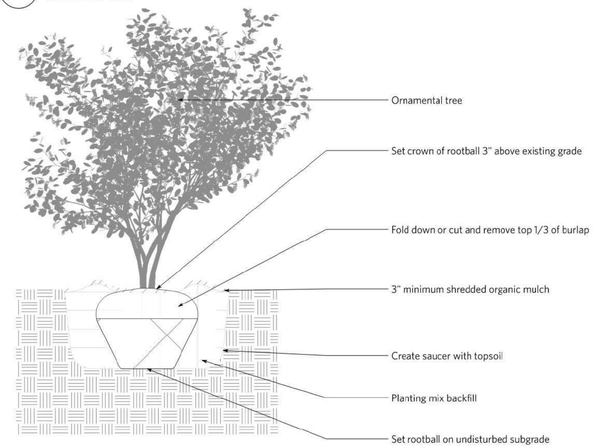
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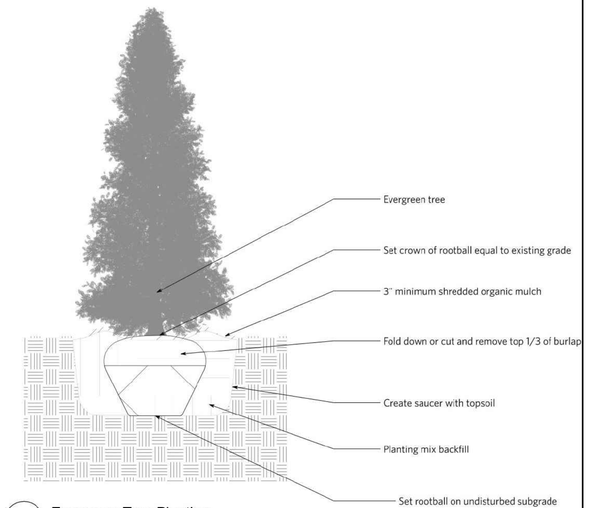
1 Shade Tree Planting
Scale: Not to Scale



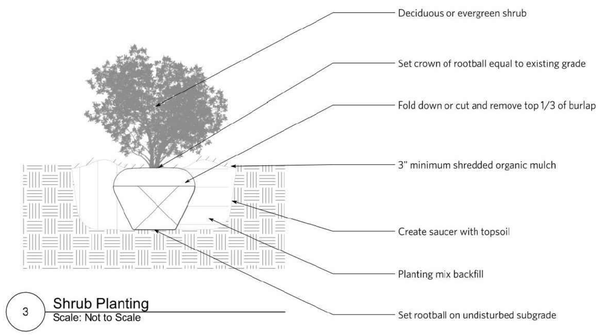
4 Tree Protection Detail
Scale: Not to Scale



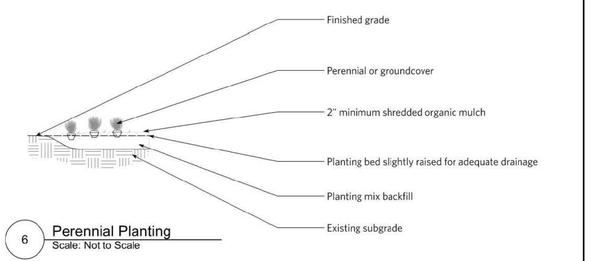
2 Ornamental Tree Planting
Scale: Not to Scale



5 Evergreen Tree Planting
Scale: Not to Scale



3 Shrub Planting
Scale: Not to Scale



6 Perennial Planting
Scale: Not to Scale

PLANT SCHEDULE

ID	QTY	COMMON NAME	LATIN NAME	SPACING	SIZE
DF	16	DWARF FOTHERGILLA	FOTHERGILLA GARDENII		#5 CONTAINER
ERC	10	EASTERN RED-CEDAR	JUNIPERUS VIRGINIANA	12' O.C.	6' B&B
GLFS	15	'GRO-LOW' FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'		#5 CONTAINER
GP	18	'GOLDFINGER' POTENTILLA	POTENTILLA FRUTICOSA 'GOLDFINGER'		#3 CONTAINER
GTF	13	'GOLD TIDE' FORSYTHIA	FORSYTHIA X 'COURTASOL'		#3 CONTAINER
JTL	4	JAPANESE TREE LILAC	SYRINGA RETICULATA		3" B&B
LQFPH	27	LITTLE QUICK FIRE' PANICLE HYDRANGEA	HYDRANGEA PANICULATA' LITTLE QUICK FIRE'		#5 CONTAINER
PSGR	14	'FLOWER CARPET' PINK SUPREME GROUNDCOVER ROSE	ROSA X 'NOA168098F'		#3 CONTAINER
RMP	8	RED MAPLE	ACER RUBRUM	25' O.C.	3" B&B

GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL COMPLY WITH THE PROVISIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 - (MOST RECENT EDITION).
2. LANDSCAPE MATERIALS SHALL BE SELECTED AND LOCATED SO AS NOT TO OBSTRUCT VISUAL OR PHYSICAL ACCESS TO FIRE HYDRANTS.
3. ANY MISSING, DEAD OR SEVERELY DAMAGED OR DISEASED PLANT MATERIAL SHALL BE REPLACED BY THE OWNER, TENANT OR THEIR AGENT DURING THE NEXT PLANTING SEASON FOR THE SAID PLANT MATERIAL.
4. PLANT MATERIALS OTHER THAN GROUND COVER SHALL BE SET BACK A MINIMUM OF THREE (3) FEET FROM THE CURB TO AVOID DAMAGE FROM OVERHANGING CAR BUMPERS AND DOORS.
5. ALL PLANTING AREA WHICH IS NOT OCCUPIED BY TREES, SHRUBS, FLOWERS OR GROUNDCOVER SHALL BE TURF.
6. FOUNDATION PLANTING SHALL BE PROVIDED ON THOSE FACADES THAT EXCEED FIFTY (50) LINEAL FEET.
7. THE CALIPER OF THE TRUNK OF ALL TREES SHALL BE AT DIAMETER BREAST HEIGHT (DBH - FOUR-AND-ONE-HALF (4.5) FEET ABOVE GROUND).
8. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF THREE (3) INCH THICK LAYER OF SHREDDED BARK, WOOD CHIPS OR OTHER ALL ORGANIC MULCH. ALL PERENNIAL OR GROUNDCOVER BEDS SHALL RECEIVE A MINIMUM OF TWO (2) INCH THICK LAYER OF SHREDDED BARK, WOOD CHIPS OR OTHER ALL ORGANIC MULCH.
9. ALL TREES, SHRUBS, GROUND COVER AND FLOWERS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND.
10. SIZE OF VEGETATION DEPICTED ON DRAWING IS BETWEEN TWO-THIRDS (2/3) TO FULL MATURE SIZE. SYMBOLS ARE NOT INDICATIVE OF SIZE OF ITEM AT PLANTING. (SEE PLANTING SCHEDULE).
11. NOTIFY JULIE, INC. FORTY EIGHT (48) HOURS, OR TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, BUT NO MORE THAN A FOURTEEN (14) CALENDAR DAY ADVANCE.

PLANTING NOTES:

1. REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN ONE-AND-ONE-HALF (1.5) INCHES FROM SOIL.
2. THE PERIMETER OF THE PLANTING HOLE SHALL EXTEND A MINIMUM OF TWO (2) FEET BEYOND THE SIDES OF THE ROOT BALL ON ALL SIDES. THE SIDES OF THE HOLE SHALL SLOPE GRADUALLY, MAKING THE HOLE BOWL-SHAPED. THE HOLE SHALL BE NO DEEPER THAN NECESSARY TO COVER THE ROOT BALL. IF HOLE IS MECHANICALLY DUG, SIDES SHALL BE SCORED TO ELIMINATE ANY GLAZING.
3. A DOUGHNUT-LIKE CIRCLE OF SOIL SHALL BE CULTIVATED EIGHT (8) TO TWELVE (12) INCHES DEEP AND EIGHTEEN (18) INCHES WIDE AROUND THE ROOT BALL. A THREE (3) INCH LAYER OF ORGANIC MULCH SHALL BE SPREAD OVER THE PLANTING HOLE COMING NO CLOSER TO THE TRUNK THAN SIX (6) INCHES. THE TREES SHALL BE INITIALLY WATERED TO REMOVE AIR POCKETS FROM THE SOIL AND LATER AS NECESSARY TO MAINTAIN A HEALTHY, VIGOROUS CONDITION.
4. ALL TAGS, WIRES, PLASTIC TIES AND ROPE SHALL BE REMOVED FROM EACH PLANT TO PREVENT GIRDLING THE PLANT. THE BURLAP SHALL BE REMOVED FROM THE UPPER THIRD OF THE ROOT BALL.
5. ALL TREES SHALL BE PLANTED STRAIGHT AND SHALL BE MAINTAINED IN AN UPRIGHT POSITION. TREES GREATER THAN THREE (3) INCH CALIPER SHALL BE STAKED FOR A MINIMUM OF ONE (1) GROWING SEASON TO PREVENT THE TREE FROM LEANING.

MINIMUM STANDARDS FOR NON-RESIDENTIAL, COMMERCIAL, AND MULTI-FAMILY CONSTRUCTION:

A. AT LEAST 50 PERCENT OF THE OPEN SPACE ON THE SITE SHALL BE LANDSCAPED.
B. AT LEAST ONE TREE SHALL BE PLANTED FOR EVERY 500 SQUARE FEET OF THE AREA REQUIRED TO BE LANDSCAPED. ONE-THIRD OF THE TREES SHALL BE EVERGREENS OF A MINIMUM SIX FEET IN HEIGHT, ONE-THIRD OF THE TREES SHALL BE ORNAMENTAL WITH A MINIMUM OF THREE INCH CALIPER OR SIX FEET IN HEIGHT, AND ONE-THIRD OF THE TREES SHALL BE SHADE TREES, A MINIMUM OF THREE INCH DBH.
C. ONE SHRUB SHALL BE PLANTED FOR EVERY 50 SQUARE FEET OF THE AREA REQUIRED TO BE LANDSCAPED. FOR SHRUBS THAT MATURE LESS THAN FIVE FEET IN HEIGHT, MINIMUM INSTALLATION SIZE SHALL BE TWO FEET TALL. FOR SHRUBS THAT MATURE GREATER THAN FIVE FEET IN HEIGHT, MINIMUM INSTALLATION SIZE SHALL BE THREE FEET TALL.
D. FOUNDATION PLANTINGS OF A MINIMUM WIDTH OF SIX FEET SHALL BE PROVIDED ON ALL SIDES OF THE MAIN STRUCTURE EXCEPT WHERE SIDEWALKS, DRIVEWAYS OR OTHER HARDSCAPES ABUT THE STRUCTURE. FOUNDATION PLANTINGS SHALL BE COMPRISED OF A COMBINATION OF SHADE TREES, ORNAMENTAL TREES, EVERGREENS, SHRUBS, GROUND COVERS AND FLOWERS.

PARKING LOTS.

A. PARKING LOT INTERIOR. AT LEAST ONE TREE OF NOT LESS THAN THREE INCHES DBH SHALL BE PLANTED FOR EVERY 1,500 SQUARE FEET OF PAVEMENT AREA BETWEEN ZERO AND 6,000 SQUARE FEET. FOR PAVEMENT AREAS EXCEEDING 6,000 SQUARE FEET, AT LEAST ONE TREE OF NOT LESS THAN THREE INCHES DBH SHALL BE PLANTED EACH ADDITIONAL 3,000 SQUARE FEET. FIFTY PERCENT OF TREE PLACEMENT SHALL BE WITHIN THE PAVEMENT AREA AS OPPOSED TO PERIMETER PLANTING.
B. PARKING LOT SCREENING. ALL OFF-STREET PARKING AREAS CONTAINING MORE THAN FOUR PARKING SPACES AND NON-RESIDENTIAL DRIVEWAYS ADJACENT TO LOT LINES SHALL BE SUITABLY SCREENED ON EACH SIDE AND REAR LOT LINE BY A SCREEN FENCE OR WALL NOT LESS THAN FOUR FEET IN HEIGHT PLUS A PLANTING STRIP OF FOUR FEET MINIMUM WIDTH IN ACCORDANCE WITH THE FOLLOWING, OR ON AN ALTERNATE ARRANGEMENT AS APPROVED BY THE VILLAGE BOARD. SUITABLE LANDSCAPES AND GROUND COVER SHALL BE PROVIDED AND MAINTAINED ON A CONTINUING BASIS WITHIN THE PLANTING STRIP. ON THE STREET LOT LINE, A PLANTING SCREEN NOT LESS THAN THREE FEET IN HEIGHT SHALL BE INSTALLED, UNLESS SAID SCREEN INTERFERES WITH THE CORNER VISIBILITY TRIANGLE WHICH REQUIRES A MAXIMUM HEIGHT OF LESS THAN 24 INCHES. SUCH PLANTING SCREEN SHALL BE ADJACENT TO THE PARKING AREA. SUITABLE LANDSCAPING AND GROUNDCOVER SHALL BE PROVIDED AND MAINTAINED ON A CONTINUING BASIS BETWEEN THE SCREEN FENCE AND CURB LINE. PLANTING SCREENS, OR HEDGES, FENCES OR WALLS SHALL NOT EXCEED TWO FEET IN HEIGHT WHERE LOCATION IS SUCH THAT SIGHT LINES ARE NECESSARY FOR VEHICULAR MOVEMENT ACROSS PEDESTRIAN WAYS.

TOTAL OPEN SPACE = 11,174 SQ FT
AREA TO BE LANDSCAPED = 5,587 SQ FT
PARKING LOT AREA = 19,206 SQ FT

	REQUIRED	PROVIDED
LANDSCAPE AREA OF OPEN SPACE	50%	56%
SHRUBS	112	125
TREES	11	11
INTERIOR PARKING LOT TREES	8	8
FOUNDATION PLANTINS	NA	NA

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	04/15/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

LANDSCAPE DETAILS

SHEET NO. L-2

PROJECT 7971

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

PLOTTED: Wednesday, April 15, 2026 2:04:43 PM

X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
FILE PATH: ip01 kleinfelder.com\blbkshare\0700\0797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSICADD_ProdDrawings\L-2 LANDSCAPE DETAILS.dwg



Floor Plan

1/8" = 1'-0"

Building Program

NAME	AGES	SF PER CHILD	IL STATE RATIO	IL MAX. GROUP SIZE	PROP. ROOM CAPCACITY	STAFF REQUIRED	REQUIRED AREA S.F.
INFANT	6 Wks - 12 Months	55 SF	1:4	12	12	3	660 SF
INFANT	6 Wks - 12 Months	55 SF	1:4	12	12	3	660 SF
INFANT	6 Wks - 12 Months	55 SF	1:4	12	12	3	660 SF
TODDLER	15 - 23 Months	35 SF	1:5	15	15	3	525 SF
TODDLER	15 - 23 Months	35 SF	1:5	15	15	3	525 SF
TODDLER	15 - 23 Months	35 SF	1:5	15	15	3	525 SF
EARLY PRESCHOOL	2 YEARS	35 SF	1:8	16	16	2	560 SF
EARLY PRESCHOOL	31 - 36 Months	35 SF	1:8	16	16	2	560 SF
PRE-SCHOOL / PRE-K	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
PRE-SCHOOL / PRE-K	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
PRE-SCHOOL / PRE-K	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
					173	**28**	**6,775 SF**

NOTE: 97 CHILDREN 2-1/2 YEARS OR LESS OF AGE

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Berkley, MI 48072

Project:

N Family School
S Cass Avenue/W 63rd

Issued	Description	By
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04.20.2026	Preliminary Design - Resubmittal	

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

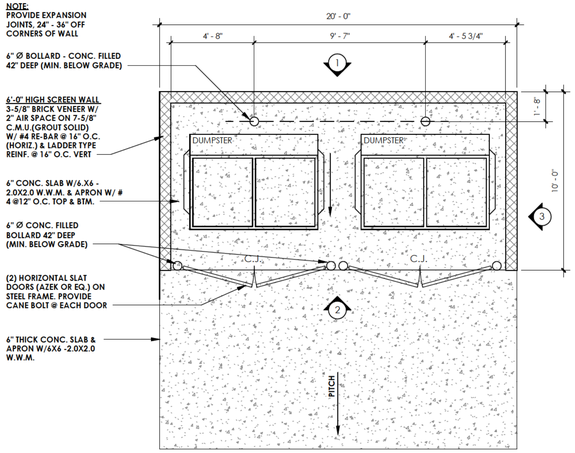
North Arrow:

N

Sheet Title:
Floor Plan

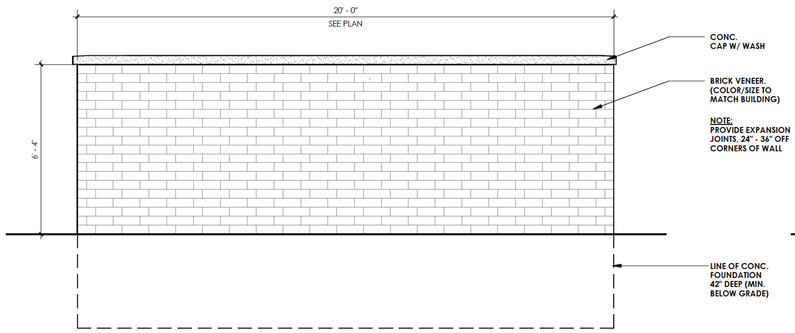
Project Number:
25-223

Sheet Number:
A.000



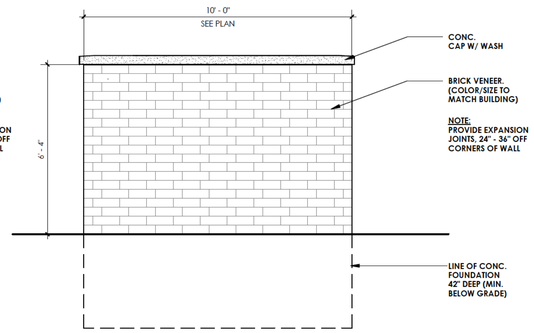
Dumpster Enclosure Plan

1/4" = 1'-0"



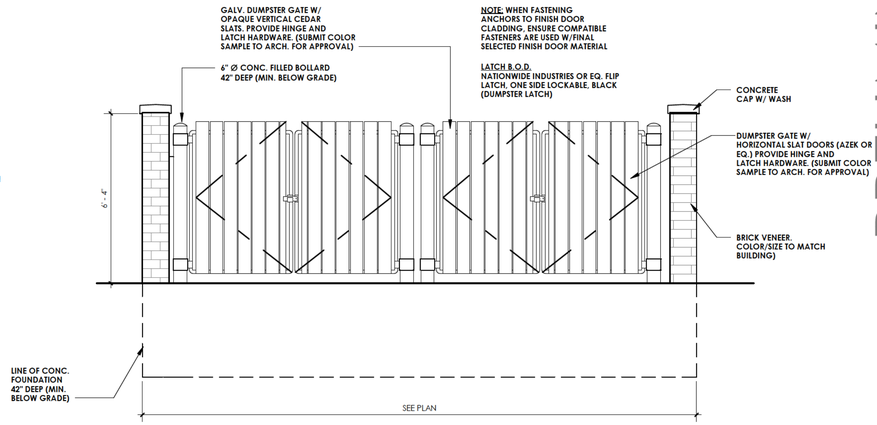
3 Dumpster Rear Elevation

3/8" = 1'-0"



2 Dumpster Side Elevation - Typ.

3/8" = 1'-0"



1 Dumpster Front Elevation

3/8" = 1'-0"

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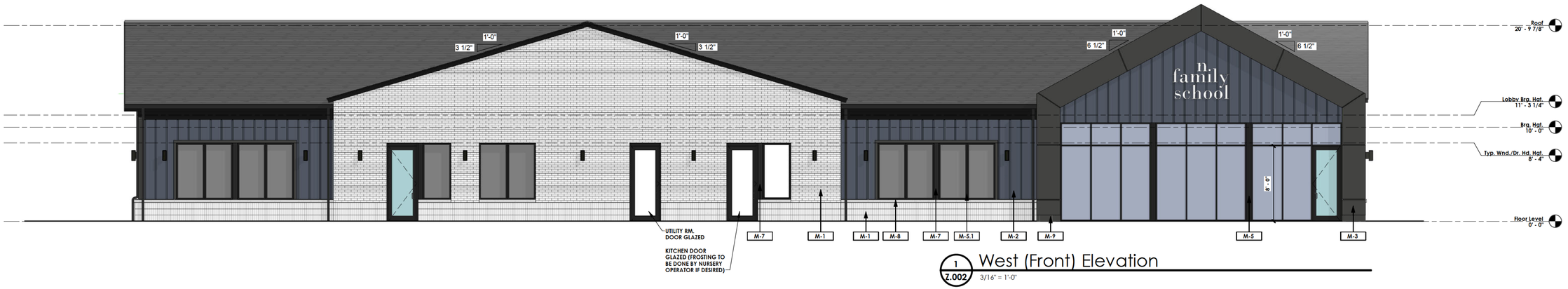
North Arrow:

Sheet Title:
Trash Enclosure Details

Project Number:
25-223

Sheet Number:
AS.101

NOTE:
SIGNAGE SHOWN FOR REFEERENCE ONLY.
SIGNAGE DESIGN BY OTHERS & TO BE APPROVED UNDER A SEPARATE PERMIT.



