Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

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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, June 10, 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 May 13, 2026 regular meeting
8. Review of Public Hearing Procedures
9. Old Business
    a. **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.
10. New Business
    a. **PUBLIC HEARING PZC 018-2026**
    A request from Community Unit School District 201 for the property at 909 Oakwood Drive, Westmont, Illinois, 60559, for the following:
        1. Special Use Permit for an electronic message board sign for Westmont High School in the R-3 Single-Unit Residential District.
    b. **PUBLIC HEARING PZC 019-2026**
    A request from The Mahj House, LLC, d/b/a The Mahj House (Petitioner), and Richmond Station LLC (Owner), for the property at 38 South Cass 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 020-2026**

A request from Richard Strohmaier Jr. for the property at 29 North 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 two patios.

d. **NOTE: The public hearings concerning all Downtown rezoning and related items will begin no earlier than 7:30 PM.**

e. **PUBLIC HEARING PZC 014-2026**

Requests from the Village of Westmont for the following:

1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the B-1 Downtown Edge District to the B-1(A) Downtown Core District.

2-8 ½ North Cass Avenue; 2-10, 10a, and 10b West Burlington Avenue PIN(s): 09-09-222-027	19 North Cass Avenue PIN(s): 09-10-112-011	29-31 North Cass Avenue PIN(s): 09-10-112-007; 09-10-112-006	38 North Cass Avenue PIN(s): 09-09-222-014	110 North Cass Avenue PIN(s): 09-09-215-023	132 North Cass Avenue PIN(s): 09-09-215-015
10 North Cass Avenue PIN(s): 09-09-222-026	20 North Cass Avenue PIN(s): 09-09-222-022	30 North Cass Avenue PIN(s): 09-09-222-018	39 North Cass Avenue PIN(s): 09-10-112-003; 09-10-112-002	111 North Cass Avenue PIN(s): 09-10-108-008	134 North Cass Avenue PIN(s): 09-09-215-014; 09-09-215-013
13 North Cass Avenue PIN(s): 09-10-112-014	21 North Cass Avenue PIN(s): 09-10-112-010	32 North Cass Avenue PIN(s): 09-09-222-017	41 North Cass Avenue PIN(s): 09-10-112-001	113 North Cass Avenue PIN(s): 09-10-108-007	136 North Cass Avenue PIN(s): 09-09-215-012
14 North Cass Avenue PIN(s): 09-09-222-025	22 North Cass Avenue PIN(s): 09-09-222-021	33 North Cass Avenue PIN(s): 09-10-112-005	42 North Cass Avenue PIN(s): 09-09-222-013	116-120 North Cass Avenue PIN(s): 09-09-215-025	12 West Burlington Avenue PIN(s): 09-09-222-012
15 North Cass Avenue PIN(s): 09-10-112-013	24 North Cass Avenue PIN(s): 09-09-222-020	34 North Cass Avenue PIN(s): 09-09-222-016	100 North Cass Avenue PIN(s): 09-09-215-024	117 North Cass Avenue PIN(s): 09-10-108-006	14 West Burlington Avenue PIN(s): 09-09-222-011
17 North Cass Avenue PIN(s): 09-10-112-012	25 North Cass Avenue PIN(s): 09-10-112-009; 09-10-112-008	35 North Cass Avenue PIN(s): 09-10-112-004	101 North Cass Avenue PIN(s): 09-10-108-011; 09-10-108-010	124 North Cass Avenue PIN(s): 09-09-215-018	16 West Burlington Avenue PIN(s): 09-09-222-010
18 North Cass Avenue PIN(s): 09-09-222-023; 09-09-222-024	26-28 North Cass Avenue PIN(s): 09-09-222-019	36 North Cass Avenue PIN(s): 09-09-222-015	109 North Cass Avenue PIN(s): 09-10-108-009	128 North Cass Avenue PIN(s): 09-09-215-017; 09-09-215-016	35 South Cass Avenue PIN(s): 09-10-303-051

18 West Burlington Avenue PIN(s): 09-09-222-009	7-11 West Quincy Street PIN(s): 09-09-407-022	17 West Quincy Street PIN(s): 09-09-407-002	1 South Cass Avenue PIN(s): 09-10-300-017	21 South Cass Avenue PIN(s): 09-10-303-003
20 West Burlington Avenue PIN(s): 09-09-222-008	13 West Quincy Street PIN(s): 09-09-407-004	19-23 West Quincy Street; 7 South Lincoln Street PIN(s): 09-09-407-001	15 South Cass Avenue PIN(s): 09-10-303-001	25 South Cass Avenue PIN(s): 09-10-303-004
1-5 West Quincy Street PIN(s): 09-09-407-027	15 West Quincy Street PIN(s): 09-09-407-003	15 East Quincy Street PIN(s): 09-10-303-008	19 South Cass Avenue PIN(s): 09-10-303-002	138-140 North Cass Avenue PIN(s): 09-09-215-011

28-44 South Cass Avenue
PIN(s): 09-09-407-023; 09-09-430-001; 09-09-430-002; 09-09-430-003; 09-09-430-004; 09-09-430-005; 09-09-430-006; 09-09-430-007; 09-09-430-008; 09-09-430-009; 09-09-430-010; 09-09-430-011; 09-09-430-012; 09-09-430-013; 09-09-430-014; 09-09-430-015; 09-09-430-016; 09-09-430-017; 09-09-430-018; 09-09-430-019; 09-09-430-020; 09-09-430-021; 09-09-430-022; 09-09-430-023; 09-09-430-024

1 North Cass Avenue
Legal Description: LOTS 16 THRU 22 IN BLOCK 13 IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO WESTMONT, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1921 AS DOCUMENT 150101, AND ALSO, THE VACATED 16 FOOT ALLEY BETWEEN LOT 18 AND LOTS 19 THRU 22 IN AFORESAID BLOCK 13, AND ALSO, THAT PART OF BURLINGTON AVENUE LYING EAST OF CASS AVENUE AND BETWEEN LOTS 7 AND 8 IN BLOCK 12 AND LOTS 16 THRU 19 IN SAID BLOCK 13 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19, THENCE NORTH 01 DEGREES 51 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF SAID CASS AVENUE 46.02 FEET, THENCE NORTH 89 DEGREES 36 MINUTES 48 SECONDS EAST 25.00 FEET, THENCE NORTH 00 DEGREES 23 MINUTES 12 SECONDS WEST 20.00 FEET TO THE SOUTH LINE OF SAID LOT 8, THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 48 SECONDS WEST 85.00 FEET, THENCE SOUTH 00 DEGREES 23 MINUTES 12 SECONDS EAST 16.00 FEET, THENCE NORTH 89 DEGREES 36 MINUTES 48 SECONDS EAST 181.50 FEET, THENCE SOUTH 00 DEGREES 23 MINUTES 12 SECONDS EAST TO THE NORTH LINE OF SAID LOT 16, THENCE SOUTH 89 DEGREES 36 MINUTES 48 SECONDS WEST ALONG THE NORTH LINES OF SAID LOTS 16 THRU 19 A DISTANCE OF 290.32 FEET TO THE POINT OF BEGINNING, AND ALSO, THAT PART OF LOTS 15 AND 23 IN AFORESAID BLOCK 13 LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 23, THENCE NORTH 89 DEGREES 36 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 23 A DISTANCE OF 351.80 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 23 MINUTES 12 SECONDS WEST 150.00 FEET, THENCE NORTH 28 DEGREES 54 MINUTES 39 SECONDS EAST 28.61 FEET TO THE NORTH LINE OF SAID LOT 15, ALL IN DUPAGE COUNTY, ILLINOIS

2. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the M-1 Limited Manufacturing District to the B-1(A) Downtown Core District.

20-26 East Quincy Street PIN(s): 09-10-300-014; 09-10-300-016

3. Comprehensive Plan Map Amendment to change the future land use designation of the properties listed below, all in Westmont, Illinois, 60559, from Single Family Attached Residential to Downtown Mixed-Use.

20-26 East Quincy Street PIN(s): 09-10-300-014; 09-10-300-016

4. Zoning Map Amendment to rezone the split-zoned property listed below, in Westmont, Illinois, 60559, from the B-1 Downtown Edge District and the R-3 Single-Unit Residential District to the B-1(A) Downtown Core District.

139 North Cass Avenue PIN(s): 09-10-108-019

5. Comprehensive Plan Map Amendment to change the future land use designation of the properties listed below, all in Westmont, Illinois, 60559, from Single Family Detached Residential to Downtown Mixed-Use.

139 North Cass Avenue PIN(s): 09-10-108-019

6. Zoning Map Amendment to rezone the split-zoned property listed below, in Westmont, Illinois, 60559, from being partially unzoned and from the R-5 General Residential District to the B-1(A) Downtown Core District.

18 West Quincy Street PIN(s): 09-09-502-007

f. **PUBLIC HEARING PZC 015-2026**

A request from the Village of Westmont for the following:

1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the R-5 General Residential District to the B-1 Downtown Edge District.

45 West Quincy Street PIN(s): 09-09-406-001	26 West Burlington Avenue PIN(s): 09-09-221-021	32-34 West Burlington Avenue PIN(s): 09-09-221-017 ; 09-09-221-018	5 North Grant Street PIN(s): 09-09-221-015
22 West Burlington Avenue PIN(s): 09-09-221-022	30 West Burlington Avenue PIN(s): 09-09-221-023	38 West Burlington Avenue PIN(s): 09-09-221-016	

g. **PUBLIC HEARING PZC 016-2026**

A request from the Village of Westmont for the following:

1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the R-5 General Residential District to the R-7 Downtown Residential District.

100 West Quincy Street PIN(s): 09-09-227-002; 09-09-227-001	321 West Quincy Street PIN(s): 09-09-400-019	139 West Quincy Street PIN(s): 09-09-403-002	208 West Burlington Avenue PIN(s): 09-09-218-023	227 West Quincy Street PIN(s): 09-09-429-001	316 West Burlington Avenue PIN(s): 09-09-216-031
101 West Quincy Street PIN(s): 09-09-404-007	100 West Burlington Avenue PIN(s): 09-09-220-023	140 West Quincy Street PIN(s): 09-09-226-039	210 West Burlington Avenue PIN(s): 09-09-218-019	229 West Quincy Street PIN(s): 09-09-429-002	320 West Burlington Avenue PIN(s): 09-09-216-022
105 West Quincy Street PIN(s): 09-09-404-006	104 West Burlington Avenue PIN(s): 09-09-220-022	141 West Quincy Street PIN(s): 09-09-403-001	212 West Burlington Avenue PIN(s): 09-09-218-018	231 West Quincy Street PIN(s): 09-09-401-004	1-5 North Washington Street PIN(s): 09-09-219-015
107 West Quincy Street PIN(s): 09-09-404-005	106 West Burlington Avenue PIN(s): 09-09-220-021; 09-09-220-020	144 West Quincy Street PIN(s): 09-09-226-038	216 West Burlington Avenue PIN(s): 09-09-218-017	235 West Quincy Street PIN(s): 09-09-401-003	1-5 North Hudson Street PIN(s): 09-09-218-016
109 West Quincy Street PIN(s): 09-09-	112 West Burlington Avenue	148 West Quincy Street PIN(s): 09-09-	220 West Burlington Avenue	240 West Quincy Street PIN(s): 09-09-	32 East Burlington Avenue

404-004	PIN(s): 09-09-220-019	226-037	PIN(s): 09-09-217-024	224-001	PIN(s): 09-10-113-009
113 West Quincy Street PIN(s): 09-09-404-024	114 West Burlington Avenue PIN(s): 09-09-220-018	205 West Quincy Street PIN(s): 09-09-402-005	222 West Burlington Avenue PIN(s): 09-09-217-023	241 West Quincy Street PIN(s): 09-09-401-002	100 East Burlington Avenue PIN(s): 09-10-114-013
115 West Quincy Street PIN(s): 09-09-404-023	116 West Burlington Avenue PIN(s): 09-09-220-017	207 West Quincy Street PIN(s): 09-09-402-004	224 West Burlington Avenue PIN(s): 09-09-217-022	243 West Quincy Street PIN(s): 09-09-401-001	102 East Burlington Avenue PIN(s): 09-10-114-014
117 West Quincy Street PIN(s): 09-09-404-022	120 West Burlington Avenue PIN(s): 09-09-220-016	213 West Quincy Street PIN(s): 09-09-402-003	226 West Burlington Avenue PIN(s): 09-09-217-021	300 West Quincy Street PIN(s): 09-09-223-002	108 East Burlington Avenue PIN(s): 09-10-114-015
119 West Quincy Street PIN(s): 09-09-404-021	126 West Burlington Avenue PIN(s): 09-09-219-021	215 West Quincy Street PIN(s): 09-09-402-002	230 West Burlington Avenue PIN(s): 09-09-217-020	301 West Quincy Street PIN(s): 09-09-400-005	114 East Burlington Avenue PIN(s): 09-10-114-016
121 West Quincy Street PIN(s): 09-09-404-001	128 West Burlington Avenue PIN(s): 09-09-219-020	216 West Quincy Street PIN(s): 09-09-225-001	234 West Burlington Avenue PIN(s): 09-09-217-025	305 West Quincy Street PIN(s): 09-09-400-004	205 East Burlington Avenue PIN(s): 09-10-120-010
125 West Quincy Street PIN(s): 09-09-403-005	130 West Burlington Avenue PIN(s): 09-09-219-019	217 West Quincy Street PIN(s): 09-09-402-019	238 West Burlington Avenue PIN(s): 09-09-217-016; 09-09-217-017	309 West Quincy Street PIN(s): 09-09-400-003	17 North Linden Avenue PIN(s): 09-10-113-008
129 West Quincy Street PIN(s): 09-09-403-004	132 West Burlington Avenue PIN(s): 09-09-219-018	219 West Quincy Street PIN(s): 09-09-402-020	300 West Burlington Avenue PIN(s): 09-09-216-023; 09-09-216-024; 09-09-216-025; 09-09-216-026	315 West Quincy Street PIN(s): 09-09-400-002	16 North Warwick Avenue PIN(s): 09-10-113-016
135 West Quincy Street PIN(s): 09-09-403-003	134 West Burlington Avenue PIN(s): 09-09-219-017	221 West Quincy Street PIN(s): 09-09-401-020	306 West Burlington Avenue PIN(s): 09-09-216-020; 09-09-216-019	316 West Quincy Street PIN(s): 09-09-223-001	16 North Wilmette Avenue PIN(s): 09-10-114-017
136 West Quincy Street PIN(s): 09-09-226-040	140 West Burlington Avenue PIN(s): 09-09-219-016	222 West Quincy Street PIN(s): 09-09-224-002	310 West Burlington Avenue PIN(s): 09-09-216-028	312 West Burlington Avenue PIN(s): 09-09-216-027	19 North Wilmette Avenue PIN(s): 09-10-115-007
317 West Quincy Street PIN(s): 09-09-400-018	200 West Burlington Avenue PIN(s): 09-09-218-021	206 West Burlington Avenue PIN(s): 09-09-218-022	225 West Quincy Street PIN(s): 09-09-401-021	314 West Burlington Avenue PIN(s): 09-09-216-032	
Unaddressed West Quincy Street (Quincy Street Station Homes) PINS(s): 09-09-226-041; 09-09-226-023; 09-09-226-024; 09-09-226-025; 09-09-226-026; 09-09-226-027; 09-09-226-028; 09-09-226-029; 09-09-226-030; 09-09-226-031; 09-09-226-032; 09-09-226-033; 09-09-226-034; 09-09-226-035; 09-09-226-036					

2. Comprehensive Plan Amendment to change the future land use designation of the properties listed below, all in Westmont, Illinois, 60559, from Single Family Detached Residential to Single Family Attached

Residential.

32 East Burlington Avenue PIN(s): 09-10-113-009	100 East Burlington Avenue PIN(s): 09-10-114-013	102 East Burlington Avenue PIN(s): 09-10-114-014	114 East Burlington Avenue PIN(s): 09-10-114-016	17 North Linden Avenue PIN(s): 09-10-113-008
16 North Warwick Avenue PIN(s): 09-10-113-016	16 North Wilmette Avenue PIN(s): 09-10-114-017	19 North Wilmette Avenue PIN(s): 09-10-115-007	108 East Burlington Avenue PIN(s): 09-10-114-015	

3. Comprehensive Plan Amendment to change the future land use designation of the property listed below, in Westmont, Illinois, 60559, from Public/Semi Public to Single Family Attached Residential.
205 East Burlington Avenue PIN(s): 09-10-120-010

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 July 8, 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

31 West Quincy Street, Westmont, Illinois 60559

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

Village of Westmont
Planning & Zoning Commission
May 13, 2026 - Draft Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **May 13, 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: 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), Adam Walsh (Planner), John Zemenak (Village Attorney)

3. Pledge of Allegiance

4. Swearing-in of testifying attendees

5. Reminder to silence all electronic devices

6. Reminder to sign-in for any public testimony

7. Approval of the Minutes of the March 11, 2026, regular meeting.

MOTION by **Simpson** to approve the regular meeting minutes from March 11, 2026.

Seconded by **Charleston**.

DISCUSSION:
Commissioner Lynn explained his rationale for his votes on the fire station's approvals from the previous meeting, noting that he did not mean to vote "no" on the Comprehensive Plan amendment request. John Zemenak, Village Attorney, explained that the votes cannot be changed, but this meeting's minutes can reflect his sentiments.

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

Motion Passed

8. Review of Public Hearing Procedures

9. Old Business

None.

10. New Business

PUBLIC HEARING PZC 009-2026
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.

Presentation:
Richard Barclay, petitioner, presented the request. Barclay submitted to the Commission, through staff, a list of signatures from neighbors supporting the requested variance. Scott Williams, Senior Planner, explained that the list of signatures can be accepted, but it is not the same as sworn testimony provided in-person at the meeting.

Staff Comment:
Scott Williams, Senior Planner, presented the staff report.

Public Comment:
Wayne David, neighboring property owner, spoke in support of the requested variance, and voiced concerns about property maintenance conditions of other properties in the neighborhood.

Commissioner Comments:
Thomas: Commissioner Thomas had initial concerns about water, but were resolved after reading the staff report.

Lynn: Commissioner Lynn asked about the status of future text amendments to lot coverage. Williams explained that the staff presented potential changes to the Community Development Committee, and received a positive recommendation to move forward with amendments in the future.

Lynn asked if the engineers required any stormwater improvements like a drywell. Williams replied no. Lynn, Barclay, and Williams discussed the footprint of the deck. Lynn and Williams discussed the future alley improvements

Donoghue: Commissioner Donoghue confirmed with Barclay that the deck is above ground.

Simpson: Commissioner Simpson recommended that if the pool and or deck are removed, they cannot be replaced with other improvements.

Charleston: Commissioner Charleston recognized that lot coverage was calculated differently, and asked what it may have been calculated when the home was reconstructed in 1998. Williams, and Adam Walsh, Planner, explained the history of the lot coverage amendments.

Charleston supported Simpson's recommended condition of approval.

Peterson: Secretary Peterson voiced concerns about setting precedence if the variance is approved. Barclay responded that each variance should be reviewed individually.

Peterson recommended the neighbor contact the Code Enforcement Division regarding potential property violations.

Lynn agreed with Peterson about concerns of setting precedence. Lynn voiced concerns about discounting permeable materials from lot coverage.

Carmichael: Chair Carmichael shared concerns about setting precedence.

Carmichael allowed for a member of the public to approach the podium to provide comments.

John Savoia, neighboring property owner, spoke in favor of the variance.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from ***Richard and Carol Barclay for the property at 326 South Washington Street, Westmont, Illinois, 60559, for a Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for a deck and pool.***

Seconded by **Donoghue**.

DISCUSSION:
The Commission discussed amending the motion to approve a lot coverage variance, provided that in the event that the deck and pool are not utilized in the future, the allowed lot coverage variance reverts back to the existing legal nonconforming lot coverage.

Williams and Zemenak further clarified that staff can fine tune the wording of conditions in the ordinance, if approved by the Village Board.

VOTING ON AMENDING THE MOTION:

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

Motion Passed

AMENDED MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from Richard and Carol Barclay for the property at 326 South Washington Street, Westmont, Illinois, 60559, for a ***Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for a deck and pool, as amended.***

Seconded by **Donoghue**.