1 / Z.002 West (Front) Elevation
3/16" = 1'-0"

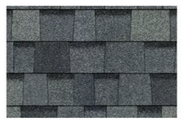


2 / A.000 South (Side) Elevation
3/16" = 1'-0"



Masonry Brick Veneer **"M-1"**
Make: ACME Brick or Eq.
Size: King
Finish: Wirecut
Color: Buff White

Note: Brick below sill to be stacked bond solidercourse.



MATERIAL/COLOR

Asphalt Shingles **"M-4"**
Make: Owens Corning or Eq.
System: TruDefinition Duration Shingles
Finish: Asphalt
Color: Estate Gray



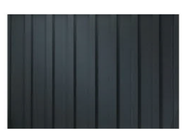
Metal Flashings **"M-7"**
Make: Pac-Clad or Eq.
Finish: Smooth Pre-finish
Color: **Black** (Match Storefront frame)
Locations: Gutters/Downspouts. Copings. Column/Pier Wraps. Misc. Flashings



Fiber Cement Siding (Lap Siding) **"M-10"**
Make: James Hardie
System: Hardie Lap Sising
Orientation: Horizontal
Finish: Primed Pre-Finished Smooth Grain
Color: White



COLOR



MATERIAL

Fiber Cement Siding (Board & Batten) **"M-2"**
Make: James Hardie
System: Hardie Trim Batten Boards
Orientation: Vertical
Batten Spacing: 14" O.C.
Finish: Primed Pre-Finished Smooth Grain
Color: Mineral Gray (SW 2740)



COLOR



MATERIAL

Storefront Framing **"M-5"**
Make: Kawneer or Eq.
System: Trifab 451UT Framing System
Size: 4-1/2 deep w/2" sightline
Finish: Pre-finished Aluminum (Permafluor)
Color: Anodized Black



COLOR



MATERIAL

Window Framing **"M-5.1"**
Make: Pella
System: 250 Series
Type: Fixed
Material: Pre-finished Vinyl
Color: Black



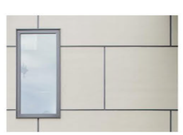
Window Sills **"M-8"**
Make: Custom Cast Stone Or Eq.
Finish: Smooth
Color: Natural White



Decorative Wall Sconce
Make: Luminis
Model:Syrios Pro (SYP400)
Mounting Style: Wall
Mounting Hgt: 7'-0" A.F.F
Finish: Jet Black
Optional Down Only



COLOR



MATERIAL

Fiber Cement Siding (Panel Reveal System) **"M-3"**
Make: James Hardie
System: Hardie Architectural Panel
Finish: Primed Pre-Finished Smooth Grain
Color: Iron Ore (Sherwin Williams)



Trim Boards **"M-6"**
Make: Exterior Grade Wood Trim Boards
Finish: Smooth - Painted
Size: Varies by location
Color: **Black** (Match Storefront frame)
Locations: @ Fasica, Frieze, Rake Boards



COLOR



MATERIAL

Exposed Grade Block **"M-9"**
Make: Grand Blac Cement Products or Eq.
Finish: Natural - Primed to be Painted
Color: Painted - Iron Ore (Sherwin Williams)



Site Wall Sconce
Make: LSI
Selection: Miranda Small Silicone
Mounting Hgt: ?
Location: See photometric plan
Finish: Pre-fin. Aluminum
Color: ?

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North Arrow:

Sheet Title:
Exterior Elevations

Project Number:
25-223

Sheet Number:
A.200.1



2 A.000 East (Rear) Elevation

3/16" = 1'-0"



1 A.000 North (Side) Elevation

3/16" = 1'-0"

Masonry Brick Veneer "M-1"

Make: ACME Brick or Eq.
Size: King
Finish: Wirecut
Color: Buff White

Note: Brick below sill to be stacked bond solidercourse.

Asphalt Shingles "M-4"

Make: Owens Corning or Eq.
System: TruDefinition Duration Shingles
Finish: Asphalt
Color: Estate Gray

MATERIAL/COLOR

Metal Flashings "M-7"

Make: Pac-Clad or Eq.
Finish: Smooth Pre-finish
Color: **Black** (Match Storefront frame)
Locations: Gutters/Downspouts. Copings. Column/Pier Wraps. Misc. Flashings

Fiber Cement Siding (Lap Siding) "M-10"

Make: James Hardie
System: Hardie Lap Sising
Orientation: Horizontal
Finish: Primed Pre-Finished Smooth Grain
Color: White

Fiber Cement Siding (Board & Batten) "M-2"

Make: James Hardie
System: Hardie Trim Batten Boards
Orientation: Vertical
Batten Spacing: 14" O.C.
Finish: Primed Pre-Finished Smooth Grain
Color: Mineral Gray (SW 2740)

COLOR

MATERIAL

Storefront Framing "M-5"

Make: Kawneer or Eq.
System: Trifab 451UT Framing System
Size: 4-1/2 deep w/2" sightline
Finish: Pre-finished Aluminum (Permafluor)
Color: Anodized Black

COLOR

MATERIAL

Window Sills "M-8"

Make: Custom Cast Stone Or Eq.
Finish: Smooth
Color: Natural White

Decorative Wall Sconce

Make: Luminis
Model:Syrios Pro (SYP400)
Mounting Style: Wall
Mounting Hgt: 7'-0" A.F.F
Finish: Jet Black
Optional Down Only

Window Framing "M-5.1"

Make: Pella
System: 250 Series
Type: Fixed
Material: Pre-finished Vinyl
Color: Black

COLOR

MATERIAL

Fiber Cement Siding (Panel Reveal System) "M-3"

Make: James Hardie
System: Hardie Architectural Panel
Finish: Primed Pre-Finished Smooth Grain
Color: Iron Ore (Sherwin Williams)

COLOR

MATERIAL

Trim Boards "M-6"

Make: Exterior Grade Wood Trim Boards
Finish: Smooth - Painted
Size: Varies by location
Color: **Black** (Match Storefront frame)
Locations: @ Fasica, Frieze, Rake Boards

Exposed Grade Block "M-9"

Make: Grand Blac Cement Products or Eq.
Finish: Natural - Primed to be Painted
Color: Painted - Iron Ore (Sherwin Williams)

COLOR

MATERIAL

Site Wall Sconce

Make: LSI
Selection: Miranda Small Silicone
Mounting Hgt: ?
Location: See photometric plan
Finish: Pre-fin. Aluminum
Color: ?

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BASIS OF DESIGN
MANUF: AMERIFENCE
TYPE: SPACED PICKET FENCE
FINISH: CEDAR - CLEAR COAT
SIZE: 5'-0" H

(REFERENCE IMAGE ONLY)

Fence Specs - Wood Fence

LUMINIS®

SYP400
SYRIOS PRO
WALL

PROJECT NAME: **QUANTITY:** **TYPE:**

ORDERING CODE:



1. Robust cast aluminum wall mounting box.
2. Sturdy galvanized steel mounting plate.
3. Seamless extruded aluminum cylindrical housing.
4. Asymmetric heatsink for perfect blend of clean aesthetic and efficient heat dissipation.
5. Sleek and durable sealed cast aluminum up or down light assembly.
6. 30º tilt and 355º rotation for light adjustability. The module must be fixed in a horizontal position to meet IDA certification.
7. Faceted specular aluminum reflector offers smooth lighting and reduced glare (NR/FLD/VWD). While TIR collimator lens focuses light in a very narrow beam.



SYP400

MATERIALS

Syrios Pro is made of corrosion resistant 360 aluminum alloy with a copper (CU) content of less than 0.1%. The main housing is made of seamless 6063 extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 1%) with: 120-277 multi-volt (50-60 Hz) or 347-480 high-volt (50-60 Hz). operating temperature range of -30ºC/-22ºF to 45ºC/113ºF. output over voltage protection. output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas.
Wavelengths: 586nm to 597nm.
RGBW with white CCT available in 3000K and 4000K.
Quad chip technology, enabling optimal color mixing under each individual optic.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC. Actual performance may differ as a result of end-user environment and application.

WARRANTY

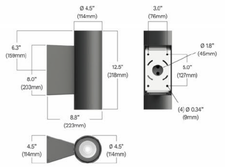
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.acuitybrands.com/support/warranty/terms-and-conditions

MOUNTING

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes. Additional mounting holes are provided as per site requirements.

MEASUREMENTS

Maximum weight: 10 lbs (4.5 kg)



LUMINIS.COM
Toll free: (866) 586-4647 | Fax: (514) 683-3872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

SYP400
Rev. 01/15/26

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LUMINIS®

SYP400
SYRIOS PRO
WALL

ORDERING CODE

*SERIES	*DOWNLIGHT OUTPUT	*DOWNLIGHT DISTRIBUTION	CCT[1]	*VOLTAGE	DOWNLIGHT LENS	LOUVERS
SYP400 	Static White **L1L10** 1344 lm / 12w **L1L20** 2335 lm / 22w **L1L30** 3018 lm / 32w RGBW **L1RGBW**[4,5] 338 lm / 24w True Amber **L1LK2A** 544 lm / 9w Delivered lumens calculated at 4000K/80CRI except for RGBW and amber. Flood optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.	**NR** Narrow optic 15° **FLD** Flood optic 30° **VWD** Very wide optic 55°	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K	**120** 120V **277** 277V **347** 347V **480** 480V **HVOLT** 347V-480V **MVOLT** 120V-277V	**ESL** Elliptical spread lens[3,6] **SL** Solite lens[3,6]	**HL** Hexcell louver
	Very Narrow Distribution **L1L06**[2] 661 lm / 15w Delivered lumens calculated at 4000K/80CRI. Very narrow optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.	**VNR** Very narrow optic 6°	Required field for all outputs except True amber.			

CONDUIT COVER	MOUNTING DIRECTION	PHOTOCELL	SURGE PROTECTOR	EMERGENCY
SWK Decorative cover for 3/4" conduit junction box[8]	**UP** Required for uplight installation	**PH** Photocell[7,9]	**SP** Surge protector	**REM7** Remote emergency battery, 90 min, 7W[9]

CONTROLS	*FINISH	WOOD FINISH[10]	ENVIRONMENT	HEIGHT MATCHING
NLTAIR-MS nLight AIR 2.0 wireless control with occupancy detection[9] **NLTAIR2** nLight AIR 2.0 wireless control[9]	**BKT** Jet black **BLZ** Bronze **CHT** Champagne **CNT** Corten **DGT** Gun metal **GRT** Titanium gray **MST** Matte silver **SGT** Steel gray **WHT** Snow white **CMC** Custom matched color[10] **RAL** RAL color[11]	**ADG** American douglas **BRC** Birch **CHN** Chestnut **CRY** Cherry **KNP** Knotty pine **MPL** Maple **OFL** Oak **RSW** Rosewood **TEK** Teak **WLN** Walnut	**MG** Marine grade paint[12] **NI** Natcarnum surizate[12]	**UH** Uniform height matching 16.5" (419mm) housing

NOTES
*- Denotes a required field
1- Delivered lumens with all channels turned on. RGBW uses DMX512/RDM as a control input. Available only with 30K, 40K. Not available with 347, 480, HVOLT, NLTAIR-MS, NLTAIR2, REM7.
2- For IDA certification compliance, luminaire must be ordered with 3000K or warmer.
3- 37 ° x 80 °.
4- Lumen conversion factor (LCF) 0.9.
5- Not available with HL.
6- Painted to match fixture color.
7- Not available with NLTAIR2, NLTAIR-MS, REM7.
8- Not available with 480V, HVOLT.
9- Remote mount 50ft - 12" (305mm) square enclosure with access cover. The remote enclosure must be interior (cable to others). Not available with 347V, 480V, HVOLT, PH, NLTAIR-MS, NLTAIR2.
10- Contact factory to coordinate custom matching color.
11- Specify RAL number.
12- Faux wood finish not applied to driver housing, lens frame or accessories. Additional delay required. Not compatible with marine grade paint or natcarnum suitable.
13- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
14- Available only in BKT and BKT finish.

LUMINIS.COM
Toll free: (866) 586-4647 | Fax: (514) 683-3872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

SYP400
Rev. 01/15/26

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Luminis - SYP400

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

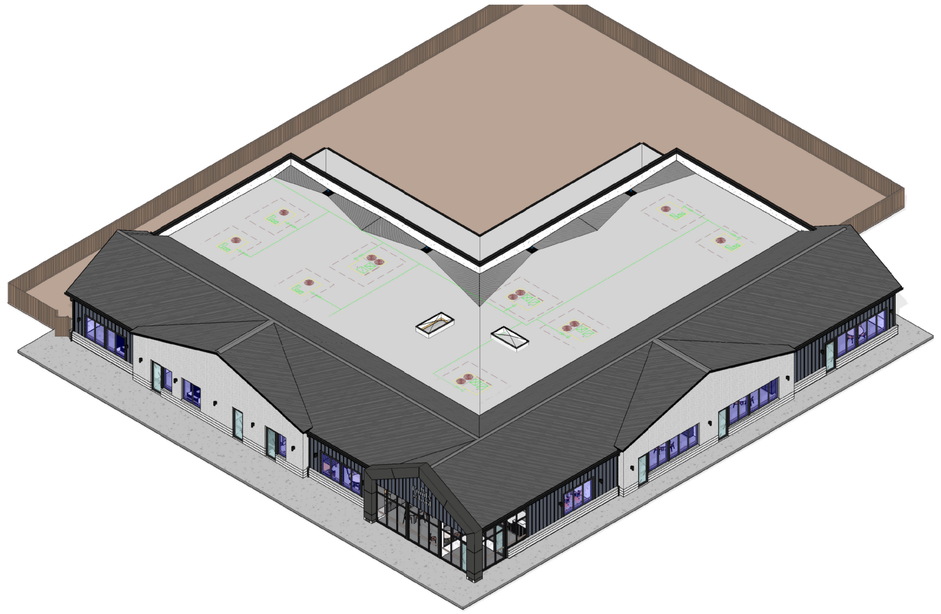
Sheet Title:
Exterior Product Specifications

Project Number:
25-223

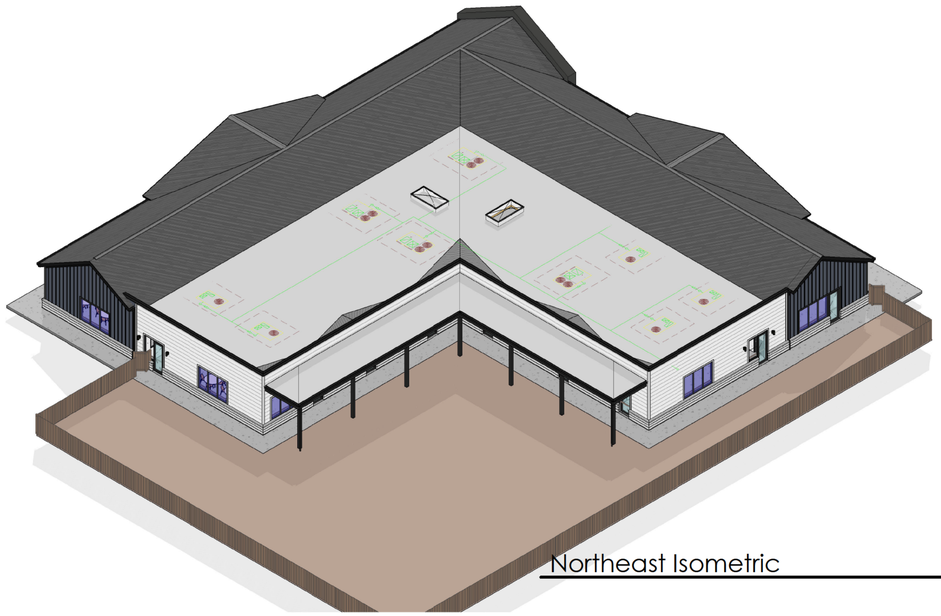
Sheet Number:
A.200.3



Northwest Isometric



Southwest Isometric



Northeast Isometric



Southeast Isometric

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

814 Services, LLC
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072

Project:

N Family School
S Cass Avenue/W 63rd

Issued	Description	By
01.06.2026	Preliminary Design	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

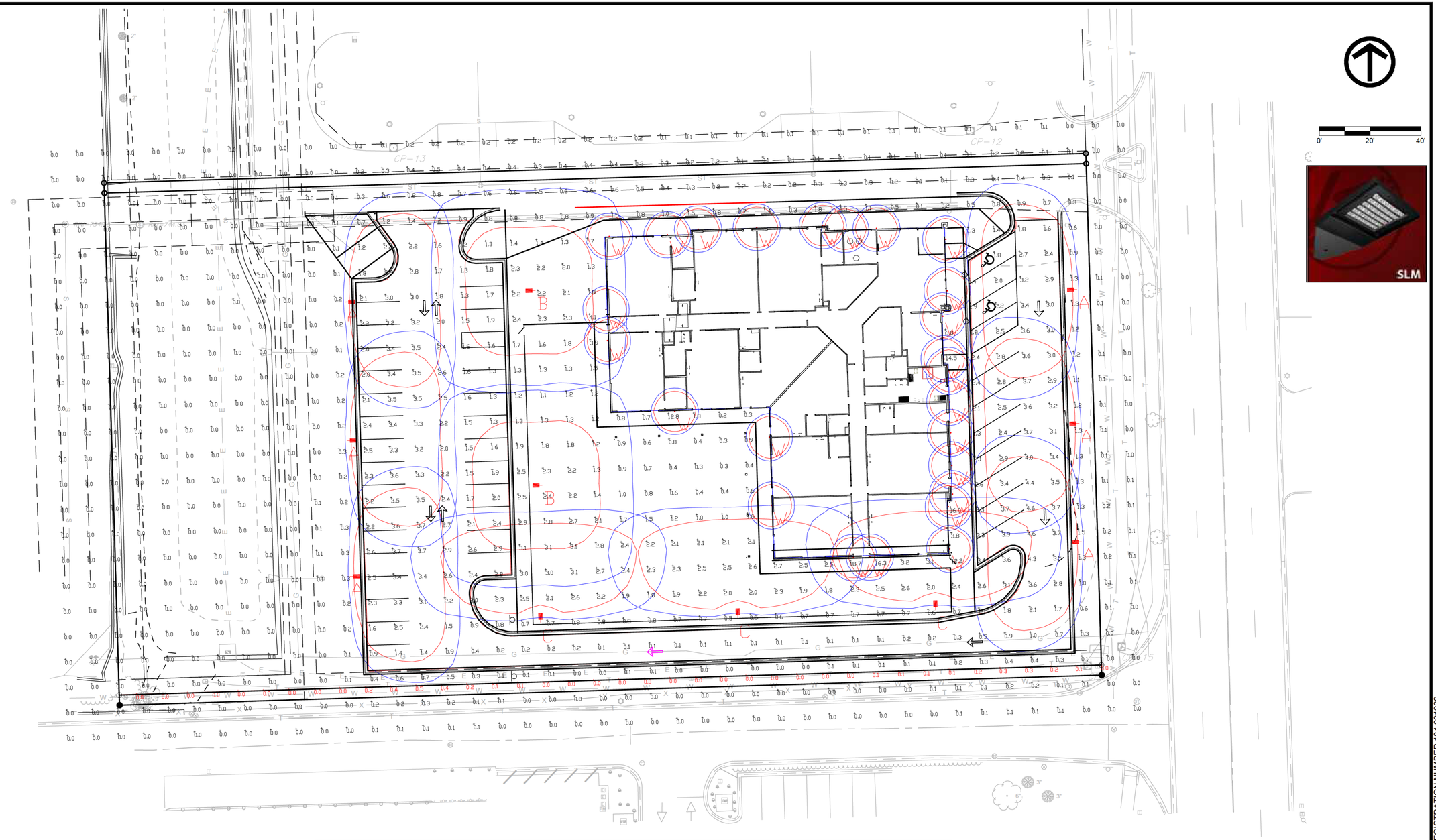
Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
3D Views

Project Number:
25-223

Sheet Number:
G.041



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALCS AT GRADE	Illuminance	Fc	0.93	18.7	0.0	N.A.	N.A.	0
SOUTH BOUNDARY LINE	Illuminance	Fc	0.09	0.5	0.0	N.A.	N.A.	N.A.
PARKING LOT	Illuminance	Fc	2.28	4.6	0.1	22.80	46.00	

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	6	A	SINGLE	SLM-LED-09L-SIL-FT-50-70CRI-IL	20' POLE + 3' BASE	0.970	6151	63	B0-U0-G2
	2	B	SINGLE	SLM-LED-09L-SIL-5W-50-70CRI	20' POLE + 3' BASE	0.970	9450	63	B3-U0-G2
	3	C	SINGLE	SLM-LED-09L-SIL-3-50-70CRI-IL	20' POLE + 3' BASE	0.970	6411	63	B0-U0-G2
	25	W	Single	WCS43L (5000K, FULL [UP&DOWN]) - FIXTURE BY OTHERS	8'	0.900	2542	19.5	B1-U5-G0

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	ELEE
APPROVED	JLUCAS
DATE	2/24/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

PHOTOMETRIC PLAN

SHEET NO. P-1

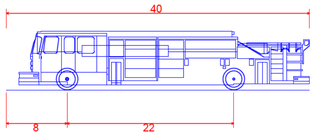
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JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

Petitioner Preferred: Clockwise Flow



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

0' 20' 40'

811

BIKE RACK, MINIMUM 6 SPACES
DEPRESSED CURB AND GUTTER
ACCESS ROAD
EXISTING CONCRETE CURB & GUTTER
NEW SIGN TO BE PERMITTED BY OWNER
EXISTING CONCRETE SIDEWALK
DETENTION POND
DUMPSTER LOCATION
ADA RAMP
NEW FENCE, SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS
"DO NOT ENTER" SIGN, SEE DETAIL THIS SHEET
CASS AVENUE
10' UTILITY EASEMENT
POTENTIAL FUTURE CROSS DRIVE EASEMENT

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	04/15/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

FIRE TRUCK PATH

SHEET NO. 1

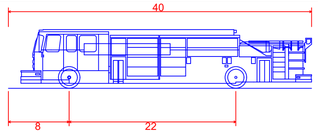
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JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

Staff Preferred: Counterclockwise Flow



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

0' 20' 40'

811

ACCESS ROAD

DETENTION POND

CASS AVENUE

EXISTING CONCRETE SIDEWALK

10' UTILITY EASEMENT

PLOTTED: Friday, April 10, 2026 9:27:09 AM

X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan & 7971 DESIGN REVERSE TRAFFIC
FILE PATH: ip01.kleinfelder.com\bbkshare\0700\0797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DS\CADD_ProdDrawings\7971 Fire Truck Path.dwg

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	04/15/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
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6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

FIRE TRUCK TURNING MOVEMENT

SHEET NO. 1

PROJECT 7971

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

A Kleinfelder Company

VEENSTRA & KIMM INC.
552 W. Boughton Road
Bolingbrook, Illinois 60440

630.755.0290
www.v-k.net

May 17, 2026

Village of Westmont

814 SERVICES – CHILD CARE FACILITY TRAFFIC MEMORANDUM
6102 S. CASS AVE, WESTMONT, IL

The purpose of this memorandum is to identify the impacts associated with the development of a day care on Cass Avenue. The memo will provide information on the location, proposed land use, size of development, trip generation, and trip distribution. The memo will utilize the Encore Car Wash Traffic Impact Study completed by KLOA on October 19, 2022, to provide the baseline traffic information and then add the day care trips to the study area. Detailed information is attached to this memo.