VOTING ON THE AMENDED MOTION:

Ayes: 4 - Charleston, Donoghue, Simpson, Thomas
Nays: 2 - Carmichael, Lynn
Abstain: 1 - Peterson

Motion Passed

Walsh explained the voting, stating that four positive votes is a positive recommendation to the Village Board.

PUBLIC HEARING PZC 017-2026

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 in the B-1 Downtown Edge District.

Presentation:
Angel Leveston, petitioner, presented the request.

Staff Comment:
Adam Walsh, Planner, presented the staff report.

Public Comment:
Ashley Cirillo, Westmont resident, spoke in support of the request.

Commissioner Comments:
Lynn: Lynn and Leveston discussed how mahjong is played. Lynn asked if gambling is associated with the business, to which Leveston replied no.

Donoghue: Donoghue asked how private events will operate. Leveston explained it would be for mahjong-related events.

Carmichael: Carmichael expressed support for the request.

Peterson: Peterson voiced support for the request. Peterson and Leveston discussed how the studio will be staffed.

Charleston: Charleston commented on the availability of parking.

Thomas: Thomas and Leveston discussed nearby parking options.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve 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 a ***Special Use Permit to operate an Indoor Other Participant Entertainment business in the B-1 Downtown Edge District.***

Seconded by **Donoghue**.

VOTING:

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

Motion Passed

PUBLIC HEARING PZC 008-2026

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.

Presentation:
Amina Taj and Zak Berta, on behalf of Tesla, Inc., presented the request. Taj explained the steps Tesla Inc. has taken since receiving a special use permit violation notice.

Staff Comment:
Scott Williams, Senior Planner, presented the staff report. Zemenak provided context on the Special Use Permit request and the recommended conditions.

Public Comment:
Patsy Albrecht, neighboring property owner, raised concerns regarding the maintenance of the detention area and asked if the parking lot will be extended. Williams replied that no structures are proposed to be extended into the detention area. Berta responded that they will work on continuing maintenance of the detention area.

Commissioner Comments:
Lynn: Lynn asked how many vehicles were sold at the dealership. Berta responded that he cannot provide that information, as Tesla, Inc. is a publicly traded company. Williams and Carmichael added that sales tax information is not a factor in their determination.

Simpson: Simpson asked for clarification on the condition prohibiting body and paint work. Williams explained the petitioner currently does not offer that service and will continue not to.

Carmichael: Carmichael asked how many vehicles could be serviced at a time. Berta replied eight to ten. Taj explained that the service volume will remain the same as it currently is.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Tesla, Inc. (Petitioner), and Ogden Avenue LLC (Owner) for the property at 50 West Ogden Avenue, Westmont, Illinois, 60559, for a ***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.***

Seconded by **Thomas**.

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

Motion Passed

PUBLIC HEARING PZC 013-2026
Request 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 District.
2) Zoning Ordinance Text Amendments to Chapter 95 - Zoning, of the Westmont Code of Ordinances, Section 6.04, regarding the deletion of certain supplemental use regulations for Video Gaming, Accessory.

Presentation:
Scott Williams, Senior Planner, presented the request and staff report. Williams clarified that the proposed text amendments would allow accessory video gaming as a permitted use in the B-1(A) and B-1 districts, and that new video gaming cafes would continue to be prohibited.

Carmichael asked if a business sells, may the new owner continue to operate accessory video gaming.

Zemenak explained that the liquor licenses are not transferable.

Public Comment:
None.

Commissioner Comments:
Lynn: Lynn confirmed that the proposed amendments do not affect liquor license regulations. Williams replied yes, explaining businesses must still request a liquor license from the Village Board.

Charleston: Charleston and Zemenak discussed how liquor licenses are affected when a business sells to a new owner.

Lynn and Zemenak discussed how liquor licenses are requested when the cap is reached.

MOTION 1

Motion by **Charleston** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for ***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 District.***

Seconded by **Simpson**.

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

Motion Passed

MOTION 2

Motion by **Donoghue** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for ***Zoning Ordinance Text Amendments to Chapter 95 - Zoning, of the Westmont Code of Ordinances, Section 6.04, regarding the deletion of certain supplemental use regulations for Video Gaming, Accessory.***

Seconded by **Simpson**.

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

Motion Passed

PZC 021-2025
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.

Presentation:
Ashraf Darwish, petitioner, and Majdi Darwish, architect, presented the request.

Staff Comment:
Scott Williams, Senior Planner, presented the staff report.

Commissioner Comments:
Lynn: Lynn asked for clarification about the interior side yard setback. Williams replied it is 10 feet. Lynn asked if floor plans were provided. Darwish displayed the floor plan and Williams explained that floor plans are not adopted as a part of site plan approval. Lynn and the Darwishes discussed the building materials and building orientation.

Peterson: Peterson expressed support for the development.

Carmichael: Carmichael voiced support for the development.

Charleston: Charleston asked if the building will be on one parcel identification number (PIN) number. Williams explained the development will likely utilize a condominium plat, which is handled at the time of permitting.

Carmichael asked how the property will be addressed. Walsh answered that it will be addressed off Cass Avenue, and will work the petitioner prior to submitting for permits.

Carmichael and the Darwishes discussed fire code requirements.

Donoghue: Donoghue asked if vehicles could park directly in front of the garage. Darwish replied that it will not be allowed.

MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from 5628 SOUTH CASS LLC for the property at 5628 South Cass Avenue, Westmont, Illinois, 60559, for ***Major Site Plan for a Multi-Unit Building containing four (4) dwellings in the R-4 General Residential District.***

Seconded by **Donoghue**.

DISCUSSION:
Zemenak clarified that the item is not a public hearing, so an opportunity for public comment is not required. Carmichael offered an opportunity for the public to comment.

Laurel Rugen, Westmont resident, raised concerns about the proposed development changing the character of the Village.

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

Motion Passed

PZC 006-2026
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.

Presentation:
Ellen K. Raymond, representing the petitioner, presented the request.

Staff Comment:
Scott Williams, Senior Planner, presented the staff report. Williams confirmed that though the property has a Willowbrook zipcode, it is under the Village of Westmont's jurisdiction.

Commissioner Comments:
Lynn: Lynn and Williams confirmed all minimum lot requirements in the zoning district are met and that utilities should be available near the subject property.

Charleston: Charleston confirmed the goal of the subdivision is for a new home to be built. Williams replied yes, after the preliminary plan and final plat of subdivision are approved by the Village Board.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from*.*

Seconded by **Lynn**.

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

Motion Passed

PZC 010-2026
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 for a Daycare Center in the C-1 Commercial District.

Presentation:
Mark Kellenberger, petitioner, presented the request.

Kellenberger and Carmichael discussed the routes vehicles would access the site when coming from different directions.

Staff Comment:
Scott Williams, Senior Planner, presented the staff report. Williams discussed the two traffic flows options, one that the petitioner prefers and one that staff prefers, as well as other conditions to allow staff to work with the petitioner regarding the location of the freestanding sign and the reducing potential conflicts with the fire truck turning radius to the south of the proposed building.

Commissioner Comments:
Charleston: Charleston asked for clarification on the flow of the rear access points. Kellenberger explained the west access point will allow two-way traffic, and the eastern point will be for in-bound traffic only.

Charleston asked if the daycare will have directional signage. Williams explained that staff has recommended it, but requires the northern neighbor's approval.

Lynn: Lynn asked who owned the properties. Williams answered that both properties are owned by the Encore Car Wash. Kellenberger explained the logistics of the access road easement, and that the daycare is the contract purchaser of the subject property.

Lynn asked if installing parking along the access road was considered. Kellenberger replied yes, but did not feel it would be the pest option.

Lynn expressed concerts about the clockwise traffic flow and maneuverability of the western parking lot.

Simpson: Simpson questioned if in the counterclockwise flow, how parents would know if the eastern spaces are available, which could also create conflicts.

Williams and Kellenberger discussed potential cross-access points, noting it is not a requirement.

Donoghue: Donoghue raised concerns about the visibility at the northern access point to 61st Street.

Lynn provided a suggestion to amend the building orientation to potentially avoid conflicts with the access road and parking lots. Kellenberger replied that the proposed site plan has been discussed with the petitioner for two years on their preferred plan.

Lynn asked if multiple cross-access points could be provided to each parking lot. Kellenberger responded that these access points cannot be guaranteed.

Lynn, Kellenberger, and Williams discussed potential alterations to the existing detention facility.

Williams and Carmichael discussed the orientation of the parking lots.

Simpson asked if the pork chop turn exists currently. Williams replied yes. Simpson presented a scenario regarding vehicle stacking spilling onto Cass Avenue and alternative parking layouts.

The commission and Kellenberger discussed the possibility of re-orienting the building, and potentially continuing the request.

MOTION 1

Motion by **Simpson** to ***continue the request to the regular meeting on June 10, 2025 at 6:00 p.m.***

Seconded by **Thomas**.

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

Motion Passed

PZC 011-2026
Request from the Karen Bailey Meyer Trust and 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.

Presentation:
Eric Bailey, representing the petitioners, presented the request.

Staff Comment:
Adam Walsh, Planner, presented the staff report. Walsh confirmed that though the property has a Downers Grove zipcode, it is under the Village of Westmont's jurisdiction.

Commissioner Comments:
Carmichael: Carmichael asked if any existing driveway will be retained. Bailey replied no.

MOTION 1

Motion by **Charleston** to recommend to the Village Board of Trustees to approve a request from**.**

Seconded by **Simpson**.

VOTING:

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

Motion Passed

11. Open Forum
Nobody spoke during the Open Forum.

12. Miscellaneous Items
Carmichael and Peterson commended staff on their preparation for the meeting.

a. **Downtown Rezonings Update**
   Walsh notified the commission that rezonings in the downtown area are scheduled for the next regular meeting. Walsh explained that there is an informational webpage on the Village's website that the commissioners and public are encouraged to review.
b. **Next regular Planning & Zoning Commission meeting on June 10, 2026**
   Williams stated that in addition to the rezonings, there are potentially five cases scheduled.
c. **Potential Special Planning & Zoning Commission Meeting**
   Williams explained that a special meeting may be scheduled in late June or early July, depending on if cases are ready or not.

13. Adjourn

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

The motion carried on a unanimous voice vote.

Meeting adjourned at 9:13 p.m.

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

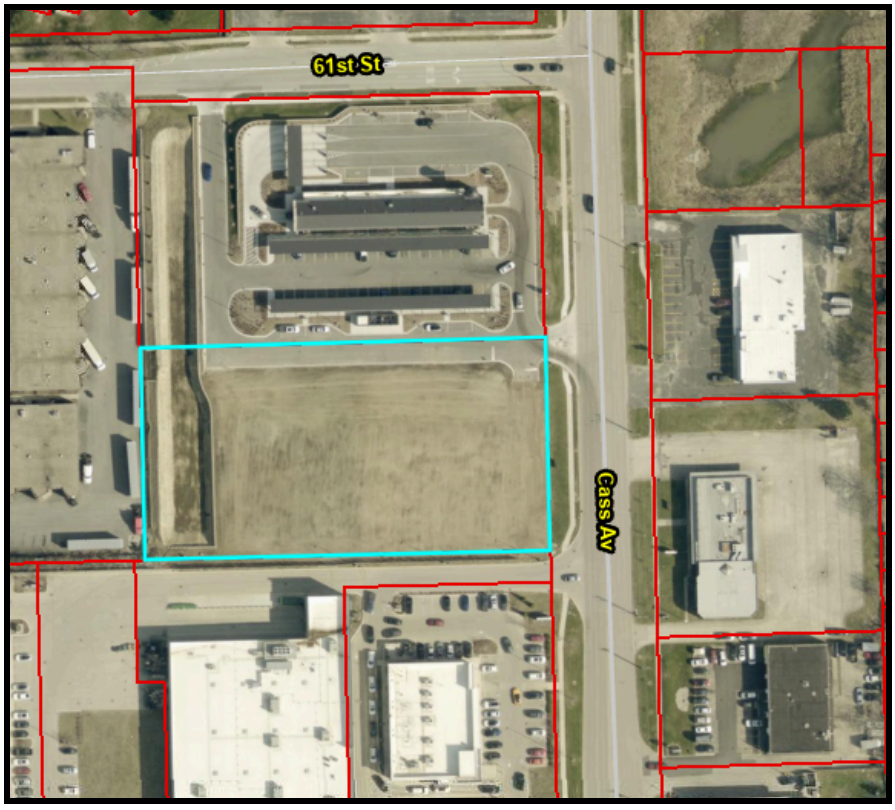
MEETING DATE: May 13, 2026 **PZC 010-2026**

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:

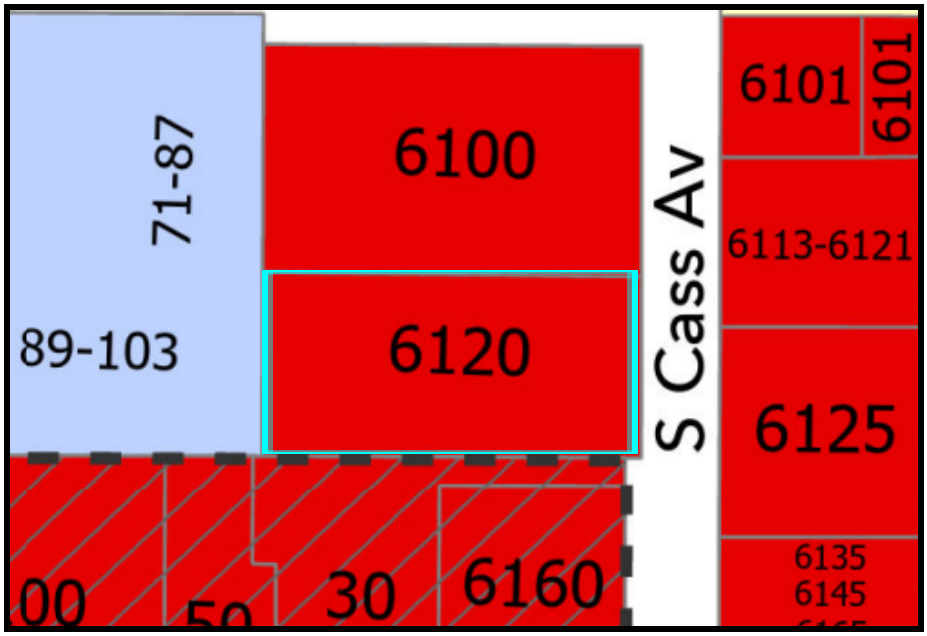
1. Major Site Plan Approval for a Day Care Center in the C-1 Commercial District.

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)

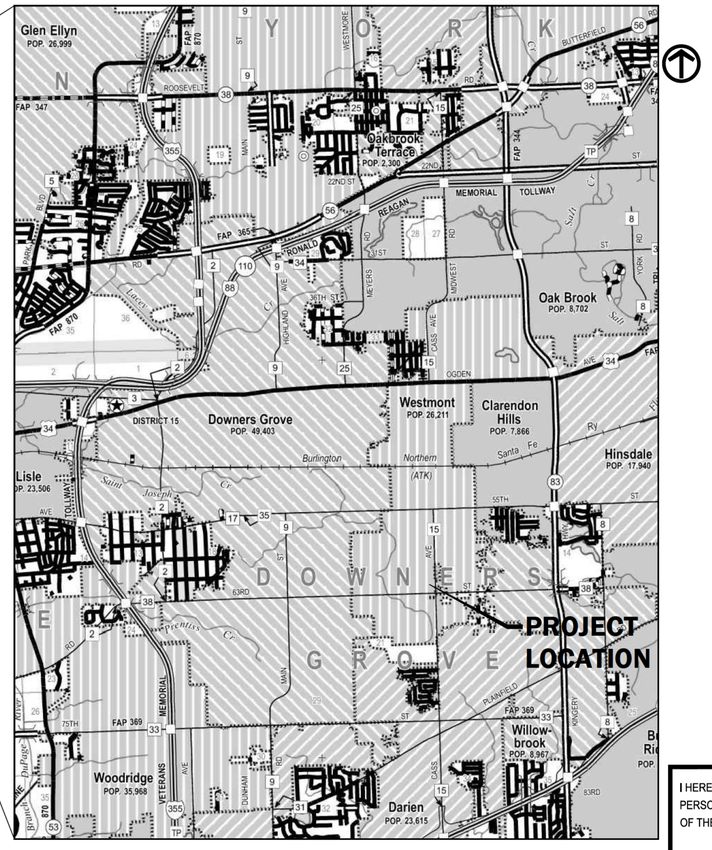
DEVELOPER: EIG14T COMMERCIAL DEVELOPMENT
213 W. INSTITUTE PL.
SUITE 302
CHICAGO, IL 60610
708-528-8437

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
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-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

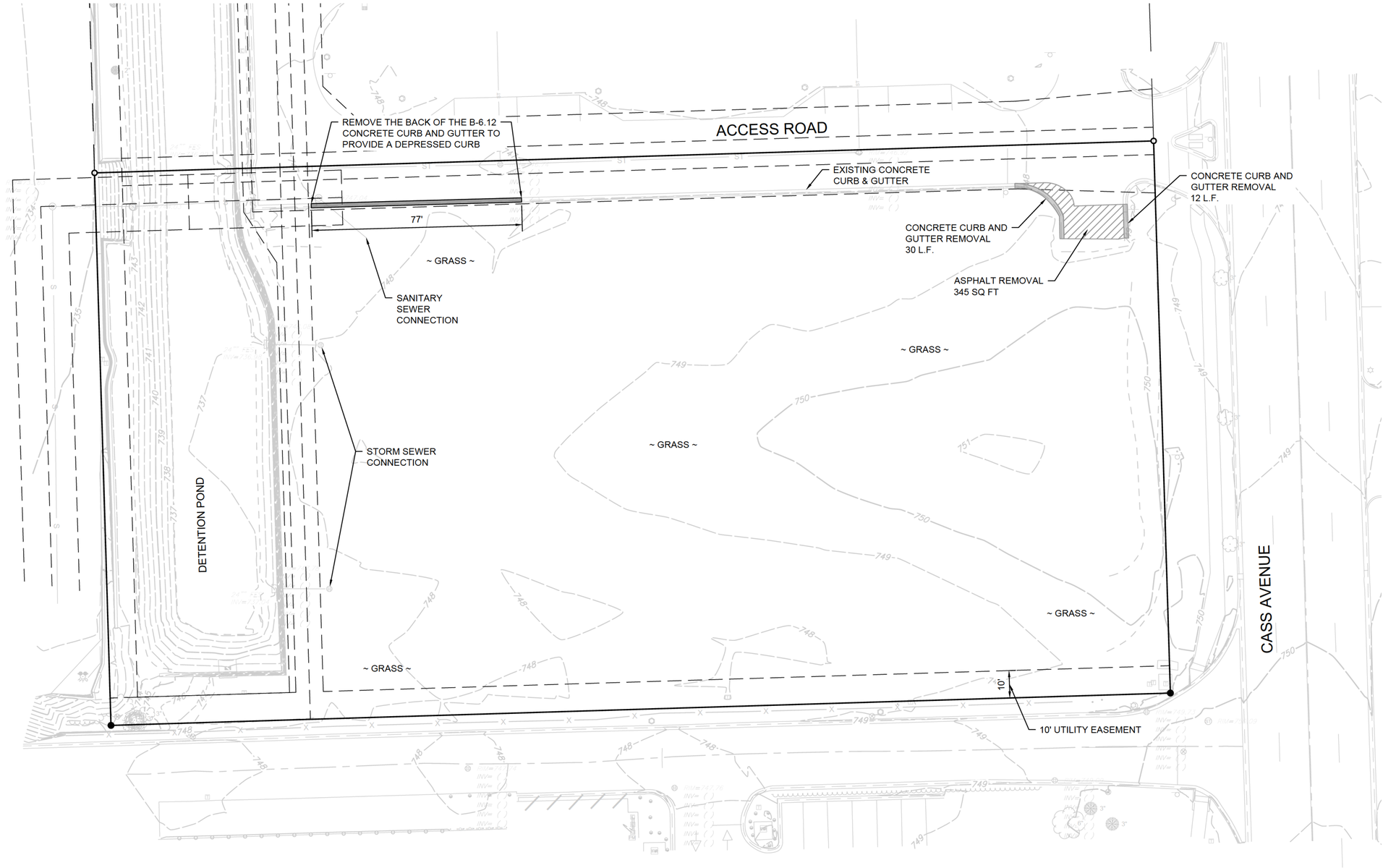
JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

PLOTTED: Wednesday, April 15, 2026 1:57:25 PM

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FILE PATH: //p01.kleinfelder.com\lbkshare\07000\797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DS\CADD_ProdDrawings\7971 C-1 - C-6 Civil Drawings.dwg

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.