Location

The development is located at 6102 S. Cass Avenue just south of 61st Street and south Encore Car Wash. The day care will share a full access to 61st Street to the north and a right-in-right-out access to the east. The speed limit is 40 mph on Cass Ave and 25 mph on 61st Street.



Figure 1 – Location Map

Development

The existing lot is empty. The proposed development is a 13,000-sf building with two entrances and approximately 39 parking stalls. The facility is projected to care for 173 children and have 30 employees. The west access is proposed to be two way and the east access is proposed to be one-way into the facility and connect to the west access.

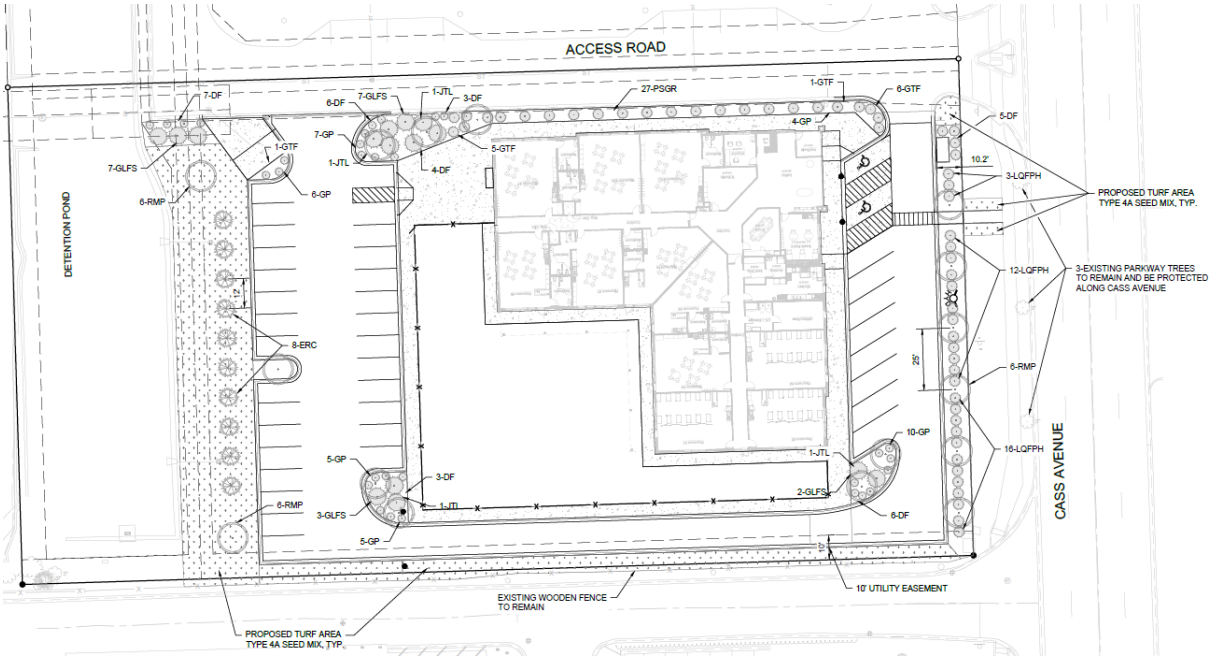


Figure 2 – Site Plan

Internal Circulation

The primary drop-off location will be the east side of the building and there will be 10 parking stalls. Since this is a day care facility of younger children, it is expected that parents will park and check in their children. This access is one-way in and then drivers will continue around the building to exit the west access. The west parking area will be primarily for employees but also allows for additional parking for parents who drop off and pick up.

External Circulation

The directional distribution was taken from the Car Wash TIS and applied to the day care trips. The access on 61st Street provides full access but the access to Cass Ave is only a right-in-right-out. Northbound trips will need to utilize 61st Street and the southbound trips can use the right-in-right-out.

Trip Generation

The Trip Generation is based on the ITE Trip Generation Manual, 12th Edition, for a Day Care Center (565) and is located in Appendix A. A gross floor area of 13,000-sf was used as the dependent variable.

Table 1 – Day Care Trips

	TOTAL	IN		OUT	
AM	141	53%	75	47%	66
PM	140	47%	66	53%	75

Modeling

The AM & PM peak hours of the fully developed car wash was modeled as the existing conditions. The same area as the car wash report was analyzed for the day care. This included 61st Street, the RIRO, the development drive to the south, 63rd Street, which is signalized, and the access to 61st Street.

The same software, Trafficware Synchro, was used for the car wash TIA and this analysis but this analysis used a newer version of the software. The intersection geometry, traffic signal timing, and traffic volumes used for this analysis matched the car wash TIA, but slight differences were observed between the two results.

The Traffic Impact Analysis feature of the software was used to distribute the new trips across the network based on the distributions from the car wash TIA. The models were then simulated using the software SimTraffic and reviewed for excessive queueing on the network.

Existing Conditions

Table 2 – Existing Level of Service 2026 (AM/PM)

INTERSECTION	MOVEMENT											
	EAST BOUND			WEST BOUND			NORTH BOUND			SOUTH BOUND		
	L	TH	R	L	TH	R	L	TH	R	L	TH	R
Access to 61st St		-	-	A/A	A/A		A/A		A/A			
61st St	E/F*		B/B				B/B	A/A			-	-
RIRO			B/B									-
Commercial	D/D		-				B/B	A/A			-	-
63rd St (signalized)	C/D	D/D		D/F	D/F		D / F	C/C		C/C	D/D	

*Queue length 1.6 vehicles

Developed Conditions

Table 3 – Developed Level of Service 2026 (AM/PM)

INTERSECTION	MOVEMENT											
	EAST BOUND			WEST BOUND			NORTH BOUND			SOUTH BOUND		
	L	TH	R	L	TH	R	L	TH	R	L	TH	R
Access to 61st St		-	-	A/A	A/A		A/A		A/A			
61st St	F/F*		B/B				B/B	A/A			-	-
RIRO			B/B									-
Commercial	D/D		-				B/B	A/A			-	-
63rd St (signalized) Optimized timing	C/D /E	D/D /D		D/F /E	D/F /D		D / F /E	C/C /D		C/C /C	D/D /E	

*Queue length 2.5/4.2 vehicles

Summary

The development of the day care has minimal impact on the surrounding road network. There is no change in level of service (LOS) for all movements except for the AM eastbound left turn from 61st Street to Cass Avenue. That movement drops from a LOS E to a LOS F. This results in the queue length increasing from two vehicles to three vehicles. There is a small volume of traffic on 61st Street but the traffic on Cass Avenue is high enough that eastbound left turning vehicles must wait to find gaps in the traffic.

The existing traffic signal at Cass Avenue and 63rd Street has movements that currently fall to a LOS of F during the peak hours. The signal timing can be optimized to provide more time to those movements and bring them up to a LOS of E.

If you have any questions or comments, please contact us at 319-466-1000 or lbelding@kleinfelder.com.

VEENSTRA & KIMM, INC.

Leland Belding, PE, PTOE
Illinois License No. 062055533
License renewal date is November 30, 2027



Encl.
A – Trip Generation
B – Car Wash Analysis (Baseline Existing Conditions)
C – Day Care Analysis
D – Site Plan

APPENDIX – A

Trip Generation

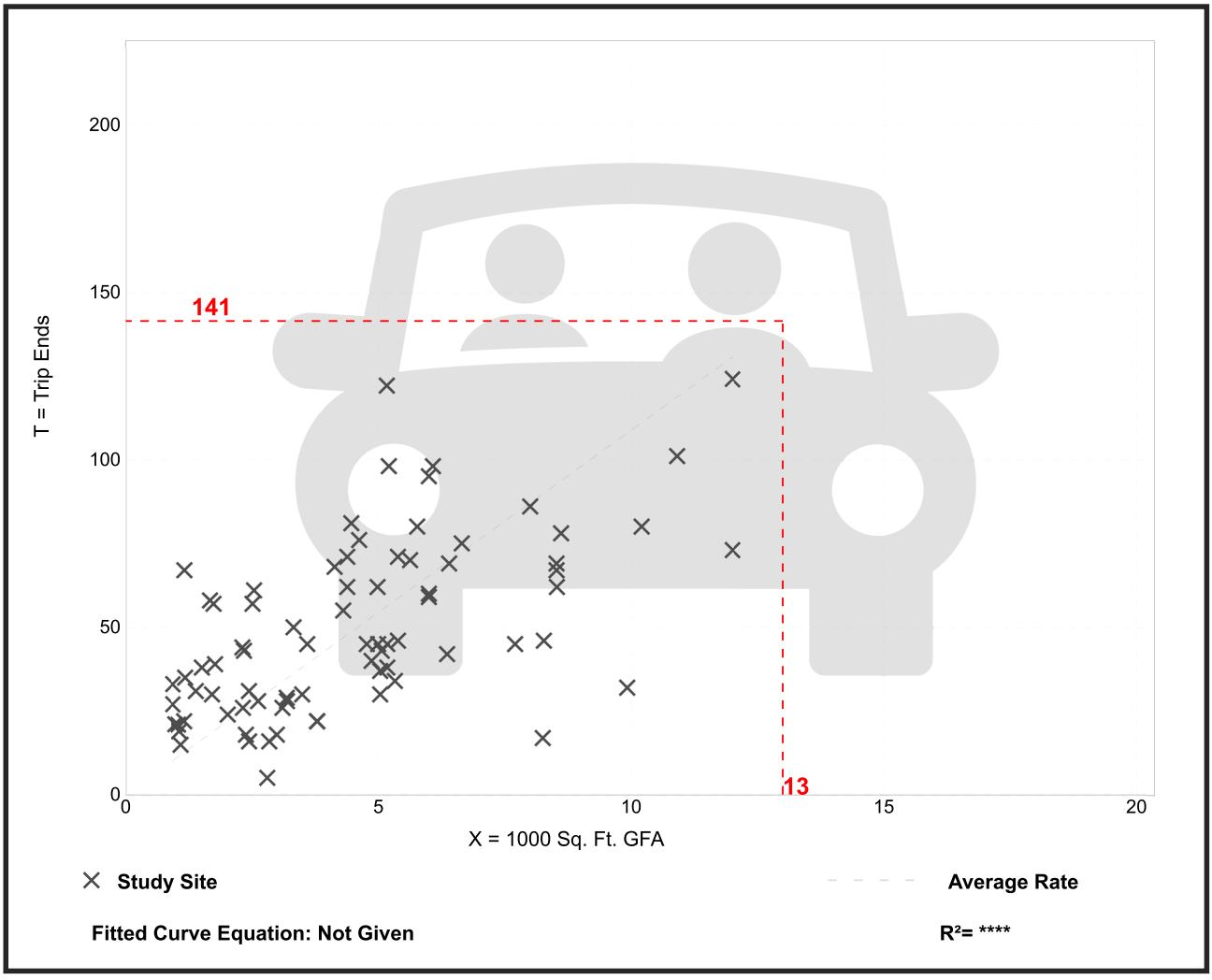
Day Care Center
(565)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 78
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.88	1.79 - 57.02	6.27

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

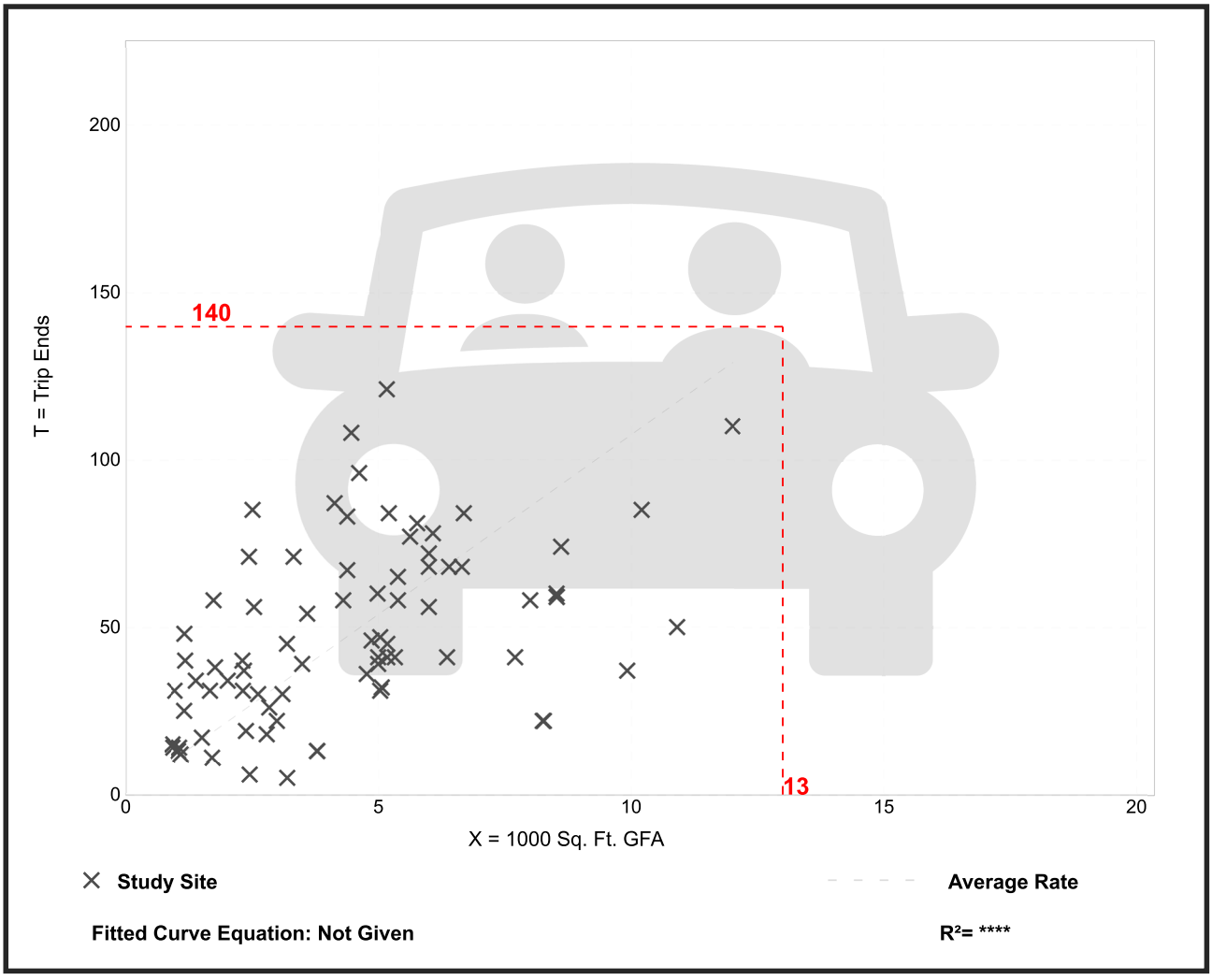
Day Care Center
(565)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 79
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.75	1.56 - 40.85	6.46

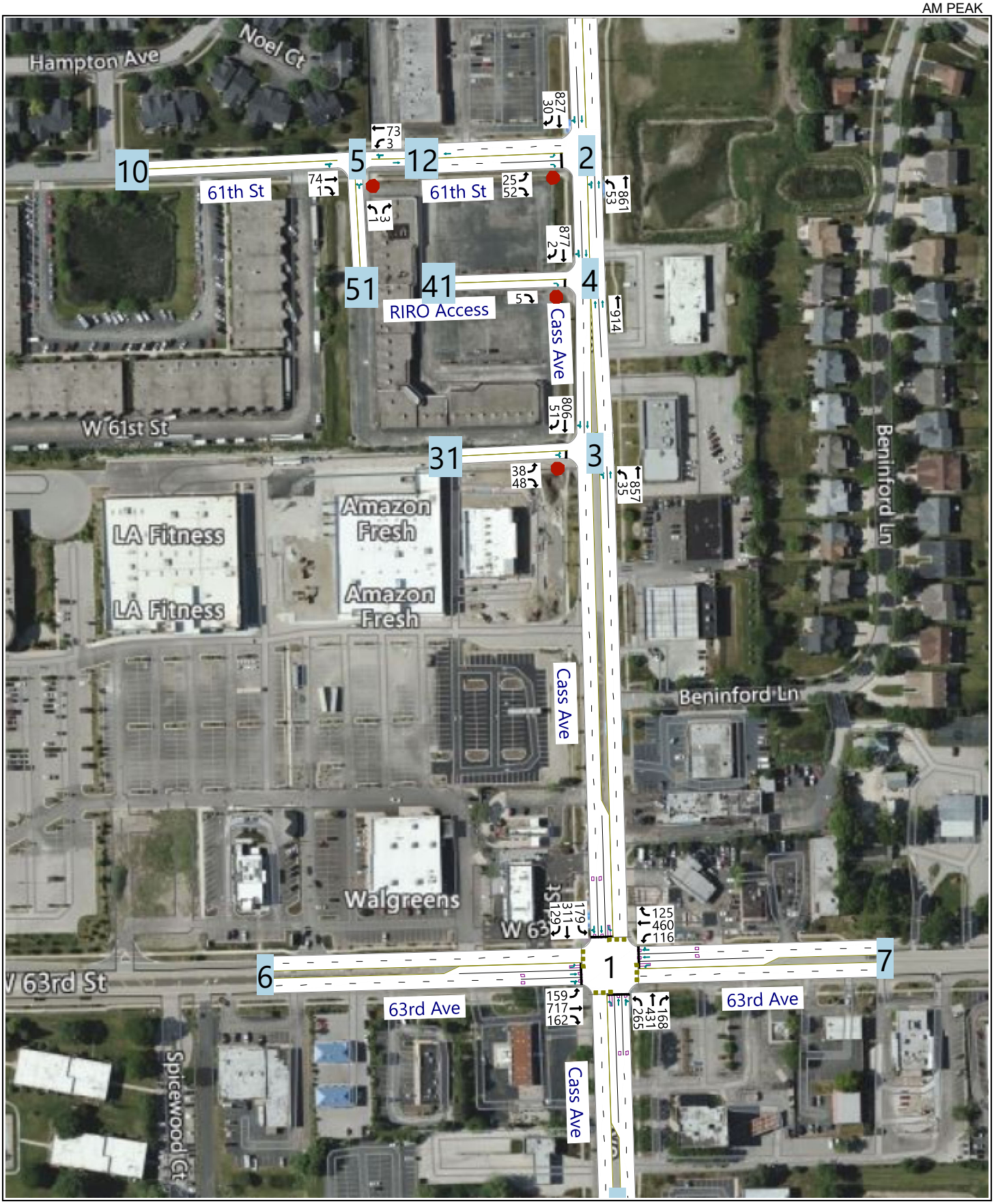
Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