DATE	REVISIONS

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VEENSTRA & KIMM INC.
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EXISTING SITE PLAN

SHEET NO. C-3

PROJECT 7971

JOB NO. 7971 VEENSTRA & KIMM. INC.. DESIGN FIRM REGISTRATION NUMBER 184.001939

PLOTTED: Wednesday, April 15, 2026 1:59:18 PM

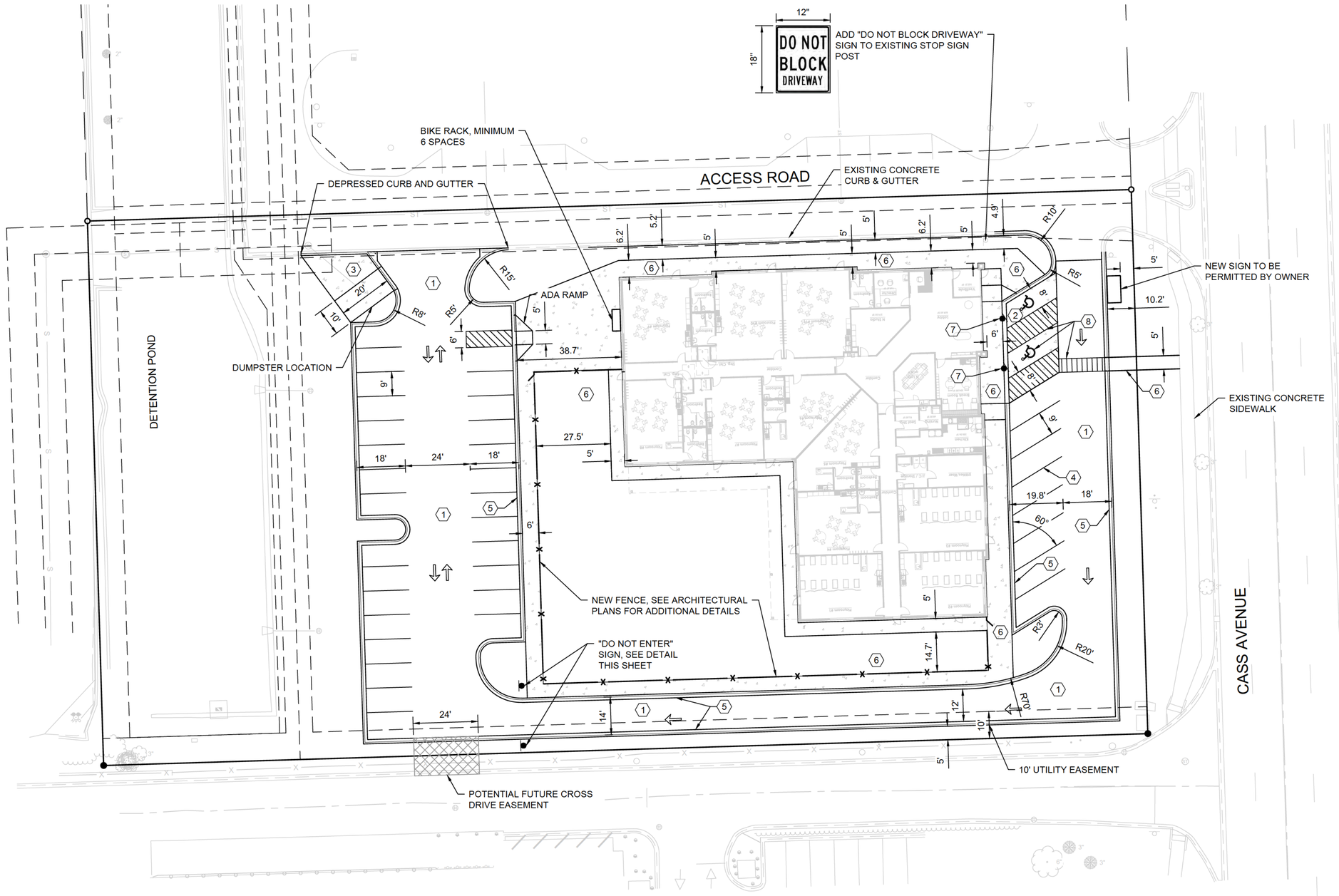
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Petitioner Preferred: Clockwise Flow

SPECIFICATIONS

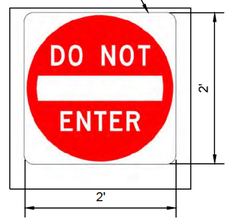
SPECIFICATIONS SHALL BE THOSE OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, EIGHTH EDITION" (SSWSMC), ADOPTED, 2020 AND THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED JANUARY 1, 2022.



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

DATE	REVISIONS

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VEENSTRA & KIMM INC.
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GEOMETRIC SITE PLAN

SHEET NO. C-4

PROJECT 7971

PLOTTED: Wednesday, April 15, 2026 2:36:43 PM

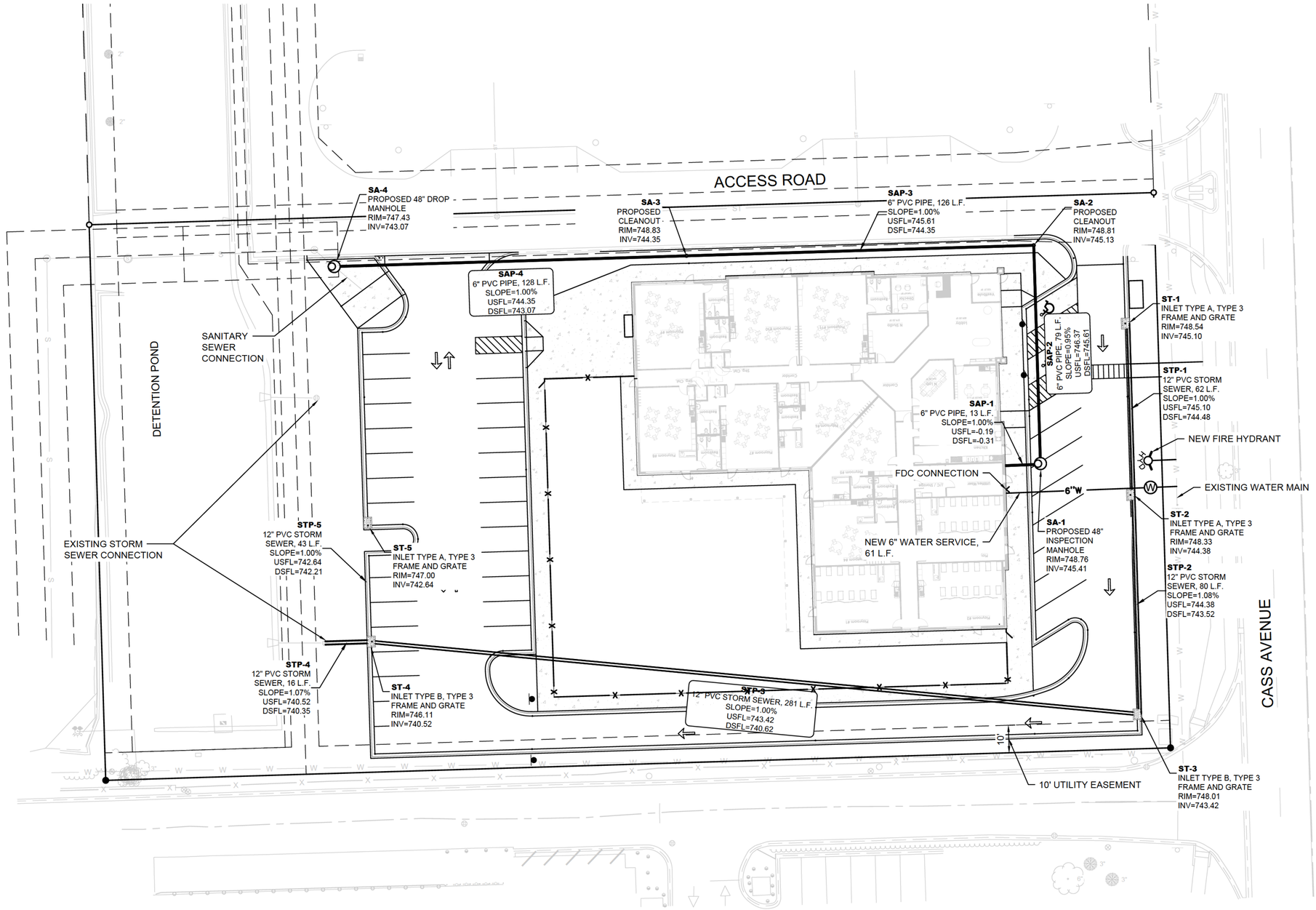
X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
FILE PATH: ip01.kleinfelder.com\blhksharei\0700\0797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DS\CADD_ProdDrawings\7971 C-1 - C-6 Civil Drawings.dwg

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

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.