APPENDIX – B

Car Wash Developed Analysis
(Existing Conditions)

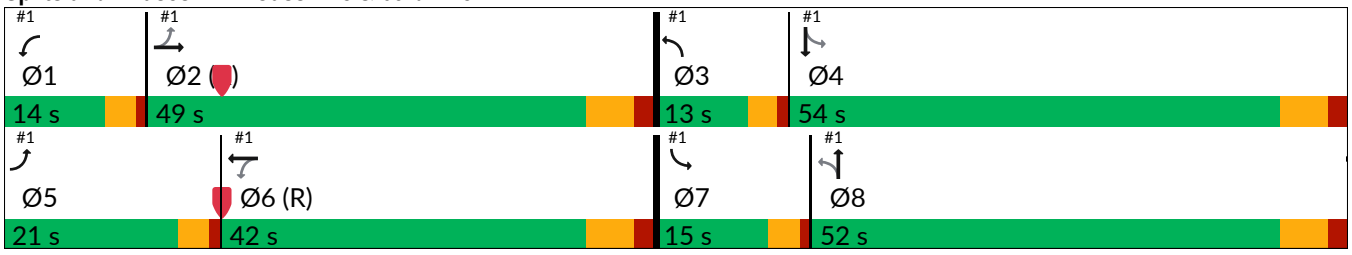

Hampton Ave
Noel Ct
61st St
61st St
RIRO Access
Cass Ave
W 61st St
Beninford Ln
LA Fitness
LA Fitness
Amazon Fresh
Amazon Fresh
Cass Ave
Beninford Ln
Walgreens
W 63rd St
63rd Ave
63rd Ave
Spicewood Ct
Cass Ave
10
5
12
2
51
41
4
31
3
1
6
7
827
30
73
3
74
1
3
1
25
52
861
53
877
2
5
914
806
51
38
48
857
35
179
311
129
125
460
116
159
717
162
168
431
265

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	159	717	162	116	460	125	265	431	168	179	311	129
Future Volume (vph)	159	717	162	116	460	125	265	431	168	179	311	129
Satd. Flow (prot)	1770	3440	0	1770	3426	0	1770	3391	0	1770	3383	0
Flt Permitted	0.231			0.110			0.416			0.268		
Satd. Flow (perm)	430	3440	0	205	3426	0	775	3391	0	499	3383	0
Satd. Flow (RTOR)		22			26			49			55	
Lane Group Flow (vph)	177	977	0	129	650	0	294	666	0	199	489	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6			8			4		
Total Split (s)	21.0	49.0		14.0	42.0		13.0	52.0		15.0	54.0	
Total Lost Time (s)	4.0	6.5		4.0	6.5		4.0	6.5		4.0	6.5	
Act Effct Green (s)	57.9	43.0		51.3	39.3		57.3	45.8		60.7	47.5	
Actuated g/C Ratio	0.45	0.33		0.39	0.30		0.44	0.35		0.47	0.37	
v/c Ratio	0.54	0.85		0.66	0.62		0.72	0.54		0.59	0.38	
Control Delay (s/veh)	28.1	47.8		41.5	40.8		35.4	33.1		27.5	27.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	28.1	47.8		41.5	40.8		35.4	33.1		27.5	27.8	
LOS	C	D		D	D		D	C		C	C	
Approach Delay (s/veh)		44.8			40.9			33.8			27.7	
Approach LOS		D			D			C			C	
Queue Length 50th (ft)	90	403		64	242		152	222		97	142	
Queue Length 95th (ft)	142	493		#133	322		221	285		149	191	
Internal Link Dist (ft)		483			369			316			757	
Turn Bay Length (ft)	200			205			210			200		
Base Capacity (vph)	370	1153		201	1053		410	1225		341	1271	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.48	0.85		0.64	0.62		0.72	0.54		0.58	0.38	

Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 130
Offset: 73 (56%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.85
Intersection Signal Delay (s/veh): 37.7 Intersection LOS: D
Intersection Capacity Utilization 76.3% ICU Level of Service D
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Cass Ave & 63rd Ave



Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	25	52	53	861	827	30
Future Vol, veh/h	25	52	53	861	827	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	55	56	916	880	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1466	456	912	0	-	0
Stage 1	896	-	-	-	-	-
Stage 2	571	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	119	552	743	-	-	-
Stage 1	359	-	-	-	-	-
Stage 2	529	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	107	552	743	-	-	-
Mov Cap-2 Maneuver	107	-	-	-	-	-
Stage 1	322	-	-	-	-	-
Stage 2	529	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	24.39	1.47	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	209	-	107	552	-	-
HCM Lane V/C Ratio	0.076	-	0.249	0.1	-	-
HCM Ctrl Dly (s/v)	10.2	0.9	49.6	12.3	-	-
HCM Lane LOS	B	A	E	B	-	-
HCM 95th %tile Q(veh)	0.2	-	0.9	0.3	-	-

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	48	35	857	806	51
Future Vol, veh/h	38	48	35	857	806	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	40	51	37	912	857	54

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1415	456	912	0	-	0
Stage 1	885	-	-	-	-	-
Stage 2	530	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	128	552	743	-	-	-
Stage 1	364	-	-	-	-	-
Stage 2	554	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	120	552	743	-	-	-
Mov Cap-2 Maneuver	120	-	-	-	-	-
Stage 1	339	-	-	-	-	-
Stage 2	554	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	34.11	1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	141	-	213	-	-
HCM Lane V/C Ratio	0.05	-	0.43	-	-
HCM Ctrl Dly (s/v)	10.1	0.6	34.1	-	-
HCM Lane LOS	B	A	D	-	-
HCM 95th %tile Q(veh)	0.2	-	2	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	5	0	914	877	2
Future Vol, veh/h	0	5	0	914	877	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	5	0	962	923	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	463	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	546	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	546	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	11.66	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	546	-	-
HCM Lane V/C Ratio	-	0.01	-	-
HCM Ctrl Dly (s/v)	-	11.7	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0	-	-

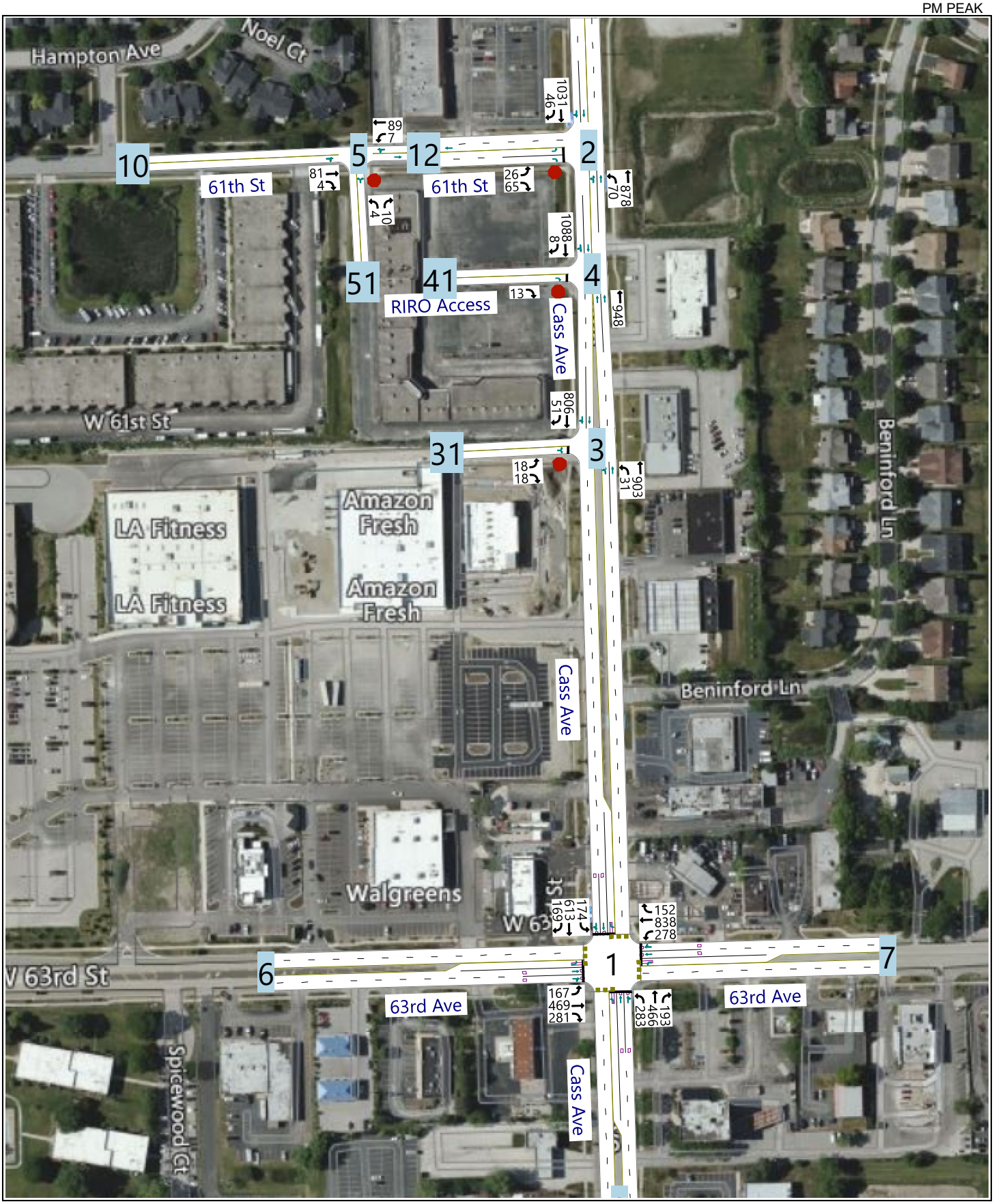
Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	74	1	3	73	1	3
Future Vol, veh/h	74	1	3	73	1	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	78	1	3	77	1	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	79	0	162	78
Stage 1	-	-	-	-	78	-
Stage 2	-	-	-	-	83	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1519	-	829	982
Stage 1	-	-	-	-	945	-
Stage 2	-	-	-	-	940	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1519	-	827	982
Mov Cap-2 Maneuver	-	-	-	-	827	-
Stage 1	-	-	-	-	943	-
Stage 2	-	-	-	-	940	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.29	8.85
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	938	-	-	71	-
HCM Lane V/C Ratio	0.004	-	-	0.002	-
HCM Ctrl Dly (s/v)	8.9	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-


Hampton Ave
Noel Ct
10
61th St
5
12
61th St
2
51
41
RIRO Access
Cass Ave
4
W 61st St
31
3
Amazon Fresh
LA Fitness
LA Fitness
Amazon Fresh
Beninford Ln
Cass Ave
Beninford Ln
Walgreens
W 63rd St
6
1
7
63rd Ave
63rd Ave
Spicewood Ct
Cass Ave

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	167	469	281	278	838	152	283	466	193	174	613	169
Future Volume (vph)	167	469	281	278	838	152	283	466	193	174	613	169
Satd. Flow (prot)	1770	3341	0	1770	3458	0	1770	3383	0	1770	3426	0
Flt Permitted	0.094			0.182			0.185			0.231		
Satd. Flow (perm)	175	3341	0	339	3458	0	345	3383	0	430	3426	0
Satd. Flow (RTOR)		102			16			53			30	
Lane Group Flow (vph)	186	833	0	309	1100	0	314	732	0	193	869	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6			8			4		
Total Split (s)	21.0	49.0		14.0	42.0		13.0	52.0		15.0	54.0	
Total Lost Time (s)	4.0	6.5		4.0	6.5		4.0	6.5		4.0	6.5	
Act Effct Green (s)	57.7	42.5		51.2	38.7		57.3	45.8		60.7	47.5	
Actuated g/C Ratio	0.44	0.33		0.39	0.30		0.44	0.35		0.47	0.37	
v/c Ratio	0.75	0.72		1.27	1.06		1.26	0.60		0.62	0.68	
Control Delay (s/veh)	47.1	37.6		176.7	87.8		169.1	34.3		29.1	36.9	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	47.1	37.6		176.7	87.8		169.1	34.3		29.1	36.9	
LOS	D	D		F	F		F	C		C	D	
Approach Delay (s/veh)		39.3			107.3			74.8			35.5	
Approach LOS		D			F			E			D	
Queue Length 50th (ft)	99	291		~234	~540		~229	251		93	318	
Queue Length 95th (ft)	183	370		#443	#719		#424	318		144	394	
Internal Link Dist (ft)		483			369			316			757	
Turn Bay Length (ft)	200			205			210			200		
Base Capacity (vph)	288	1160		243	1040		250	1226		315	1270	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.65	0.72		1.27	1.06		1.26	0.60		0.61	0.68	

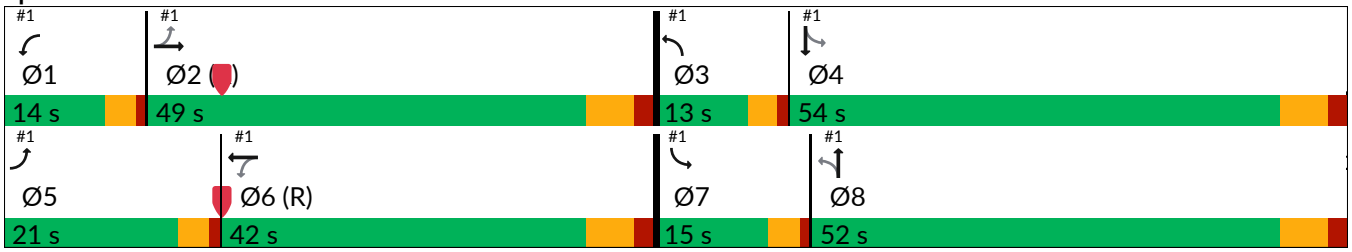
Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 130
Offset: 73 (56%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.27
Intersection Signal Delay (s/veh): 67.7 — Intersection LOS: E
Intersection Capacity Utilization 92.9% — ICU Level of Service F
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Cass Ave & 63rd Ave



Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	26	65	70	878	1031	46
Future Vol, veh/h	26	65	70	878	1031	46
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	69	74	934	1097	49

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1737	573	1146	0	-	0
Stage 1	1121	-	-	-	-	-
Stage 2	616	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	78	463	606	-	-	-
Stage 1	273	-	-	-	-	-
Stage 2	501	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	65	463	606	-	-	-
Mov Cap-2 Maneuver	65	-	-	-	-	-
Stage 1	228	-	-	-	-	-
Stage 2	501	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	37.43	2.43	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	266	-	65	463	-	-
HCM Lane V/C Ratio	0.123	-	0.423	0.149	-	-
HCM Ctrl Dly (s/v)	11.8	1.7	95.6	14.1	-	-
HCM Lane LOS	B	A	F	B	-	-
HCM 95th %tile Q(veh)	0.4	-	1.6	0.5	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	18	18	31	903	806	51
Future Vol, veh/h	18	18	31	903	806	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	19	33	961	857	54

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1431	456	912	0	-	0
Stage 1	885	-	-	-	-	-
Stage 2	546	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	125	552	743	-	-	-
Stage 1	364	-	-	-	-	-
Stage 2	544	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	118	552	743	-	-	-
Mov Cap-2 Maneuver	118	-	-	-	-	-
Stage 1	342	-	-	-	-	-
Stage 2	544	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	28.06	0.89	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	119	-	194	-	-
HCM Lane V/C Ratio	0.044	-	0.197	-	-
HCM Ctrl Dly (s/v)	10.1	0.6	28.1	-	-
HCM Lane LOS	B	A	D	-	-
HCM 95th %tile Q(veh)	0.1	-	0.7	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	13	0	948	1088	8
Future Vol, veh/h	0	13	0	948	1088	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	14	0	998	1145	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	577	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	460	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	460	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	13.07	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	460	-	-
HCM Lane V/C Ratio	-	0.03	-	-
HCM Ctrl Dly (s/v)	-	13.1	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	81	4	7	89	4	10
Future Vol, veh/h	81	4	7	89	4	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	85	4	7	94	4	11

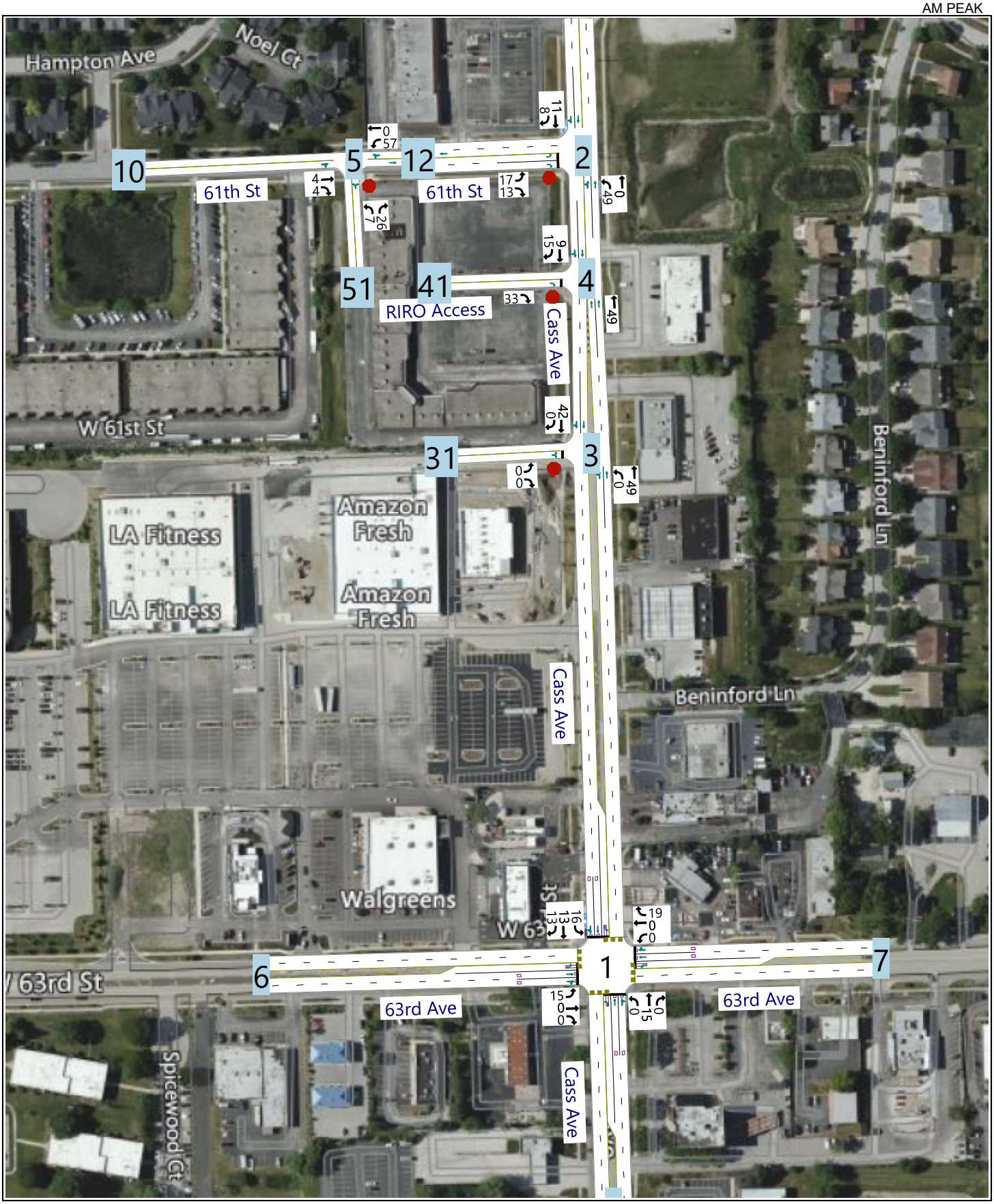
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	89	0	196	87
Stage 1	-	-	-	-	87	-
Stage 2	-	-	-	-	108	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1506	-	793	971
Stage 1	-	-	-	-	936	-
Stage 2	-	-	-	-	916	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1506	-	789	971
Mov Cap-2 Maneuver	-	-	-	-	789	-
Stage 1	-	-	-	-	931	-
Stage 2	-	-	-	-	916	-