0' 20' 40'

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

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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UTILITY PLAN

SHEET NO. C-5

PROJECT 7971

PLOTTED: Wednesday, April 15, 2026 1:59:18 PM

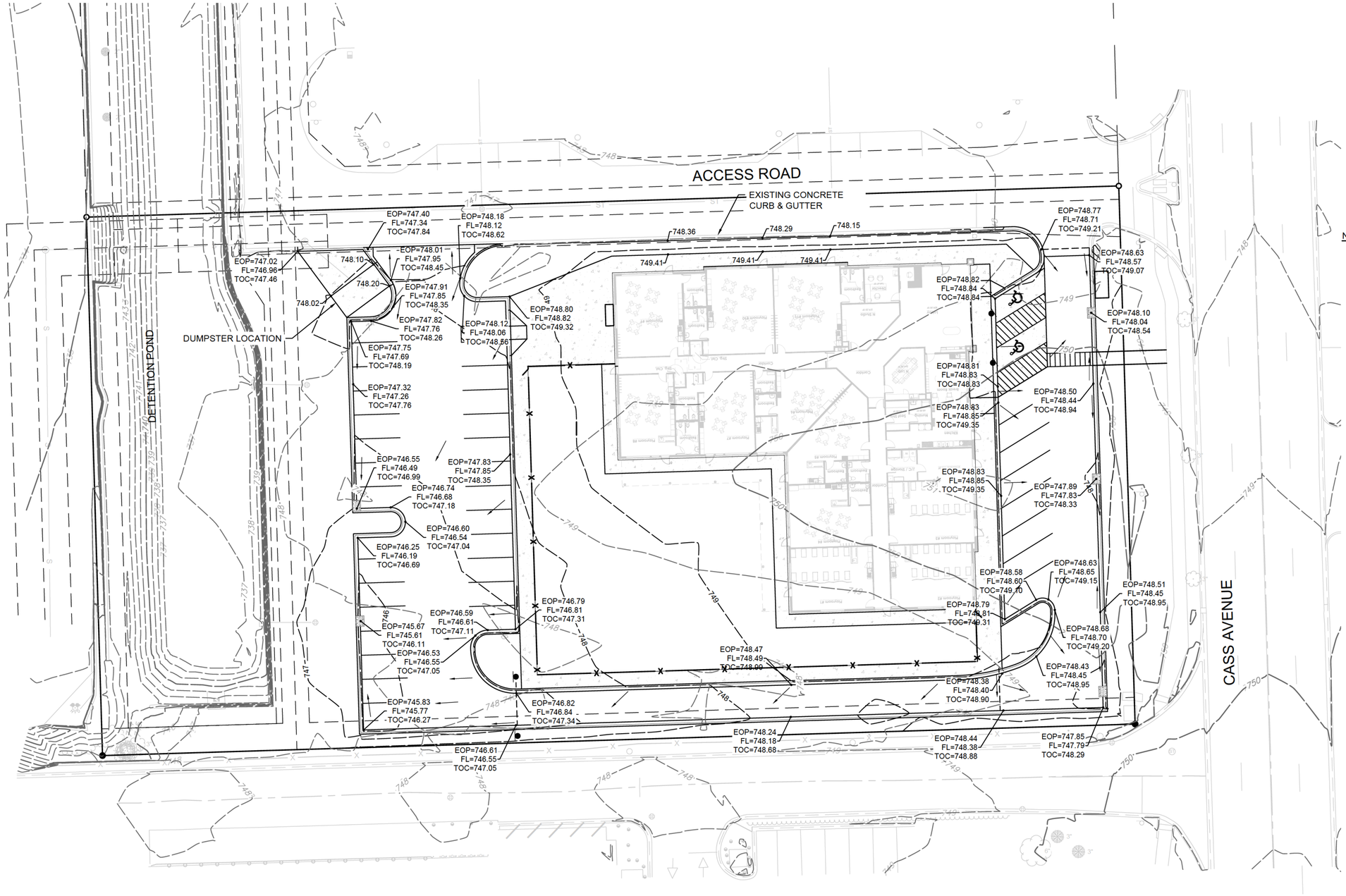
X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
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JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

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.



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

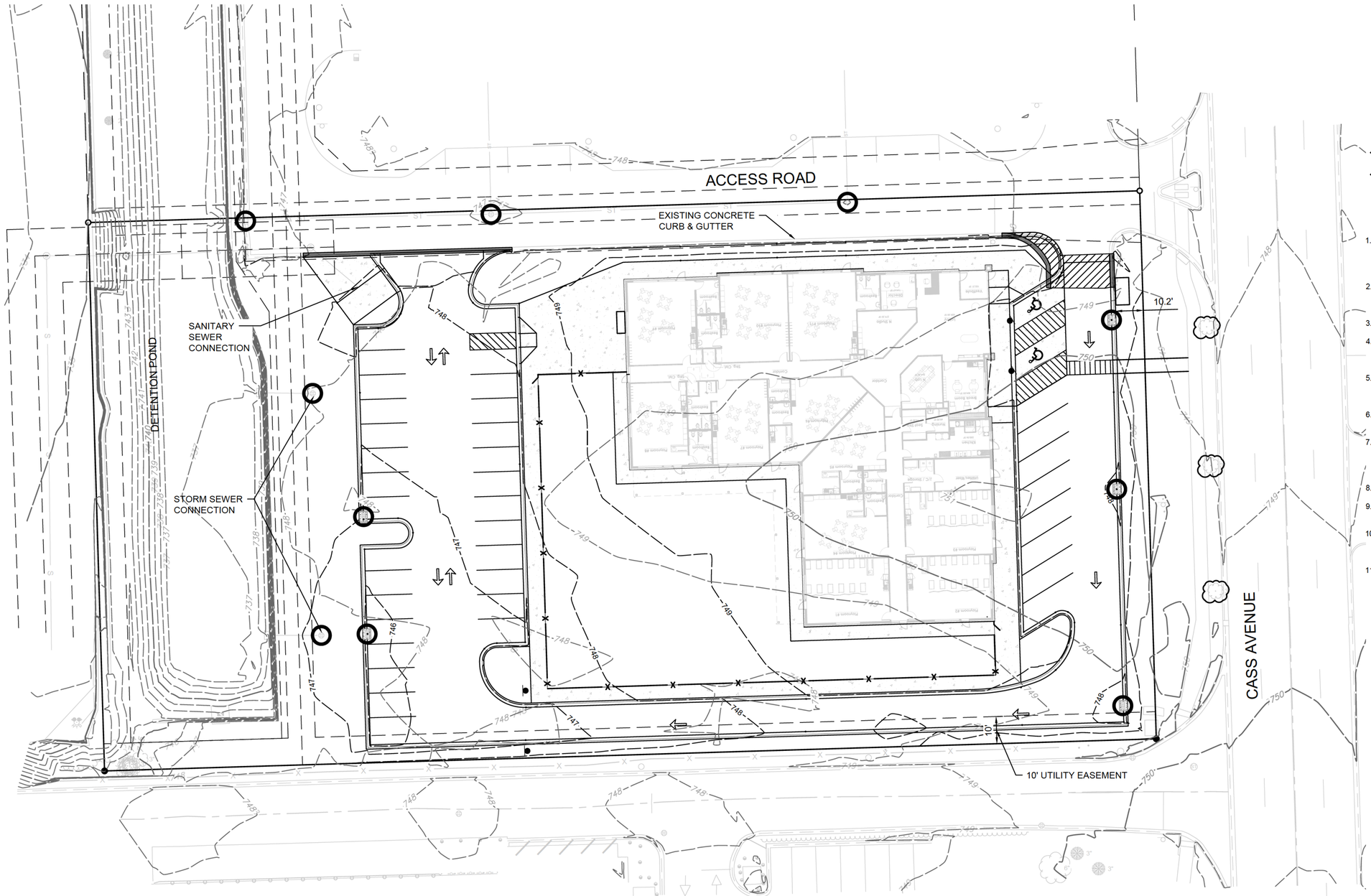
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JOB NO. 7971 VEENSTRA & KIMM, INC.; DESIGN FIRM REGISTRATION NUMBER 184.001939

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.



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.

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CHECKED	RDALTON
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VEENSTRA & KIMM INC.
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814 SERVICES, LLC

552 W. Boughton Road • Bolingbrook, IL 60440
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STORM WATER POLLUTION PREVENTION PLAN

SHEET NO. C-7

PROJECT 7971

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

PLOTTED: Wednesday, April 15, 2026 2:02:09 PM

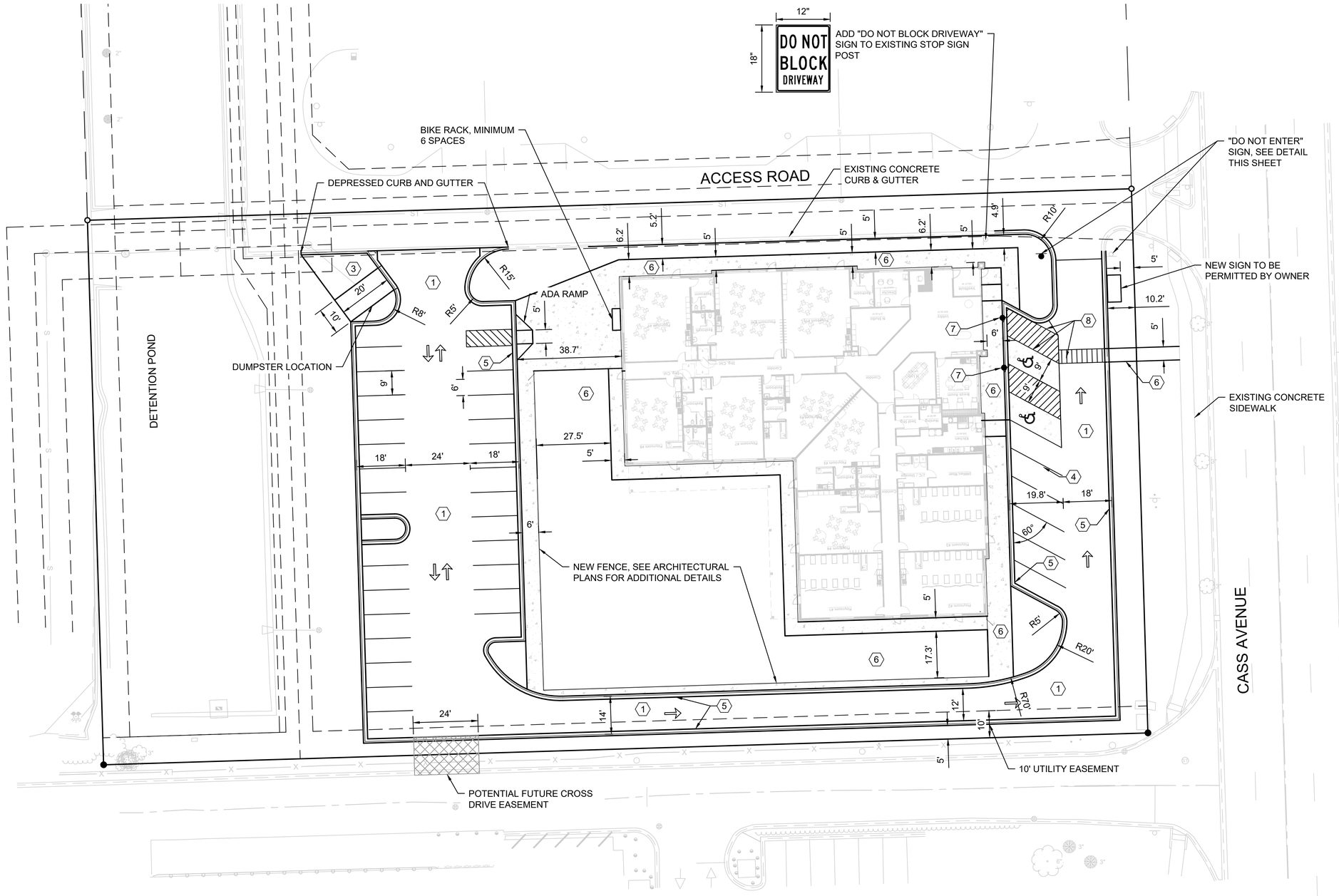
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FILE PATH: ip01.kleinfelder.com\lbkshare\070000797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSICADD_ProdDrawings\C-10 STORM WATER POLLUTION PREVENTION PLAN.dwg

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.