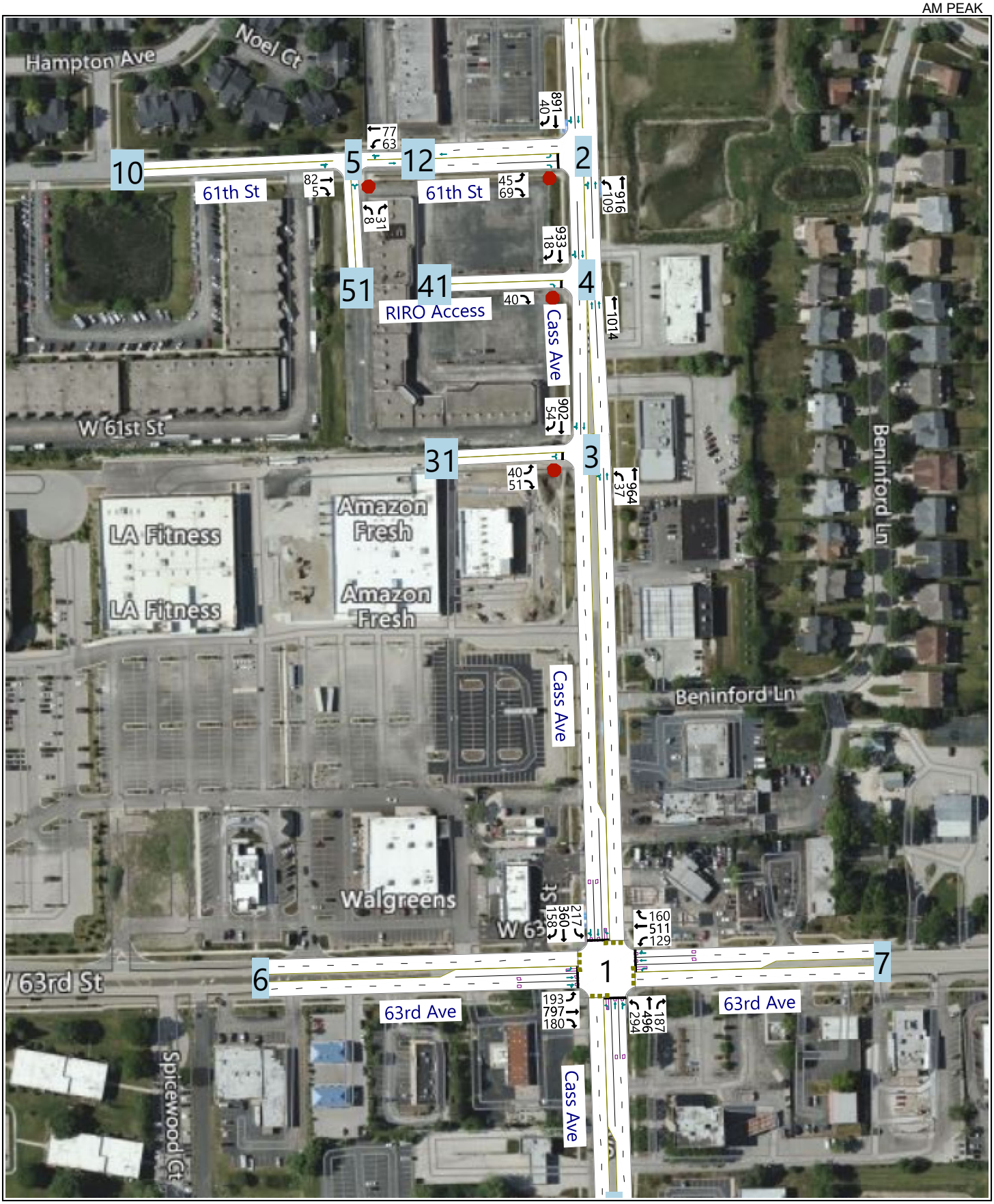
Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.54	9.02
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	911	-	-	131	-
HCM Lane V/C Ratio	0.016	-	-	0.005	-
HCM Ctrl Dly (s/v)	9	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

APPENDIX – C

Day Care Developed Conditions


Hampton Ave
Noel Ct
10
61st St
5
12
61st St
2
51
41
RIRO Access
4
Cass Ave
W 61st St
31
3
Beninford Ln
LA Fitness
LA Fitness
Amazon Fresh
Amazon Fresh
Cass Ave
Beninford Ln
Walgreens
W 63
6
1
7
63rd St
63rd Ave
63rd Ave
Spicewood Ct
Cass Ave

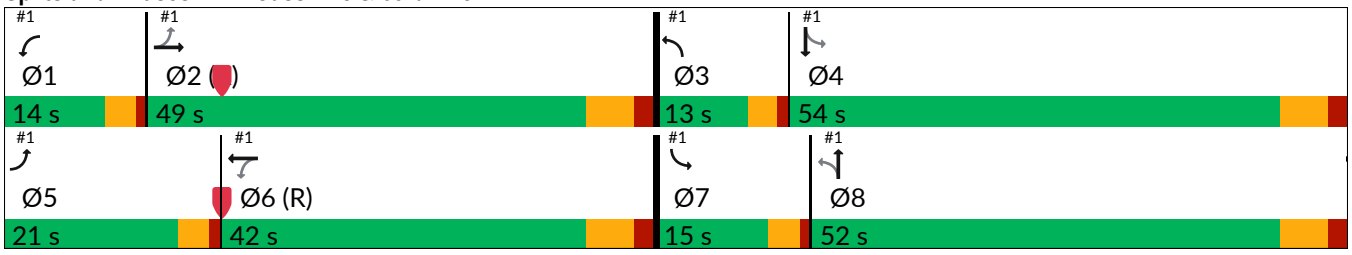

Hampton Ave
Noel Ct
61st St
61st St
RIRO Access
Cass Ave
Cass Ave
Cass Ave
W 61st St
Beninford Ln
Beninford Ln
LA Fitness
LA Fitness
Amazon Fresh
Amazon Fresh
Walgreens
63rd St
63rd Ave
63rd Ave
Spicewood Ct
10
5
12
2
51
41
4
31
3
6
1
7
77
63
891
40
82
5
45
69
916
109
31
8
933
18
40
1014
902
54
40
51
964
37
217
360
158
160
511
129
193
797
180
187
496
294

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	159	717	162	116	460	125	265	431	168	179	311	129
Future Volume (vph)	174	717	162	116	460	144	265	446	168	195	324	142
Satd. Flow (prot)	1770	3440	0	1770	3412	0	1770	3394	0	1770	3376	0
Flt Permitted	0.213			0.111			0.396			0.257		
Satd. Flow (perm)	397	3440	0	207	3412	0	738	3394	0	479	3376	0
Satd. Flow (RTOR)		22			32			46			60	
Lane Group Flow (vph)	193	977	0	129	671	0	294	683	0	217	518	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6			8			4		
Total Split (s)	21.0	49.0		14.0	42.0		13.0	52.0		15.0	54.0	
Total Lost Time (s)	4.0	6.5		4.0	6.5		4.0	6.5		4.0	6.5	
Act Effct Green (s)	58.3	43.0		50.6	38.7		57.2	45.7		60.8	47.5	
Actuated g/C Ratio	0.45	0.33		0.39	0.30		0.44	0.35		0.47	0.37	
v/c Ratio	0.60	0.85		0.66	0.65		0.74	0.56		0.65	0.41	
Control Delay (s/veh)	29.9	47.8		41.6	41.7		37.3	33.7		30.4	28.1	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	29.9	47.8		41.6	41.7		37.3	33.7		30.4	28.1	
LOS	C	D		D	D		D	C		C	C	
Approach Delay (s/veh)		44.9			41.7			34.8			28.8	
Approach LOS		D			D			C			C	
Queue Length 50th (ft)	99	403		64	252		152	231		107	152	
Queue Length 95th (ft)	154	493		#132	332		#225	295		163	203	
Internal Link Dist (ft)		483			369			316			757	
Turn Bay Length (ft)	200			205			210			200		
Base Capacity (vph)	359	1153		201	1037		396	1221		334	1271	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.54	0.85		0.64	0.65		0.74	0.56		0.65	0.41	

Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 130
Offset: 73 (56%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.85
Intersection Signal Delay (s/veh): 38.3 — Intersection LOS: D
Intersection Capacity Utilization 76.3% — ICU Level of Service D
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Cass Ave & 63rd Ave



Intersection	
Int Delay, s/veh	3.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	25	52	53	861	827	30
Future Vol, veh/h	42	65	102	861	838	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	45	69	109	916	891	40

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1587	466	932	0	-	0
Stage 1	912	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	99	543	730	-	-	-
Stage 1	352	-	-	-	-	-
Stage 2	467	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	79	543	730	-	-	-
Mov Cap-2 Maneuver	79	-	-	-	-	-
Stage 1	282	-	-	-	-	-
Stage 2	467	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	46.15	2.7	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	381	-	79	543	-	-
HCM Lane V/C Ratio	0.149	-	0.565	0.127	-	-
HCM Ctrl Dly (s/v)	10.8	1.7	98.1	12.6	-	-
HCM Lane LOS	B	A	F	B	-	-
HCM 95th %tile Q(veh)	0.5	-	2.5	0.4	-	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	48	35	857	806	51
Future Vol, veh/h	38	48	35	906	848	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	40	51	37	964	902	54

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1486	478	956	0	-	0
Stage 1	929	-	-	-	-	-
Stage 2	556	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	115	533	715	-	-	-
Stage 1	345	-	-	-	-	-
Stage 2	538	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	107	533	715	-	-	-
Mov Cap-2 Maneuver	107	-	-	-	-	-
Stage 1	320	-	-	-	-	-
Stage 2	538	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	39.31	1.04	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	134	-	193	-	-
HCM Lane V/C Ratio	0.052	-	0.473	-	-
HCM Ctrl Dly (s/v)	10.3	0.7	39.3	-	-
HCM Lane LOS	B	A	E	-	-
HCM 95th %tile Q(veh)	0.2	-	2.3	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	5	0	914	877	2
Future Vol, veh/h	0	38	0	963	886	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	40	0	1014	933	18

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	475	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	536	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	536	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	12.26	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	536	-	-
HCM Lane V/C Ratio	-	0.075	-	-
HCM Ctrl Dly (s/v)	-	12.3	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.2	-	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	74	1	3	73	1	3
Future Vol, veh/h	78	5	60	73	8	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	82	5	63	77	8	31

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	87	0	288	85
Stage 1	-	-	-	-	85	-
Stage 2	-	-	-	-	203	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1509	-	703	974
Stage 1	-	-	-	-	939	-
Stage 2	-	-	-	-	831	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1509	-	672	974
Mov Cap-2 Maneuver	-	-	-	-	672	-
Stage 1	-	-	-	-	898	-
Stage 2	-	-	-	-	831	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	3.38	9.24
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	888	-	-	812	-
HCM Lane V/C Ratio	0.044	-	-	0.042	-
HCM Ctrl Dly (s/v)	9.2	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-

Development: DAY CARE

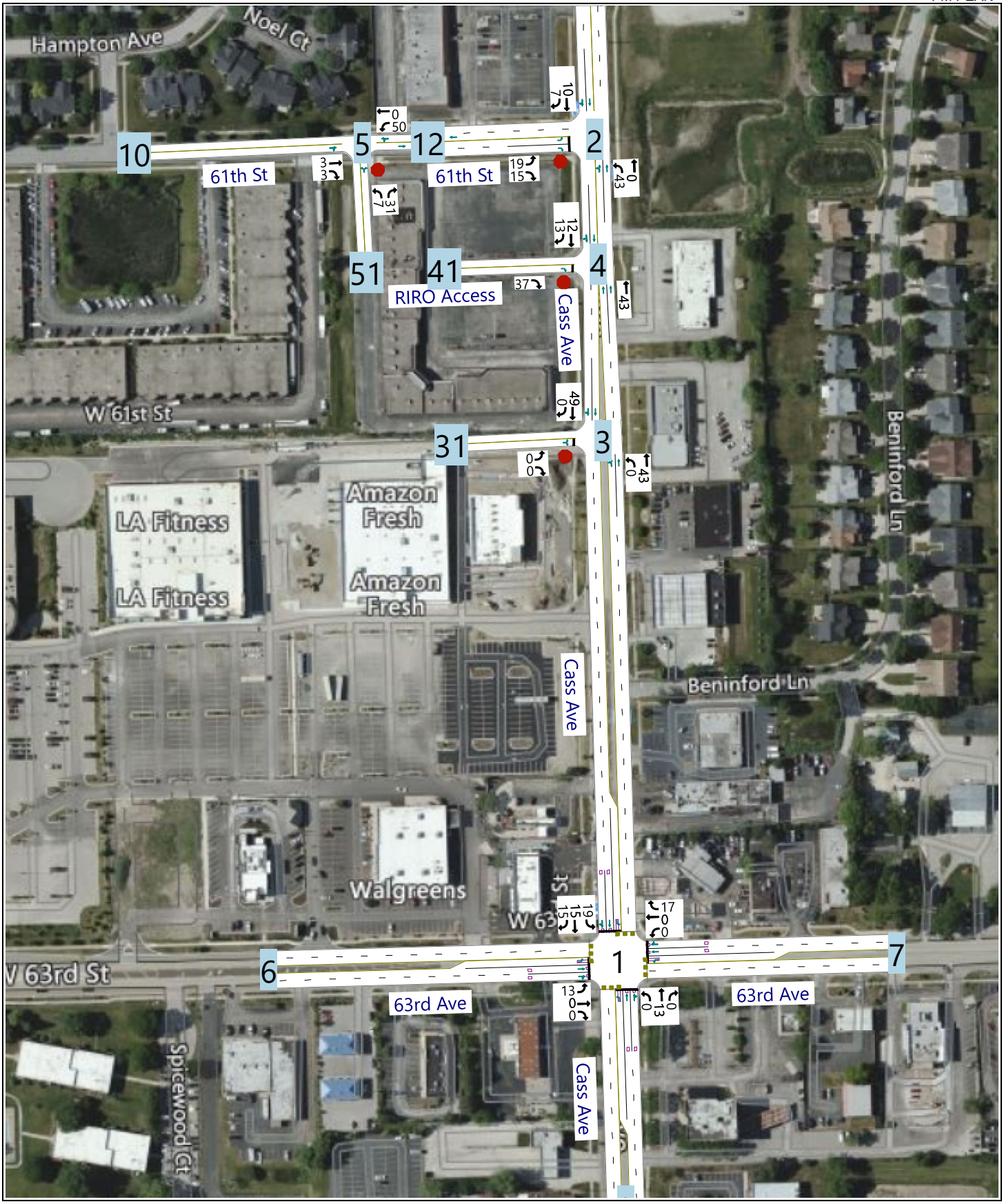
Driveway: 1 Driveway 1 (Node 51)

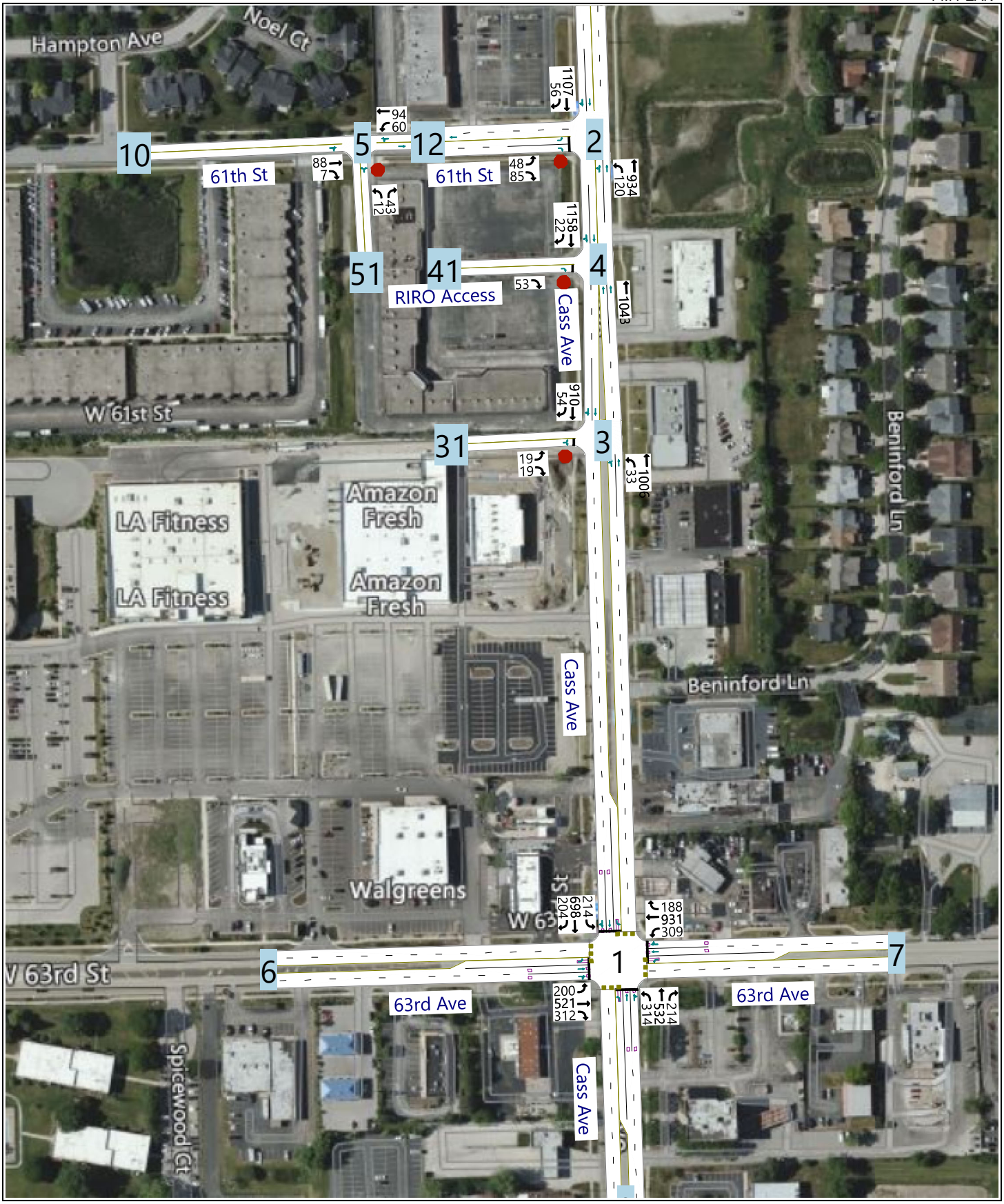
Origin #	Route	To		From	
		Distribution %	Trips	Distribution %	Trips
1	Driveway 1 (Node 51) to Origin 1 (Node 9)	10	8	25	17
2	Driveway 1 (Node 51) to Origin 2 (Node 10)	5	4	10	7
3	Driveway 1 (Node 51) to Origin 3 (Node 6)	20	15	5	3
4	Driveway 1 (Node 51) to Origin 4 (Node 8)	20	15	5	3
5	Driveway 1 (Node 51) to Origin 5 (Node 7)	25	19	5	3

Development: DAY CARE

Driveway: 2 Driveway 2 (Node 41)

Origin #	Route	To		From	
		Distribution %	Trips	Distribution %	Trips
1	Origin 1 (Node 9) to Driveway 2 (Node 41)	15	11	0	0
2	Origin 2 (Node 10) to Driveway 2 (Node 41)	5	4	0	0
3	Driveway 2 (Node 41) to Origin 3 (Node 6)	0	0	15	10
4	Driveway 2 (Node 41) to Origin 4 (Node 8)	0	0	15	10
5	Driveway 2 (Node 41) to Origin 5 (Node 7)	0	0	20	13


Hampton Ave
Noel Ct
10
61th St
5
12
61th St
2
51
41
RIRO Access
Cass Ave
4
W 61st St
31
3
Beninford Ln
LA Fitness
LA Fitness
Amazon Fresh
Amazon Fresh
Cass Ave
Beninford Ln
Walgreens
W 63rd St
6
1
7
63rd Ave
63rd Ave
W 63rd St
Spicewood Ct
Cass Ave

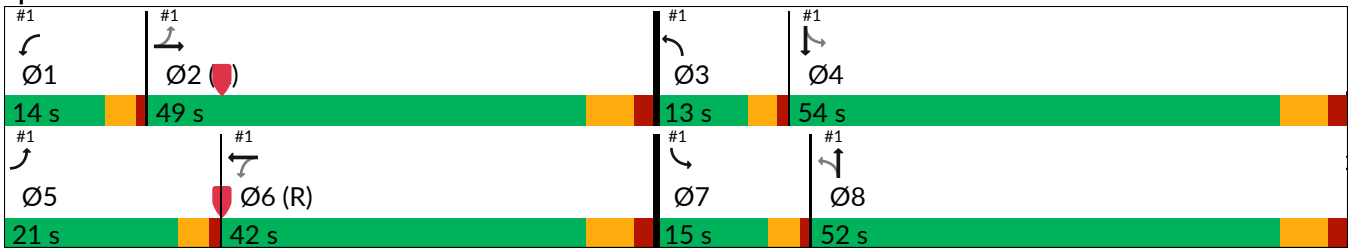

Hampton Ave
Noel Ct
61th St
61th St
RIRO Access
Cass Ave
Cass Ave
Cass Ave
W 61st St
LA Fitness
LA Fitness
Amazon Fresh
Amazon Fresh
Walgreens
Beninford Ln
Beninford Ln
W 63rd St
63rd Ave
63rd Ave
Spicewood Ct
10
5
12
2
51
41
4
31
3
6
1
7
1107
56
94
60
88
7
43
12
48
85
934
120
1158
22
53
1043
910
54
19
19
1006
33
214
698
204
188
931
309
200
521
312
214
532
314