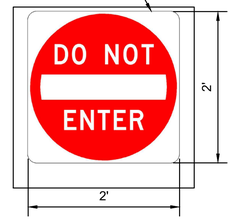
0' 20' 40'

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	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

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

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STORM WATER POLLUTION PREVENTION PLAN NOTES

SHEET NO. C-8

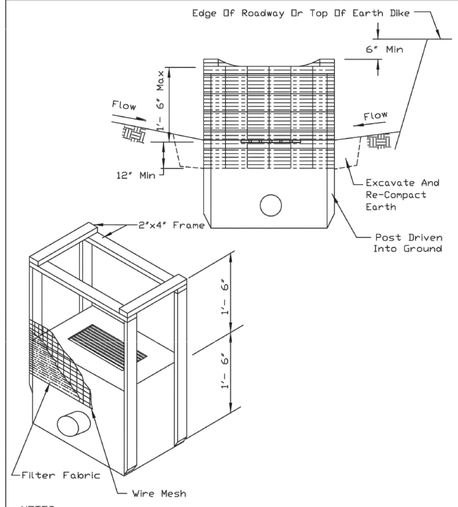
PROJECT 7971

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\blkshare\07000\7971-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSICADD_ProdDrawings\C-10 STORM WATER POLLUTION PREVENTION PLAN.dwg

PLOTTED: Wednesday, April 15, 2026 2:04:52 PM
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INLET PROTECTION - FABRIC DROP PLAN



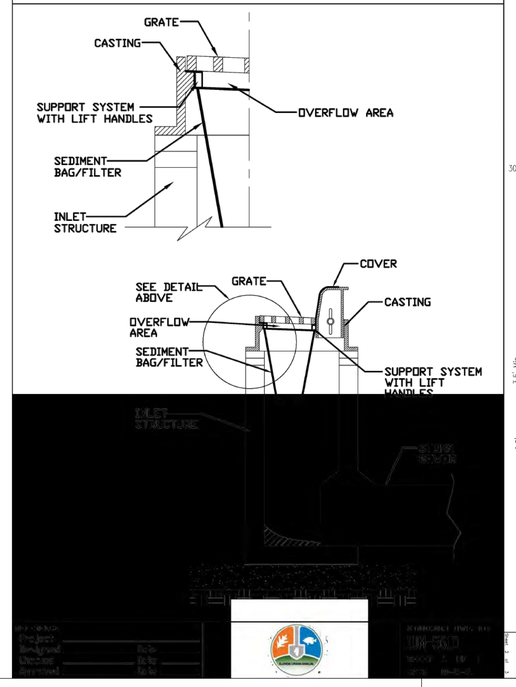
NOTES:
1. Filter fabric shall meet the requirement of material specification 592 GEOTEXTILE, table 1 or 2, class I, with an EOS of at least 30 for nonwoven and 50 for woven.
2. The wire mesh shall have a maximum opening of at least 6 inches.
3. Limit drainage area to the inlet protection to 1 acre.

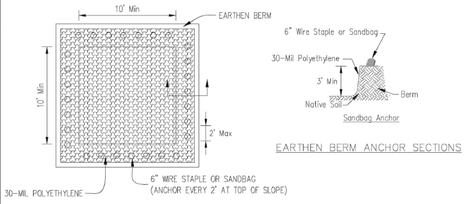
REFERENCE
Project
Designed _____ Date
Checked _____ Date
Approved _____ Date

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-560
SHEET 1 OF 1
DATE 6-29-93

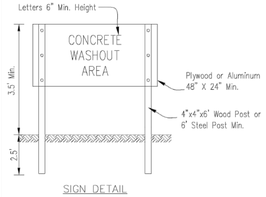
INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



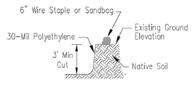


PLAN VIEW

EARTHEN BERM ANCHOR SECTIONS



SIGN DETAIL



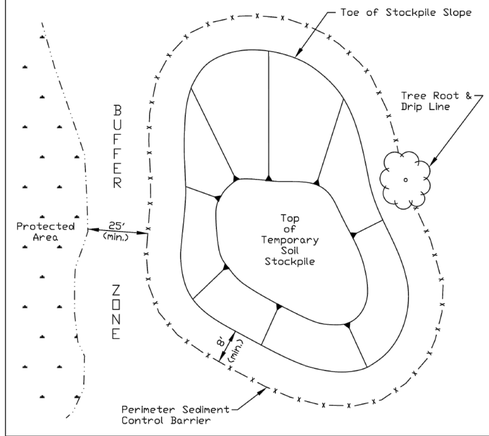
SUBGRADE ANCHOR SECTIONS

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.

TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE

Designed _____ Date
Drawn B. JOHNSON 5/08
Checked _____
Approved _____

TEMPORARY SOIL STOCKPILE DETAIL

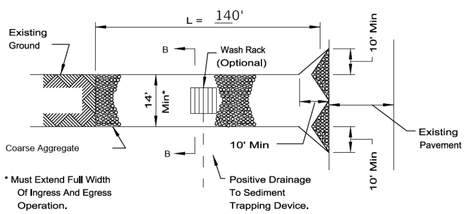


NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over 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.

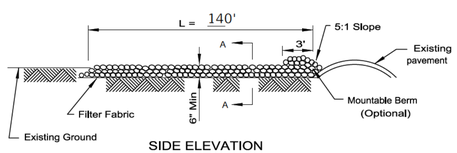
REFERENCE
Project
Designed _____ Date
Checked _____ Date
Approved _____ Date

STANDARD DWG. NO. IUM-627
SHEET 1 OF 1
DATE JANUARY 2017

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW



SIDE ELEVATION

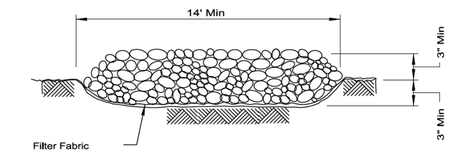
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class , or II and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, 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
Project
Designed _____ Date
Checked _____ Date
Approved _____ Date

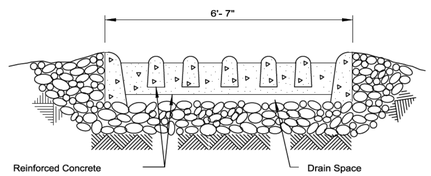
NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 1 OF 2
DATE 8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN



SECTION A-A



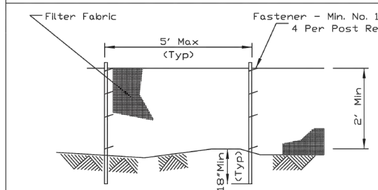
SECTION B-B

REFERENCE
Project
Designed _____ Date
Checked _____ Date
Approved _____ Date

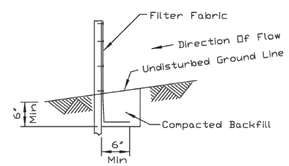
NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 2 OF 2
DATE 8-18-94

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
Project
Designed _____ Date
Checked _____ Date
Approved _____ Date

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-620
SHEET 1 OF 2
DATE 11-20-01

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

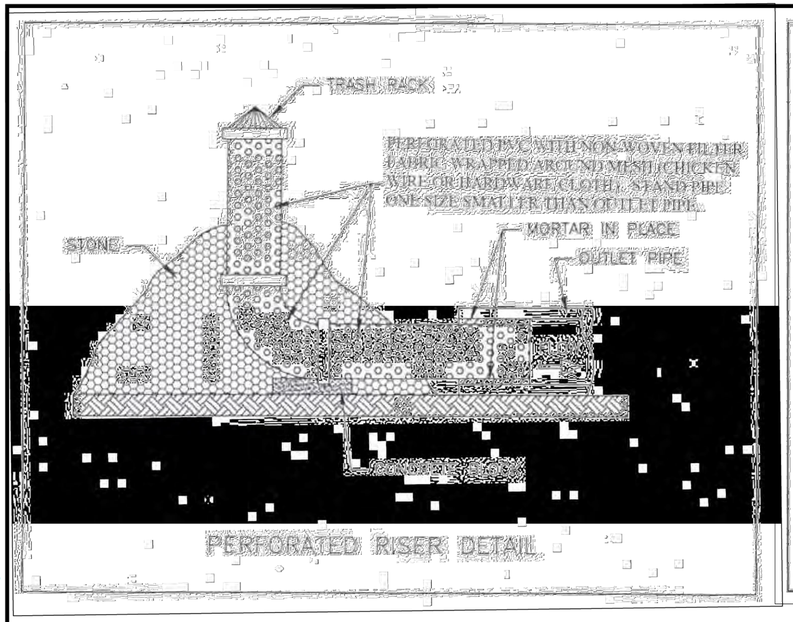
552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

STORM WATER POLLUTION PREVENTION PLAN DETAILS

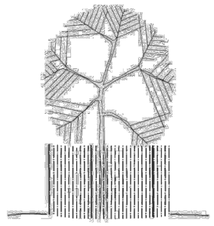
SHEET NO. C-9
PROJECT 7971

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

PLOTTED: Wednesday, April 15, 2026 1:58:27 PM
X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
FILE PATH: ip01.kleinfelder.com\lbkshare0700\0797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSICADD_ProdDrawings\C-10 STORM WATER POLLUTION PREVENTION PLAN.dwg