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	167	469	281	278	838	152	283	466	193	174	613	169
Future Volume (vph)	180	469	281	278	838	169	283	479	193	193	628	184
Satd. Flow (prot)	1770	3341	0	1770	3451	0	1770	3387	0	1770	3419	0
Flt Permitted	0.095			0.184			0.169			0.222		
Satd. Flow (perm)	177	3341	0	343	3451	0	315	3387	0	414	3419	0
Satd. Flow (RTOR)		102			18			51			33	
Lane Group Flow (vph)	200	833	0	309	1119	0	314	746	0	214	902	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6			8			4		
Total Split (s)	21.0	49.0		14.0	42.0		13.0	52.0		15.0	54.0	
Total Lost Time (s)	4.0	6.5		4.0	6.5		4.0	6.5		4.0	6.5	
Act Effct Green (s)	57.9	42.5		50.7	38.2		57.2	45.7		60.8	47.5	
Actuated g/C Ratio	0.45	0.33		0.39	0.29		0.44	0.35		0.47	0.37	
v/c Ratio	0.79	0.72		1.27	1.09		1.32	0.61		0.70	0.71	
Control Delay (s/veh)	50.6	37.6		177.2	98.8		194.0	34.8		33.5	37.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	50.6	37.6		177.2	98.8		194.0	34.8		33.5	37.7	
LOS	D	D		F	F		F	C		C	D	
Approach Delay (s/veh)		40.1			115.8			82.0			36.9	
Approach LOS		D			F			F			D	
Queue Length 50th (ft)	111	291		~237	~572		~237	258		105	334	
Queue Length 95th (ft)	#201	370		#441	#737		#433	327		160	413	
Internal Link Dist (ft)		483			369			316			757	
Turn Bay Length (ft)	200			205			210			200		
Base Capacity (vph)	288	1160		243	1025		238	1222		309	1270	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.69	0.72		1.27	1.09		1.32	0.61		0.69	0.71	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 73 (56%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.32	
Intersection Signal Delay (s/veh): 72.2	Intersection LOS: E
Intersection Capacity Utilization 92.9%	ICU Level of Service F
Analysis Period (min) 15	

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Cass Ave & 63rd Ave



Intersection	
Int Delay, s/veh	7.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	26	65	70	878	1031	46
Future Vol, veh/h	45	80	113	878	1041	53
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	48	85	120	934	1107	56

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1843	582	1164	0	-	0
Stage 1	1136	-	-	-	-	-
Stage 2	707	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	67	456	596	-	-	-
Stage 1	268	-	-	-	-	-
Stage 2	450	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	48	456	596	-	-	-
Mov Cap-2 Maneuver	48	-	-	-	-	-
Stage 1	195	-	-	-	-	-
Stage 2	450	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	102.58	3.84	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	410	-	48	456	-	-
HCM Lane V/C Ratio	0.202	-	0.989	0.186	-	-
HCM Ctrl Dly (s/v)	12.6	2.7	258.8	14.7	-	-
HCM Lane LOS	B	A	F	B	-	-
HCM 95th %tile Q(veh)	0.7	-	4.2	0.7	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	18	18	31	903	806	51
Future Vol, veh/h	18	18	31	946	855	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	19	33	1006	910	54

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1506	482	964	0	-	0
Stage 1	937	-	-	-	-	-
Stage 2	569	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	112	530	710	-	-	-
Stage 1	342	-	-	-	-	-
Stage 2	530	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	105	530	710	-	-	-
Mov Cap-2 Maneuver	105	-	-	-	-	-
Stage 1	320	-	-	-	-	-
Stage 2	530	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	31.3	0.93	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	114	-	175	-	-
HCM Lane V/C Ratio	0.046	-	0.219	-	-
HCM Ctrl Dly (s/v)	10.3	0.6	31.3	-	-
HCM Lane LOS	B	A	D	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	13	0	948	1088	8
Future Vol, veh/h	0	50	0	991	1100	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	53	0	1043	1158	22

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	590	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	451	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	451	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	14.04	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	451	-	-
HCM Lane V/C Ratio	-	0.117	-	-
HCM Ctrl Dly (s/v)	-	14	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.4	-	-

Intersection	
Int Delay, s/veh	3.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	81	4	7	89	4	10
Future Vol, veh/h	84	7	57	89	11	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	88	7	60	94	12	43

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	96	0	306	92
Stage 1	-	-	-	-	92	-
Stage 2	-	-	-	-	214	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1498	-	686	965
Stage 1	-	-	-	-	931	-
Stage 2	-	-	-	-	822	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1498	-	657	965
Mov Cap-2 Maneuver	-	-	-	-	657	-
Stage 1	-	-	-	-	892	-
Stage 2	-	-	-	-	822	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	2.93	9.37
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	878	-	-	703	-
HCM Lane V/C Ratio	0.062	-	-	0.04	-
HCM Ctrl Dly (s/v)	9.4	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Development: DAY CARE

Driveway: 1 Driveway 1 (Node 51)

Origin #	Route	To		From	
		Distribution %	Trips	Distribution %	Trips
1	Driveway 1 (Node 51) to Origin 1 (Node 9)	10	7	25	19
2	Driveway 1 (Node 51) to Origin 2 (Node 10)	5	3	10	7
3	Driveway 1 (Node 51) to Origin 3 (Node 6)	20	13	5	4
4	Driveway 1 (Node 51) to Origin 4 (Node 8)	20	13	5	4
5	Driveway 1 (Node 51) to Origin 5 (Node 7)	25	17	5	4

Development: DAY CARE

Driveway: 2 Driveway 2 (Node 41)

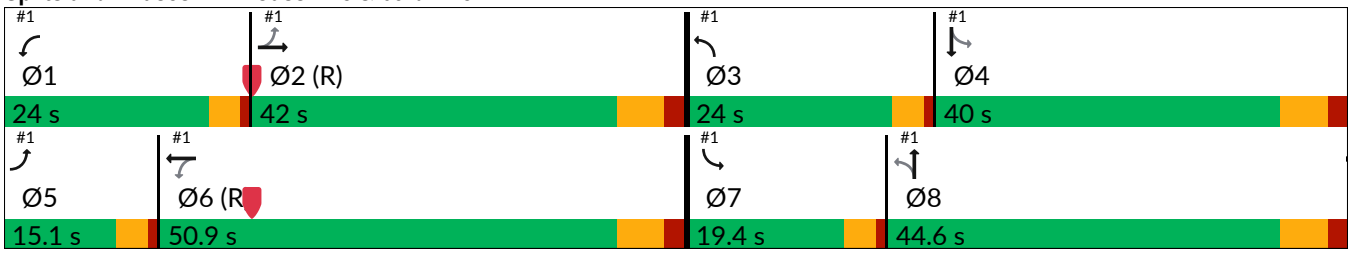
Origin #	Route	To		From	
		Distribution %	Trips	Distribution %	Trips
1	Origin 1 (Node 9) to Driveway 2 (Node 41)	15	10	0	0
2	Origin 2 (Node 10) to Driveway 2 (Node 41)	5	3	0	0
3	Driveway 2 (Node 41) to Origin 3 (Node 6)	0	0	15	11
4	Driveway 2 (Node 41) to Origin 4 (Node 8)	0	0	15	11
5	Driveway 2 (Node 41) to Origin 5 (Node 7)	0	0	20	15

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	167	469	281	278	838	152	283	466	193	174	613	169
Future Volume (vph)	167	469	281	278	838	152	283	466	193	174	613	169
Satd. Flow (prot)	1770	3341	0	1770	3458	0	1770	3383	0	1770	3426	0
Flt Permitted	0.111			0.103			0.106			0.246		
Satd. Flow (perm)	207	3341	0	192	3458	0	197	3383	0	458	3426	0
Satd. Flow (RTOR)		94			17			49			26	
Lane Group Flow (vph)	186	833	0	309	1100	0	314	732	0	193	869	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6			8			4		
Total Split (s)	15.1	42.0		24.0	50.9		24.0	44.6		19.4	40.0	
Total Lost Time (s)	4.0	6.5		4.0	6.5		4.0	6.5		4.0	6.5	
Act Effct Green (s)	49.6	36.0		62.0	44.4		60.0	40.2		49.6	33.8	
Actuated g/C Ratio	0.38	0.28		0.48	0.34		0.46	0.31		0.38	0.26	
v/c Ratio	0.88	0.84		0.94	0.92		0.95	0.68		0.62	0.96	
Control Delay (s/veh)	67.9	48.1		71.5	53.9		74.7	40.6		31.4	67.1	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	67.9	48.1		71.5	53.9		74.7	40.6		31.4	67.1	
LOS	E	D		E	D		E	D		C	E	
Approach Delay (s/veh)		51.7			57.8			50.8			60.6	
Approach LOS		D			E			D			E	
Queue Length 50th (ft)	102	320		206	468		213	272		98	378	
Queue Length 95th (ft)	#245	405		#386	#605		#398	350		152	#517	
Internal Link Dist (ft)		483			369			316			757	
Turn Bay Length (ft)	200			205			210			200		
Base Capacity (vph)	212	992		334	1192		332	1079		337	909	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.88	0.84		0.93	0.92		0.95	0.68		0.57	0.96	

Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 130
Offset: 73 (56%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.96
Intersection Signal Delay (s/veh): 55.5 Intersection LOS: E
Intersection Capacity Utilization 92.9% ICU Level of Service F
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Cass Ave & 63rd Ave

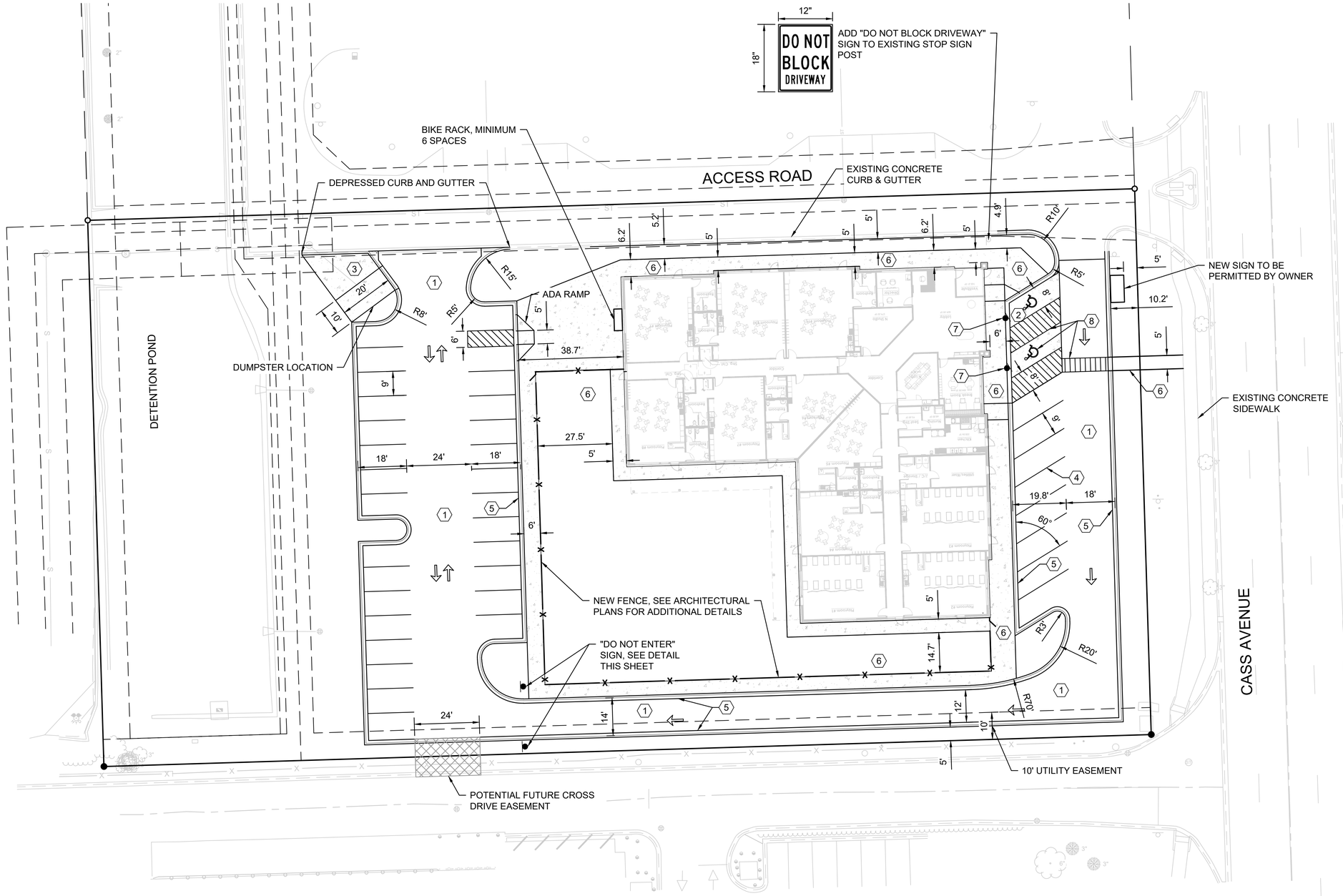


APPENDIX – D

Site Plan

SPECIFICATIONS

SPECIFICATIONS SHALL BE THOSE OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, EIGHTH EDITION" (SSWSMC), ADOPTED, 2020 AND THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED JANUARY 1, 2022.



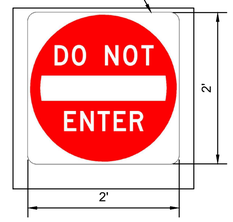
0' 20' 40'

811

KEY NOTES:
(SEE TYPICAL DETAILS ON SITE DETAIL SHEET)

1. - 3" STANDARD ASPHALT PAVEMENT
2. - 5" STANDARD DUTY CONCRETE PAVEMENT
3. - 8" HEAVY DUTY CONCRETE PAVEMENT
4. - 4" PARKING STRIPE, WHITE
5. - CONC. CURB REVERSE GUTTER, TYPE B-6.12
6. - 5" CONCRETE SIDEWALK
7. - ACCESSIBLE PARKING SIGN, MOUNTED TO BUILDING
8. - ACCESSIBLE PARKING STRIPING

R5-1 "DO NOT ENTER" SIGN AS PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	04/15/2026
ISSUED FOR	REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

GEOMETRIC SITE PLAN

SHEET NO. C-4

PROJECT 7971

PLOTTED: Wednesday, April 15, 2026 2:36:43 PM

X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
FILE PATH: ip01.kleinfelder.com\bhkshare\0700\0797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DS\CADD_ProdDrawings\7971 C-1 - C-6 Civil Drawings.dwg

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

PZC Case Number (office use only):	PZC 011-2026

Petitioner

Petitioner Name:	ERIC BAILEY	Property Owner Name:	KAREN BAILEY MEYER DAVID MEYER
Petitioner Address:	[redacted]	Owner Address:	[redacted]
City, State and Zip	[redacted]	City, State and Zip:	[redacted]
Phone:	[redacted]	Phone:	[redacted]
Email:	[redacted]	Email:	[redacted]

Subject Property

Property Address (Subject Property):				300 W 60th ST			
Property Identification Number(s) PIN(s):				09-16-300-18			
Lot Width	120	Lot Depth	297	Lot Area:	35,640	Lot Acreage:	0.818
Current Zoning:		R-3		Current Use:		SINGLE FAMILY	
Description of Request/Project Title:				300 W 60th ST SUBDIVISION			
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.*				Lot 15 in block 2 in Fairview Acres, being a subdivision of the north half of the southwest quarter (also known as lot 6) of section 16, township 38 north, range 11, east of the third principal meridian, according to the plat thereof recorded April 9, 1936 as document 368165, in DuPage County, Illinois.			

Scanned with CamScanner

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

Name:	ERIC BAILEY
Title:	OWNER
Company:	BAILEY BUILDS
Address:	[redacted]
City, State and Zip	[redacted]
Phone:	[redacted]
Email:	[redacted]

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:	

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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:

Eric Bailey — 4/5/26

Print Name of **Petitioner** | Signature of **Petitioner** and Date

OWNER SIGNATURE
***(if different than the petitioner)*:**

Karen Bailey Meyer Trust — Karen Bailey Meyer, Trustee 4/5/26

Print Name of **Property Owner** | Signature of **Property Owner** and Date

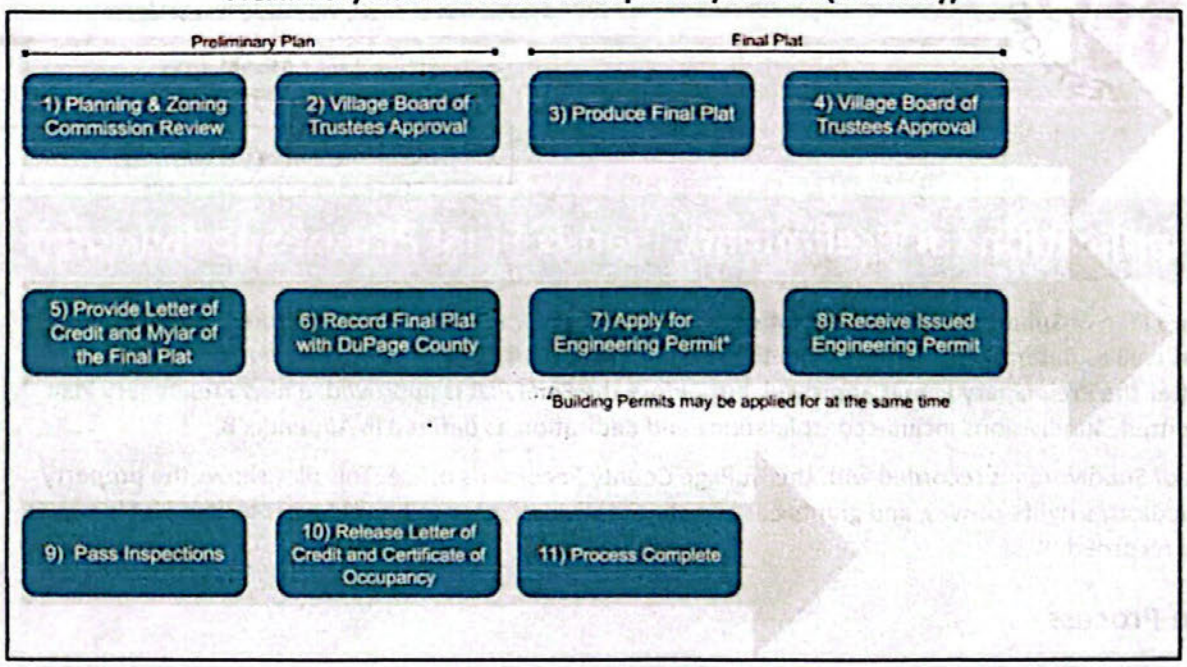
OWNER SIGNATURE
***(if different than the petitioner)*:**

David P. Meyer Trust — David Meyer, Trustee 4/5/26

Print Name of **Property Owner** | Signature of **Property Owner** and Date

Scanned with CamScanner

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.

Subdivide property 300 W 60th Street into two separates lots, each 60' wide.

Each lot would service as a single family residences with two homes approximately 3,400 SF each with 4 bedrooms in each.

Access to the homes would still be served off of 60th Street.

Scanned with CamScanner

Bailey Builds
Eric@Bailey-Builds.com
(630) 740-1351

300 W 60th Street – Subdivision Application

Karen Bailey Meyer and David Meyer
Property Owner
[redacted]

Eric Bailey
Contractor
[redacted]

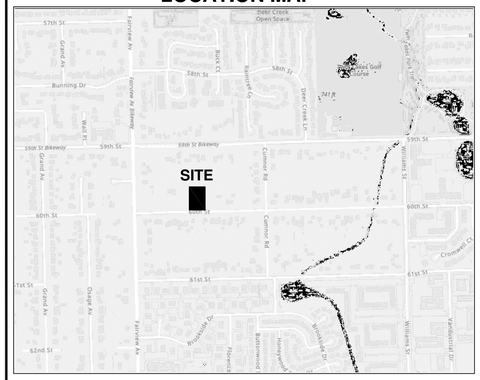
Subdivision Request

Subdivision of the property at 300 W 60th Street to create two individual lots for single family home construction.

Application Contents

Pg 2 SD-2 Proposed Project Detailed Description
Pg 3 PZ-5 Fee Schedule
Pg 4 PZ-6 Petitioner and Subject Property
Pg 5 PZ-7 Project Team
Pg 6 PZ-8 Application Signatures
Pg 7 Original Plat of Survey by Exacta Land Surveyors, LLC
Pg 9 Recorded Deed
Pg 11 Escrow Agreement
Pg 13 Existing Topography
Pg 14 Preliminary Plan
Pg 15 Final Plat of Subdivision
Pg 16 Proof of Credit
Pg 17 First Review Comment Responses

LOCATION MAP



PRELIMINARY PLAN - EXISTING CONDITIONS PLAN

FOR

300 WEST 60TH STREET SUBDIVISION

300 60th ST. - WESTMONT, IL

SCALE: 1" = 10'

LEGAL DESCRIPTION

LOT 15 IN BLOCK 2 IN FAIRVIEW ACRES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 (ALSO KNOWN AS LOT 6) OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1936 AS DOCUMENT 368165, IN DUPAGE COUNTY, ILLINOIS.

SUBDIVISION AREA: **35640 S.F. (0.818 ACRES)**

ENGINEER'S ESTIMATE OF PROBABLE COST

ITEM	UNITS	UNIT PRICE	QUANTITY	COST
DEMO EXISTING STRUCTURES	L.S.	$8000	1	$8000
EROSION CONTROL	L.S.	$5000	1	$5000
GRADING	L.S.	$5000	1	$5000
TOPSOIL	S.Y.	$3	1500	$4500
SEEDING & BLANKET	S.Y.	$2	1500	$3000
STREET SWEEPING	L.S.	$1000	1	$1000
		TOTAL COST		$26500

BENCHMARK INFORMATION

DUPAGE COUNTY BENCHMARK #DGN17001: LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MAIN STREET AND 55TH STREET. STATION IS 26.5 FEET SOUTH OF THE CENTERLINE OF 55TH STREET, 51.0 FEET WEST OF THE CENTERLINE OF MAIN STREET, AND 15.0 FEET EAST OF A POWER POLE "V0-75 SP 6 4 40". MONUMENT IS A BRONZE DISK IN THE SOUTHEAST SIDE OF A CONCRETE TRAFFIC SIGNAL BASE.
ELEVATION = 756.72 (NAVD 88)

SITE BENCHMARK: STORM MANHOLE LOCATED ON THE NORTHWEST CORNER OF SUBJECT PROPERTY.
RIM ELEVATION = 738.87 (NAVD 88)

SITE PLAN PREPARED BASED ON TOPOGRAPHIC SURVEY PREPARED BY NEKOLA SURVEY, INC .

OWNER INFORMATION

KAREN BAILEY MEYER TRUST
DAVID P. MEYER TRUST
123 HUDSON STREET
WESTMONT, IL 60559

ADJOINING PROPERTY OWNER INFORMATION

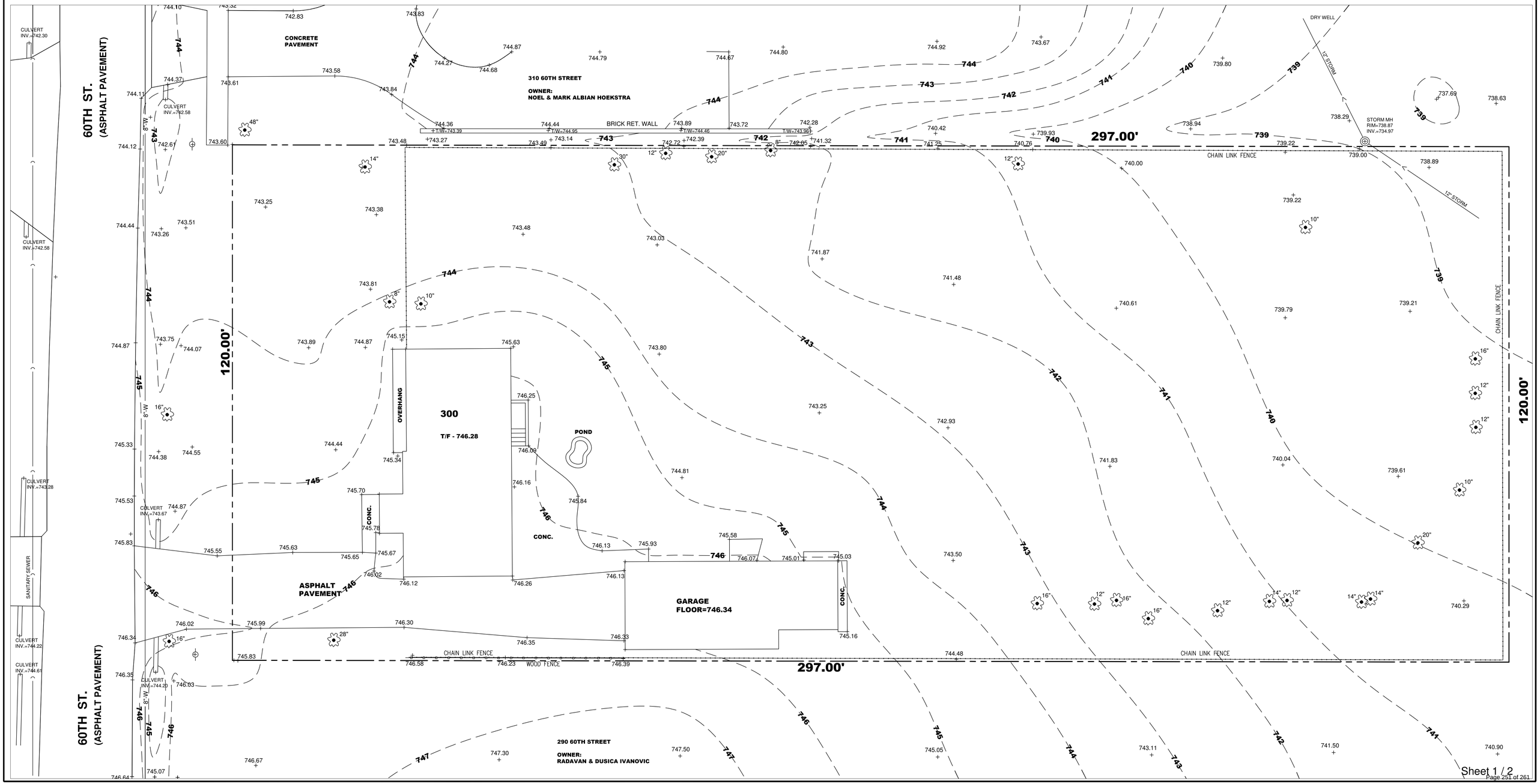
310 60TH STREET: NOEL & MARK ALBIAN HOEKSTRA
290 60TH STREET: RADAVAN & DUSICA IVANOVIC
325 59TH STREET: GRANT & LAURA SMITH
321 59TH STREET: LTC MDD06-018
301 59TH STREET: KRISTINE CURRIER

ZONING INFORMATION

ADDRESS:	ZONING DISTRICT
300 60TH STREET:	R-3
310 60TH STREET:	R-3
290 60TH STREET:	R-3
325 59TH STREET:	R-3
321 59TH STREET:	R-3
301 59TH STREET:	R-3

LEGEND

	Existing	Proposed
Sanitary Sewer	— S —	— S —
Storm Sewer	— S —	— S —
Watermain	— 8" W —	
Contour Lines	704	704
Spot Elevations	705.00	705.00
Fence		
Fire Hydrant		
Manhole		
Light Pole		
Power Pole		
B-Box		NEW B-BOX
San. Cleanout		SAN. CLEANOUT
Tree		
Shrubs		
Drainage Pattern		
Silt Fence		— S —



PRELIMINARY PLAN - GRADING & UTILITY PLAN

FOR

300 60TH STREET SUBDIVISION

300 60TH ST. - WESTMONT, IL

SCALE: 1" = 10'

0 10 20 30 40

60TH ST. (ASPHALT PAVEMENT)

CULVERT INV.=742.30

CULVERT INV.=742.44

CULVERT INV.=742.58

CULVERT INV.=743.28

CULVERT INV.=744.22

CULVERT INV.=744.61

CONCRETE PAVEMENT

310 60TH STREET

OWNER:
NOEL & MARK ALBIAN HOEKSTRA

290 60TH STREET

OWNER:
RADAVAN & DUSICA IVANOVIC

NEW 5' WIDE CONC. SIDEWALK (5" PCC & 4" AGG. BASE, 6" PCC & 4" AGG. BASE AT DRIVEWAY)

BRICK RET. WALL

CONNECT TO WATERMAIN

NEW B-BOX

NEW 1" WATER SERVICE (TYPE K COPPER)

CONNECT TO SANITARY SEWER

REMOVE TREE

SANITARY CLEANOUT

SAN. SERVICE 6" PVC SDR 26-2441 @ 1.0% MIN.

6" P.C.C. 4" CA-6

2.5%

2.1%

35' FRONT SETBACK LINE

12" INLET
RIM=742.8
INV.=741.8

12" INLET
RIM=746.0
INV.=745.0

306

PROPOSED
T/F = 747.50

(PROVIDE BRICK LEDGE / DROP SIDING AS NECESSARY TO MAINTAIN 6"-8" FOUNDATION REVEAL)

GARAGE
FLOOR = 746.75
(AT GARAGE DOOR)

302

PROPOSED
T/F = 748.00

(PROVIDE BRICK LEDGE / DROP SIDING AS NECESSARY TO MAINTAIN 6"-8" FOUNDATION REVEAL)

GARAGE
FLOOR = 747.25
(AT GARAGE DOOR)

PAVER PATIO (250 S.F.)

6"-18" TALL RETAINING WALL

DRY WELL PER BMP REQUIREMENTS

LOT #1

LOT #2

5' P.U.E. TO BE GRANTED

10' P.U.E. TO BE GRANTED

60.00' (S 89° 18' 21" W)

60.00' (N89° 18' 21" E)

297.00' (N00° 36' 41" W)

297.00' (S 00° 36' 41" E)

DRY WELL

12" STORM

STORM MH
RIM=738.87
INV.=734.97

CONNECT TO STORM SEWER W/CORE & BOOT
INV.=735.5 +/-

6" PVC SDR26 @ 3.0%

6" PVC SDR26 @ 0.5%

6" PVC SDR26 @ 10%

6" FLARED END SECTION
INV.=744.5

NEW 5' WIDE CONC. SIDEWALK (5" PCC & 4" AGG. BASE, 6" PCC & 4" AGG. BASE AT DRIVEWAY)

COVERED PORCH=748.8

STOOP=748.1

UPDATED 4/24/26 PER VILLAGE COMMENTS
UPDATED 5/06/26 PER VILLAGE COMMENTS

This is to certify that I, Alecs C. Hur, a registered Professional Engineer of Illinois hereby certify that these plans and specifications have been prepared under my personal direction and supervision.

Dated this 10th day of March, 2026 at Elmhurst, Illinois.

LICENSED PROFESSIONAL ENGINEER
ALECS C. HUR
062-054937
STATE OF ILLINOIS

Illinois Professional Engineer Number 062-054937
My License Expires on November 30, 2027

PLAT SUBMITTED FOR RECORDING BY:

V LLAGE OF WESTMONT

OWNER:
KAREN BAILEY MEYER TRUSTS
DAVID P. MEYER TRUSTS
123 S HUDSON STREET
WESTMONT, IL 60559

SUBDIVIDER:
ERIC BA LEY
BA LEY BU LDS, LLC
4712 FOREST AVE
DOWNERS GROVE, L 60515

FINAL PLAT OF SUBDIVISION

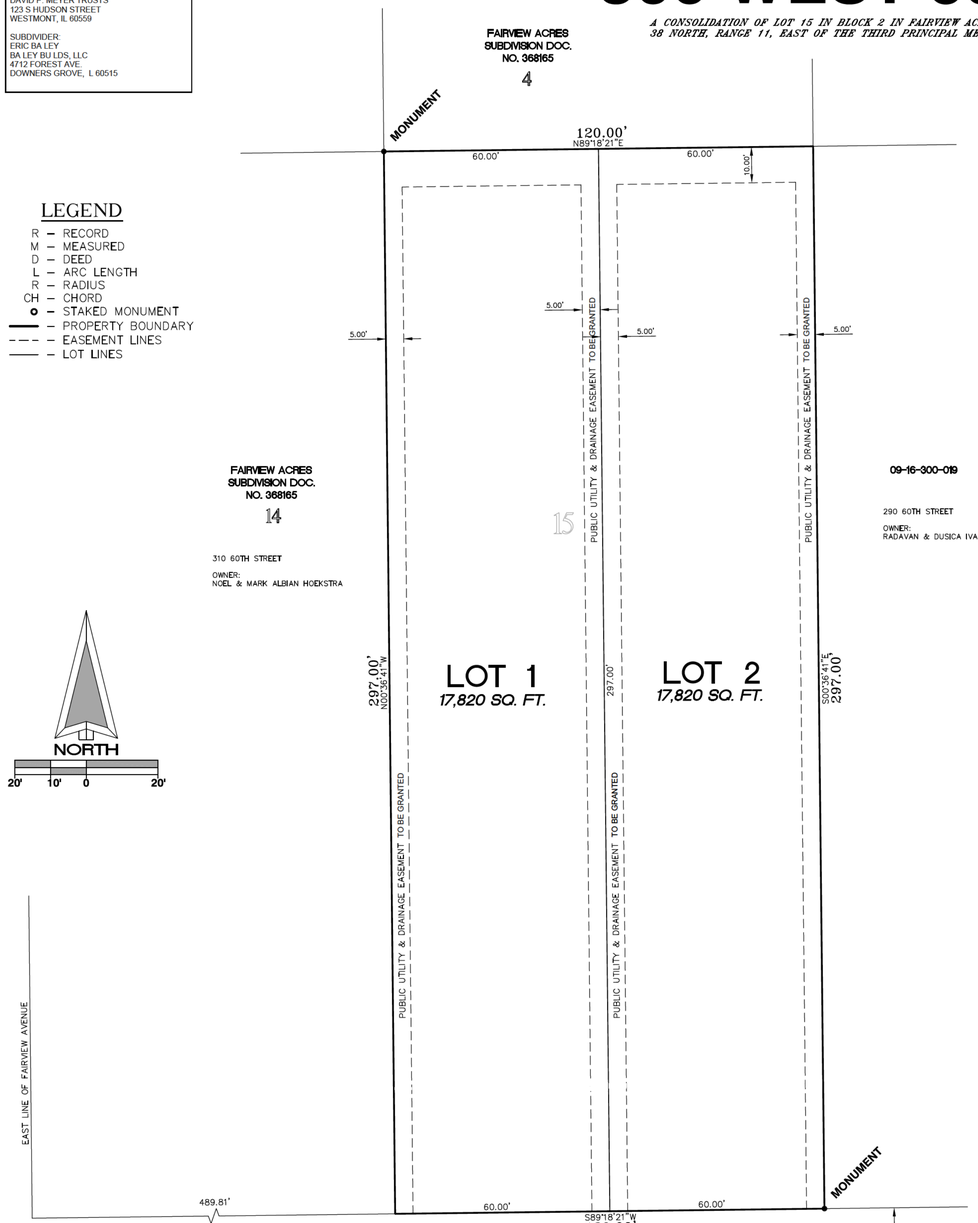
300 WEST 60TH STREET SUBDIVISION

A CONSOLIDATION OF LOT 15 IN BLOCK 2 IN FAIRVIEW ACRES, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER (ALSO KNOWN AS LOT 6) OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1936 AS DOCUMENT 368165, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-16-300-018-0000

ZONING: R-3 SINGLE-UNIT RESIDENTIAL

COMMONLY KNOWN AS:
300 W 60TH STREET
DOWNERS GROVE, ILLINOIS



LEGEND

R – RECORD
M – MEASURED
D – DEED
L – ARC LENGTH
R – RADIUS
CH – CHORD
o – STAKED MONUMENT
——— – PROPERTY BOUNDARY
– – – – EASEMENT LINES
——— – LOT LINES

DATE PREPARED: 04/29/2027

JOB NO.: 26-01-0903 DRAWN BY: KAB

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX
DESIGN FIRM NO. 184.005564

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CERT FICATE OF PLANNING AND ZON NG COMMISION

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, ___ CHAIRMAN OF THE VILLAGE OF WESTMONT PLANN NG AND ZON NG COMMISSION, CERTIFY THAT ON THE _____ DAY OF _____ A.D., 20____ THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZON NG COMMISSION.

_____
CHAIRMAN

_____
VILLAGE CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE____DAY OF_____ 20____ AT _____O'CLOCK___M. AS DOCUMENT NUMBER_____.

_____
RECORDER OF DEEDS

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.

(B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE, AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND/OR DRAINAGE EASEMENT," OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

(2) THE FOLLOWING DECLARATIONS, OR OTHERS SIMILAR THERETO, SHALL BE SET FORTH ON THE FACE OF THE PLAT:

WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND

WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND

WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, GRANTEES AND ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

OWNER HEREBY GRANTS TO THE VILLAGE OF DOWNERS GROVE A STORMWATER MANAGEMENT EASEMENT FOR THE USE AND BENEFIT OF THE VILLAGE, OVER THE STORMWATER FACILITIES WITHIN THE PROPERTY AND A RIGHT OF ACCESS TO PRIVATELY-OWNED LAND FOR THE REASONABLE EXERCISE OF THE RIGHTS GRANTED TO THE VILLAGE.

EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE TO INSPECT AND MAINTAIN THE STORMWATER FACILITIES ON THEIR LOT. NO BUILDINGS OR STRUCTURES OF ANY KIND SHALL BE PLACED ON SAID EASEMENT NOR SHALL ANY OTHER CHANGE BE MADE ON THE PROPERTY THAT MIGHT MATERIALLY AFFECT THE PROPER MANAGEMENT, OPERATION OR CONTINUED MAINTENANCE OF ANY STORMWATER FACILITY; IMPEDE STORMWATER DRAINAGE IN OR ON THE PROPERTY; NEGATIVELY IMPACT THE WATER QUALITY OF THE STORMWATER FACILITIES; OR MATERIALLY REDUCE THE STORMWATER DETENTION OR RETENTION CAPACITY THEREOF AS PROVIDED IN THE APPROVED PLANS.

IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT THE PROHIBITIONS OF THE PRECEDING PARAGRAPH HAVE BEEN VIOLATED OR THAT PROPER MAINTENANCE OF THE STORMWATER FACILITIES IS NOT BEING PERFORMED OR THAT PROPER OPERATION OF THE STORMWATER FACILITIES IS NOT OCCURRING, ON THE PROPERTY AT ANY TIME, THE VILLAGE OR ITS CONTRACTORS OR AGENTS, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNER, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PROPERTY FOR THE PURPOSES OF (A) CORRECTING ANY VIOLATION AND (B) PERFORMING MAINTENANCE WORK ON AND TO THE STORMWATER FACILITIES.

IN THE EVENT THAT THE VILLAGE SHALL PERFORM, OR CAUSE TO BE PERFORMED, ANY WORK PURSUANT TO THE STORMWATER MANAGEMENT EASEMENT, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PROPERTY AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

DATED THIS _____ DAY OF _____ 20____.

_____ _____
OWNER NOTARY PUBLIC

_____
OWNER

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT_____, INDIVIDUALS (OR CORPORATION), HEREBY CERTIFY THAT THEY (OR IT) ARE THE OWNERS (OR OWNER) OF THE ABOVE DESCRIBED PROPERTY AND THEY (OR IT) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN."

THE CERTIFICATE SHALL BE DATED AND SHALL HAVE LINES FOR SIGNATURE AND JURAT OF/OR NOTARY PUBLIC.

DATED THIS_____ DAY OF_____ 20____.

_____
SIGNATURE

PLEASE PRINT THE AUTHORIZED CORPORATION NAME, TITLE AND ADDRESS:

_____

_____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURE OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

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

_____
NOTARY

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS_____DAY OF _____ 20_____.

_____
COUNTY CLERK

PUBIC UT LITY AND DRA NAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE V LLAGE OF WESTMONT, ILLINOIS AND THOSE PUBLIC UTILITY COMPAN ES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF WESTMONT, INCLUDING, BUT NOT L MITED TO, COMED, AT&T, NICOR, AND COMCAST, AND (FLAGG CREAK WATER RECLAMMATION DISTRICT OR DOWNERS GROVE) SANITARY DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, OVER ALL OF TEH AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASMENT" OR MARKED " P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIV LEGE, AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, NSPECT, MAINTA N, OPERATE, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH VARIOUS UTILITY TRANSMISSION AND DISTR BUTION SYSTEMS, NCLUDING ELECTRICTY, SOUNDS AND SIGNALS, GAS P PEL NES, WATER PIPELINES, STORM AND SANITARY SEWERS, AND STORMWATER DRAINAGE PATHS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY AS NECESSARY. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, ROOTS, SHRUBS, OR OTHER PLANTS ON SAID NDICATED EASEMENTS, AS MAY REASONABLEY BE REQUIRED INCIDENT TO THE RIGHTS HERE N GIVEN, THAT INTERFERE WITH THE OPERATION OF THE DRA NAGE PATH OR UTILITY, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

NO PERMANENT BUILDINGS OR OBSTRUCTIONS SHALL BE PLACED ON SAID INDICATED EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORSAID USES OR RIGHTS. AFTER INSTALLATION OF ANY SUCH FAC LITIES, THE GRADE OF THE SAID EASEMENT SHALL NOT BE ALTERED N A MANNER SO AS TO NTERFERE WITH THE PROPER OPERATION AND MA NTENANCE THEREOF. WHERE SAID NDICATED EASEMENTS ARE USED NBOTH FOR DRAINAGE, SEWERS, AND OTHERE UT LITIES, THE OTHER UTILITY INSTALLATION (S) SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF WESTMONT.

VILLAGE ENG NEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, V LLAGE ENGINEER OF THE V LLAGE OF WESTMONT, ILLINOIS, HEREBY CERT FY THAT THE MPROVEMENTS DESCRIBED N THIS PLAT AND THE PLANS AND SPEC FICATIONS THEREFORE MEET THE M N MUM REQU REMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAV NG JURISDICTION THEREOF. DATED AT WESTOMONT, DU PAGE COUNTY, ILL NOIS,

THIS _____ DAY OF _____ A.D., 20_____.

_____
VILLAGE ENG NEER

CERT FICATE AS TO SPECIAL ASSESMENTS

STATE OF ILL NOIS)
COUNTY OF DUPAGE) SS

I, _____, V LLAGE TREASURER OF THE VILLAGE OF WESTMONT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGFA NST THE TRACT OF LAND INCLUDED IN THE PLAT. DATED AT WESTOMONT, DU PAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____ A.D., 20_____.

_____
VILLAGE TREASURE

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND KNOWN AS_____ TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN BOUNDARIES OF THE _____HIGH SCHOOL DISTRICT AND _____ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____ 20____.

BY_____ ATTEST_____

VILLAGE CLERK CERT FICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I,_____ COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OF FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND, INCLUDED IN THIS PLAT.

DATED THIS_____ DAY OF_____ 20_____.

_____
VILLAGE CLERK

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I,_____ COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS_____ DAY OF_____ 20_____.

_____
COLLECTOR

PROFESSIONAL LAND SURVEYOR
WAYNE W. NEKOLA
035-002923
BOLINGBROOK
ILLINOIS
STATE OF ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THIS IS TO CERTIFY THAT I, WAYNE W. NEKOLA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 15 IN BLOCK 2 IN FAIRVIEW ACRES, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER (ALSO KNOWN AS LOT 6) OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1936 AS DOCUMENT 368165, IN DUPAGE COUNTY, ILLINOIS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS THE ABOVE DESCRIBED PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 29TH DAY OF APRIL, 2026.

_____
WAYNE W. NEKOLA I.P.L.S. NO.: 2923
LICENSE RENEWAL DATE: 11/30/2026

LN2 5033375 1/2

ADMINISTRATOR'S DEED

ELIZABETH M. CHAPLIN
RECORDER
DUPAGE COUNTY, IL
12/23/2025 02:38 PM
RHSP
COUNTY TAX 220.00
STATE TAX 440.00
DOC NO. R2025-082993
PAGES: 2

Name of Grantor(s):

HANA HEGEROVA KOP, as Supervised Administrator of the Estate of Laddie Frank Kop a/k/a Laddie F. Kop, Deceased, pursuant to Letters of Office issued on August 22, 2025, by the Eighteenth Judicial Circuit, DuPage County, Illinois, Probate Case No. 2025PR000558, under and by authority of an Order of the Court entered on the 2nd day of December, 2025, in a proceeding wherein said Administrator petitioned said court for leave to sell the real estate or interest therein which is hereinafter described, and wherein said Court approved said Administrator's Report of Sale to:

* of [redacted]
Karen Bailey Meyer and David P. Meyer, Trustees of the Karen Bailey Meyer Trust dated December 7, 2002, and any amendments thereto. AND DAVID P. MEYER AND KAREN BAILEY MEYER, TRUSTEES OF THE DAVID P. MEYER TRUST DATED DECEMBER 7, 2002, AND ANY AMENDMENTS THERETO *

GRANTEE, whose address is 300 60th Street, Downers Grove, IL 60516 does for an in consideration of the sum of $440,000.00, in hand paid, hereby grant and convey to said Grantees, their heirs and assigns, forever the interest of said deceased in the following described Real Estate situated in the County of DuPage in the State of IL, to wit:

LOT 15 IN BLOCK 2 IN FAIRVIEW ACRES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 (ALSO KNOWN AS LOT 6, OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9,1936 AS DOCUMENT 368165, IN DUPAGE COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 09-16-300-018
Address(es) of Real Estate: 300 60th Street, Downers Grove, IL 60516

Dated this 11th day of December, 2025.

The Estate of Laddie Frank Kop a/k/a Laddie F. Kop, Deceased;

By: Hana Hegerova Kop
Hana HegerovaKop, Supervised Administrator

STATE of ILLINOIS, COUNTY of DuPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HANA HEGEROVA KOP personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11th day of December, 2025

_____(Notary Public)

TARRANPAUL S. CHAWLA
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Mar 02, 2026

Prepared by:
T. Paul S. Chawla
OAK BROOK LEGAL, P.C
3908 N. Cass Avenue
Westmont, IL 60559

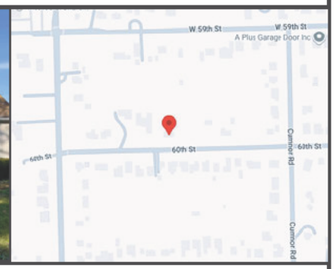
Mail to:

Amanda K. Venditti
Hawbecker & Garver, LLC
26 Blaine St.
Hinsdale, IL 60521

Name and Address of Taxpayer:
Karen Bailey Meyer and David P Meyer
[redacted]

OAK BROOK LEGAL™
ATTORNEYS AT LAW





PROPERTY ADDRESS:
300 60TH STREET, DOWNERS GROVE, ILLINOIS 60516

SURVEY NUMBER: 2511.2020

DATE SIGNED: 11/14/25 | **FIELD WORK DATE:** 11/13/2025

REVISION DATE(S):
(REV.1 11/14/2025)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

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

STATE OF ILLINOIS
MICHAEL J. LOPEZ
035-3229
PROFESSIONAL LAND SURVEYOR

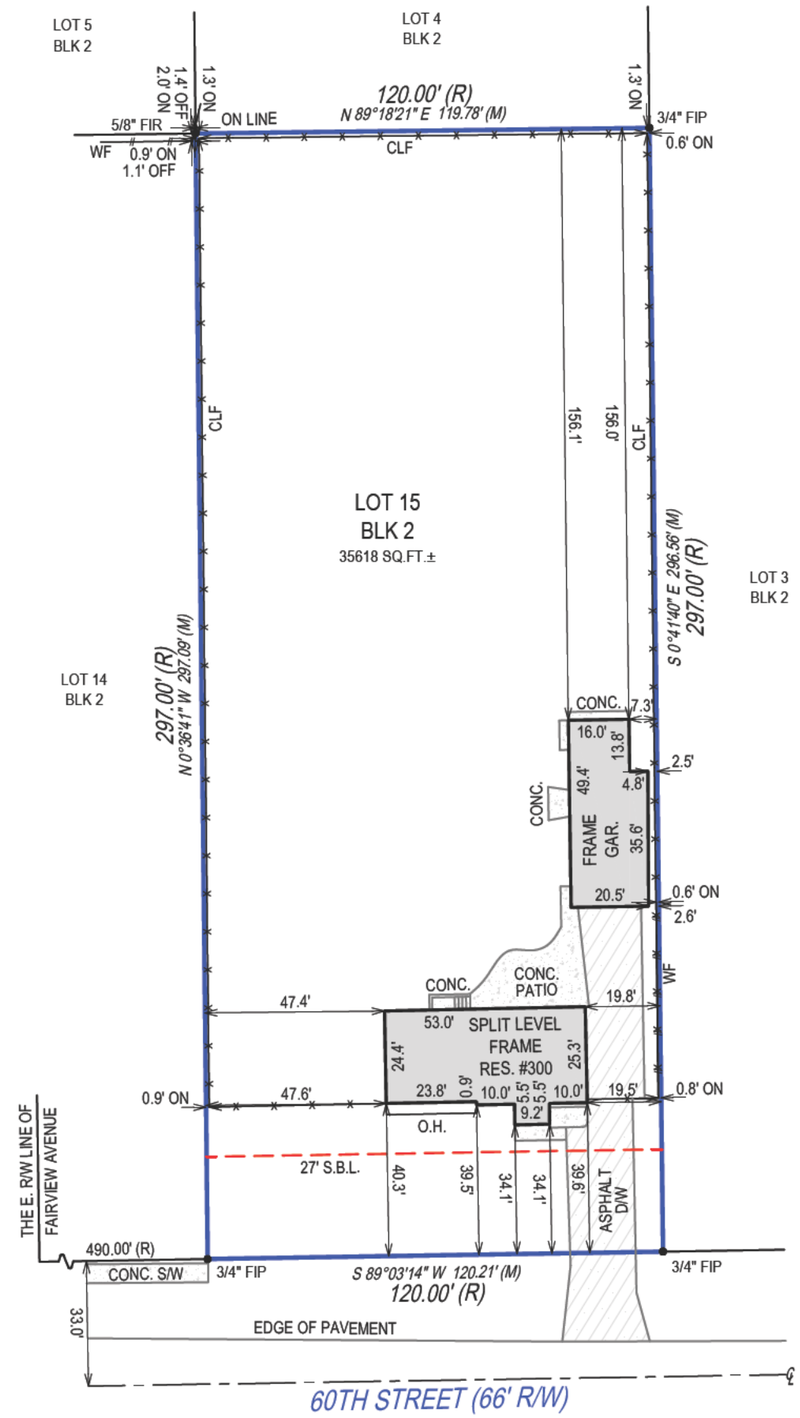
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-3229
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

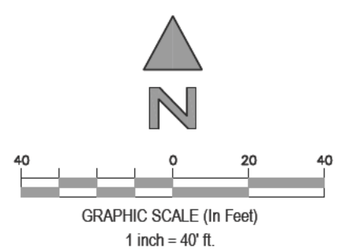
EXACTA Land Surveyors, LLC

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

SurveySTARS

2511.2020
PLAT OF SURVEY
DUPAGE COUNTY, ILLINOIS





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

PROPERTY ADDRESS:
300 60TH STREET, DOWNERS GROVE, ILLINOIS 60516

SURVEY NUMBER: 2511.2020

CERTIFIED TO:
VALBON & MEREME DERVISHI; LANDTRUST; CASH

DATE OF SURVEY: 11/14/25

BUYER: Valbon & Mereme Dervishi

LENDER: CASH

TITLE COMPANY: LANDTRUST

COMMITMENT DATE: NOT REVIEWED | **CLIENT FILE NO:**

LEGAL DESCRIPTION:
LOT 15 IN BLOCK 2 IN FAIRVIEW ACRES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 (ALSO KNOWN AS LOT 6) OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1936 AS DOCUMENT 368165, IN DUPAGE COUNTY, ILLINOIS.

FLOOD ZONE INFORMATION:

GENERAL SURVEYORS NOTES:

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

SURVEYORS LEGEND:

LINETYPES
- Boundary Line
- Center Line
- Chain Link or Wire Fence
- Easement
- Edge of Water
- Iron Fence
- Overhead Lines
- Structure
- Survey Tie Line
- Vinyl Fence
- Wall or Party Wall
- Wood Fence

SURFACE TYPES
- Asphalt
- Brick or Tile
- Concrete
- Covered Area
- Water
- Wood

SYMBOLS
- Benchmark
- Center Line
- Central Angle or Delta
- Common Ownership
- Control Point
- Catch Basin
- Elevation
- Fire Hydrant
- Find or Set Monument
- Guywire or Anchor
- Manhole
- Tree
- Utility or Light Pole
- Well

ABBREVIATIONS
(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

JOB SPECIFIC SURVEYOR NOTES:

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

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

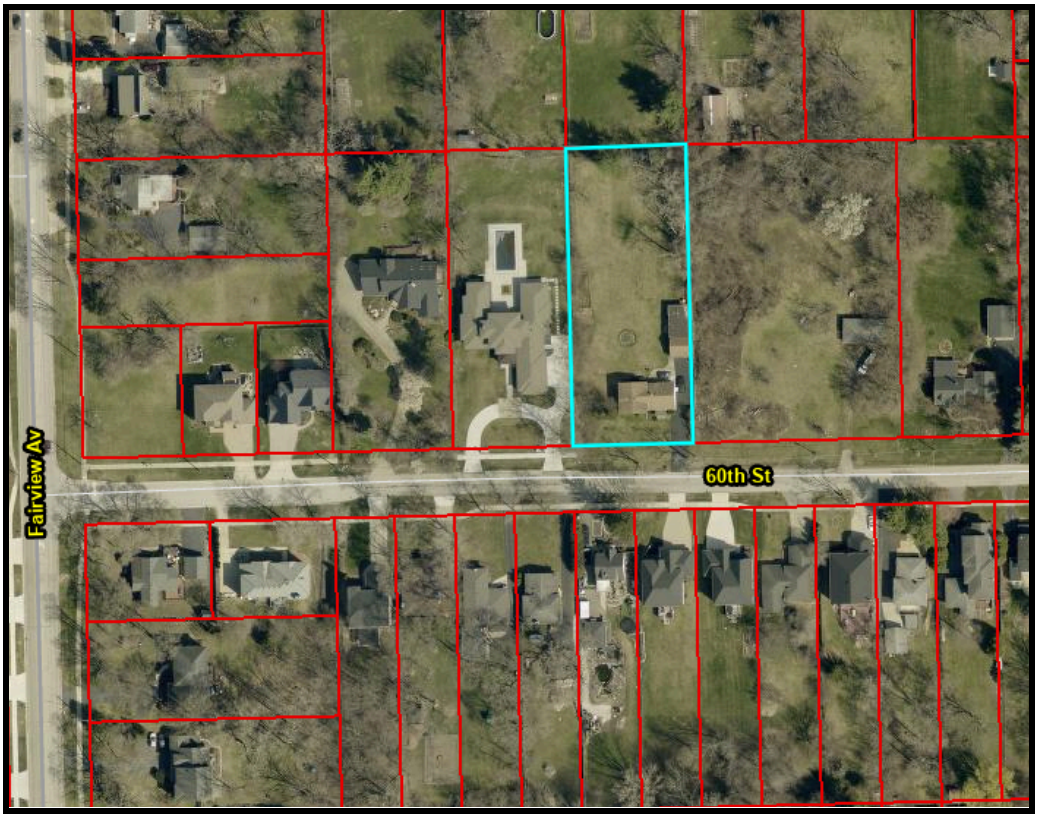
MEETING DATE: May 13, 2026 **PZC 011-2026**

TITLE: Request from the Karen Bailey Meyer Trust and the David P. Meyer Trust for the property at 300 West 60th Street, Downers Grove, Illinois, 60516, for the following:

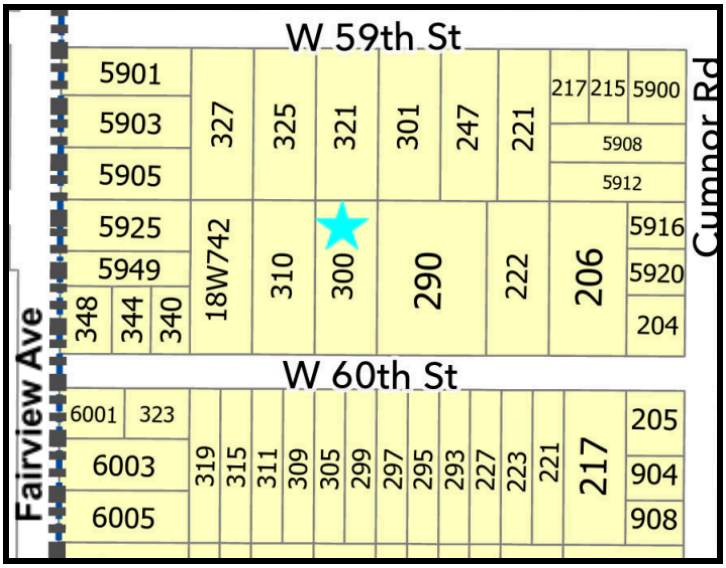
1. Preliminary Plan of Subdivision to subdivide one (1) lot into two (2) lots in the R-3 Single-Unit Residential District.

I. BACKGROUND OF ITEM

A. Location: 300 West 60th Street is located on the northside of 60th Street between Fairview Avenue and Cumnor Road. The subject property is currently improved with a detached house and separate garage. If the subdivision request is approved, both buildings will be demolished to allow for two new detached houses to be built. The lot is currently 120 feet wide by 297 feet deep, for an area of 35,640 square feet, or 0.82 acres. Though this property has a Downers Grove zipcode, it is fully under the jurisdiction of the Village of Westmont, having been annexed under Ordinance 03-109 in 2003.



Aerial Map - 300 West 60th Street (source: DuPage County Parcel Viewer)



Zoning Map - 300 West 60th Street

B. Zoning Designations:

SUBJECT PROPERTY	R-3 Single-Unit Residential District
ALL ADJACENT PROPERTIES	R-3 Single-Unit Residential District

C. Neighborhood Characteristics

The lot is located in the Fairview Acres Subdivision, which was recorded in 1936. At the time of subdivision, the prominent lot size in this subdivision is 120 feet wide by 297 feet deep, like the subject property. Over the last 90 years, a majority of the properties to the south and east were subdivided into two 60 foot wide lots. All adjacent properties are zoned R-3 and improved with detached houses, although there are multi-unit residential complexes within a quarter-mile.



Street View - 300 West 60th Street

II. PETITIONER REQUEST:

The petitioner has requested a Preliminary Plan of Subdivision to subdivide one (1) lot into two (2) lots in the R-3 Single-Unit Residential District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is R-3 Single-Unit Residential District, which is intended to create, maintain, and promote detached houses (f.k.a. single-family homes).

The Comprehensive Plan designates the future land use in this area as Single Family Detached Residential. Through this designation, the plan recommends that the design of new detached homes "*...consider the established character of surrounding single-family areas."* The plan also recommends preserving and enhancing the Village's housing stock through appropriately designed and scaled new construction.

B. Entitlement Request

The petitioner has provided a project narrative and supporting documentation for the following request. Any corresponding code sections for entitlement approval consideration can be referenced in item V(B) below.

- **Preliminary Plan to subdivide one (1) lots into two (2) lots in the R-3 Single-Unit Residential District.**

A preliminary plan of subdivision must be reviewed and approved prior to approval of the final plat of subdivision. The submitted preliminary plan demonstrates substantial compliance with the applicable requirements of Appendix B - Land Development. The table below lists the minimum lot width, depth, and area requirements for lots in the R-3 district, and shows that the proposed preliminary plan exceeds all minimums.

Chapter 95, Sec. 2.05: Lot and Building Regulations

R-3 Single-Unit Residential	Minimum Required	Proposed (both lots)	Compliance
Lot Width	50 ft.	60 ft.	Minimum met
Lot Depth	125 ft.	297 ft.	Minimum met
Lot Area	7,800 sq. ft.	17,280 sq. ft.	Minimum met

The preliminary plan contains draft designs of two detached homes, both of which largely meet the applicable zoning setbacks and bulk regulations. The designs shown on the plan are not final, so the homes built may be different.

When a property is subdivided, impact fees are collected for the new lot(s) and are paid to the Westmont Park District, Westmont Library District, and the school districts serving the subject property. In this case, only one new lot is created, so only one set of impact fees must be paid. Each lot will pay ½ of the fee. The dollar amount is dependent on the bedroom count, and will be determined when a building permit is applied for.

Although stormwater detention is not required for a subdivision of this size, Best Management Practices (BMPs) will be required. To meet this requirement, the petitioner proposed to build a dry well on each property. Further details on the dry well and BMPs will be worked out when an engineering permit is submitted.

The final plat of subdivision is attached to this report for reference, as it is not reviewed by the Planning & Zoning Commission. The final plat is reviewed by the Village Board only.

IV. SUMMARY

The petitioner has requested a preliminary plan of subdivision to subdivide 300 West 60th Street from one (1) lot into two (2) lots. The proposed plan meets the zoning and land development requirements for lots in the R-3 Single-Unit Residential district, and is consistent with the recommendations of the Comprehensive Plan.

V. LEGAL

A. Notification: No notification is required for subdivisions.
B. Code References: Appendix B
C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision. The final plat of subdivision will also be reviewed by the Board at this meeting.

VI. DOCUMENTS ATTACHED:

1. Petitioner Attachments received March 24, 2026 (Edited for PZC):
    a. Planning & Zoning Development Application
    b. Project Narrative
    c. Preliminary Plan of Subdivision
    d. Final Plat of Subdivision (for reference, not reviewed by the Planning & Zoning Commission)
    e. Proof of Ownership
    f. Plat of Survey