PERFORATED RISER DETAIL



ELEVATION
NOT TO SCALE

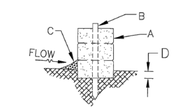


PLAN
NOT TO SCALE

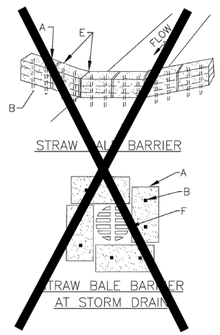
CONSTRUCTION NOTES
A. THE FENCING WILL CONSIST OF 6' CHAIN LINK WITH STURDY STEEL POSTS DRIVEN INTO THE GROUND AT A MINIMUM OF EVERY 10'

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

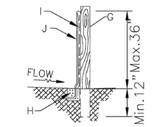


CROSS-SECTION

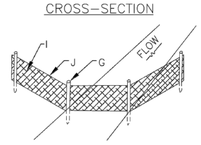


STRAW BALE BARRIER

STRAW BALE BARRIER AT STORM DRAIN



CROSS-SECTION



SYNTHETIC FILTER BARRIER

STRAW BALES ARE NOT ALLOWED

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

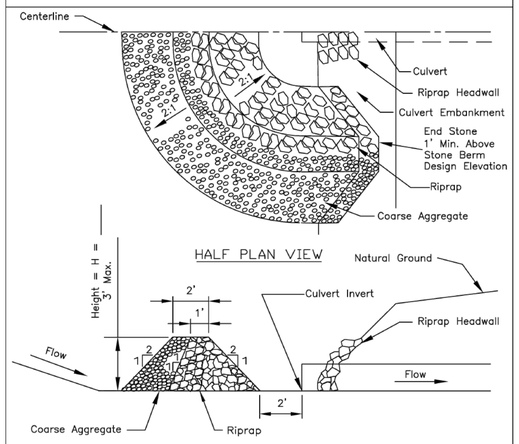
GENERAL NOTES
1. FOR FILTER BARRIER CONSIDERATIONS, THE DRAINAGE AREA SHALL BE LIMITED TO 1/2 ACRE, EXCEPT FOR INDIVIDUAL LOTS WHERE 1 ACRE IS ACCEPTABLE.
2. STRAW BALES SHALL BE PLACED IN A SINGLE ROW AND STAKED WITH MIN. 2 STAKES PER BALE. GAPS BETWEEN BALES SHALL BE CHINKED WITH STRAW. BALES SHALL 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.

ISSUED: March 1988
REVISED: April 7, 2008

VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
SOIL EROSION CONTROL

DATE: APRIL, 2008
DWG D-12-0
I:\WMNTV\GENERAL\Standards\dwgs\SOIL.dwg

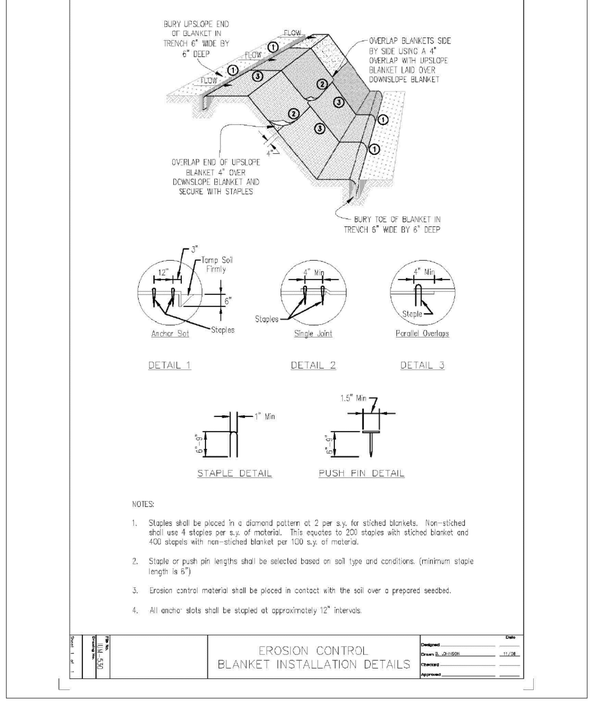
CULVERT INLET PROTECTION - STONE



CENTERLINE CROSS SECTION

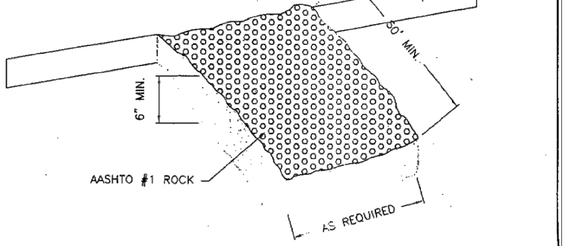
Notes:
1. Sediment shall be removed when the sediment has accumulated to one-half the height of the stone berm.
2. Coarse aggregate shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3 or CA-4.
3. Riprap shall meet IDOT gradation RR-3 or RR-4. Any permanent riprap, such 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.

1" = 1' Horiz. / 1" = 5' Vert.	EROSION CONTROL BLANKET INSTALLATION DETAILS	Designed / Drawn By / Checked / Reviewed / Approved — Date



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

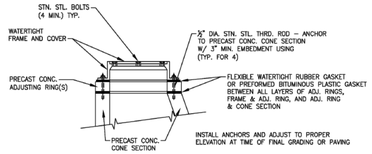
552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

STORM WATER POLLUTION PREVENTION PLAN DETAILS

SHEET NO. C-10
PROJECT 7971

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

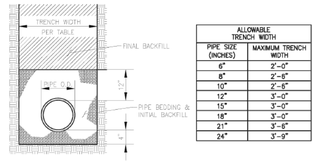
PLOTTED: Wednesday, April 15, 2026 1:58:27 PM
X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
FILE PATH: ip01.kleinfelder.com\bbkshare\0700\0797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSICADD_ProdDrawings\7971 C-11 - C-13 Civil Drawing Details.dwg



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

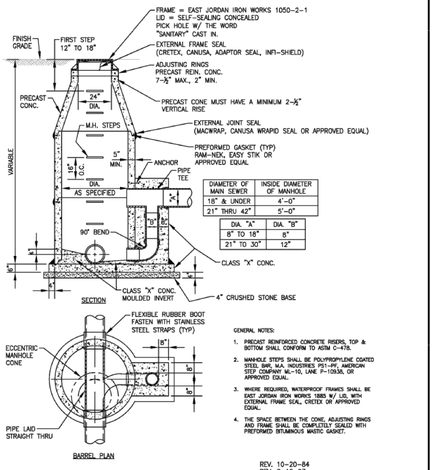
SPECIFICATION

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"

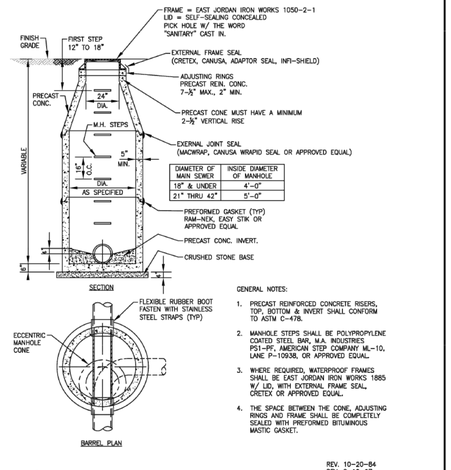
GENERAL NOTES:

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.

DROP MANHOLE DETAIL
DOWNERS GROVE SANITARY DISTRICT

REV. 10-20-84
REV. 8-12-97
REV. 4-23-98
REV. 11-21-00
REV. 2-1-15
REV. 9-14-15

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.

STANDARD MANHOLE DETAIL (OVER 5 FEET)
DOWNERS GROVE SANITARY DISTRICT

REV. 10-20-84
REV. 8-12-97
REV. 4-23-98
REV. 7-14-98
REV. 2-1-15
REV. 9-14-15

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

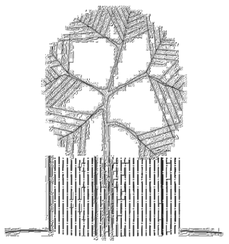
552 W. Boughton Road • Bolingbrook, IL 60440
319-466-1000 • 1-800-241-8000

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'

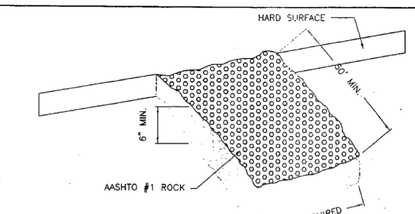
GENERAL NOTES

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

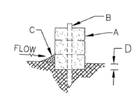
TREE PROTECTION

DATE: AUGUST 22, 2018
ISSUED DATE: DECEMBER1996

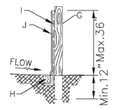


1. STONE SIZE – USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TEN (10) FOOT MINIMUM, BUT NOT LESS THAN 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.

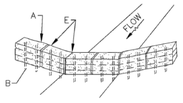
TEMPORARY ROCK CONSTRUCTION ENTRANCE



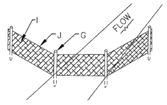
CROSS-SECTION



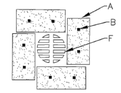
CROSS-SECTION



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

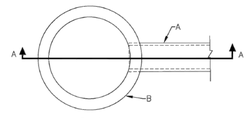
GENERAL NOTES

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.

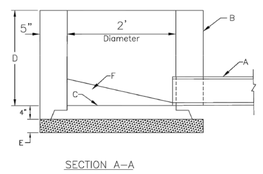
VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
SOIL EROSION CONTROL

DATE: APRIL, 2008
DWG D-12-0
I:\WMNTV\GENERAL\Standards\dwgs\SOIL.dwg

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)

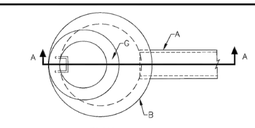
IDOT TYPE	NEENAH TYPE
I – OPEN	R-2504-D
1-CLOSED	R-1772-B*
8-OPEN	R-4340-B
II-OPEN	R-3281-A

*WITH THE WORDS "STORM SEWER" CAST INTO COVER

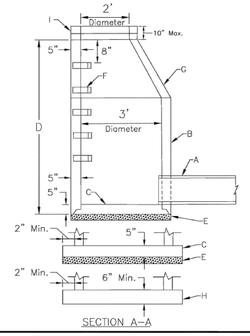
VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
INLET TYPE "A"

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)

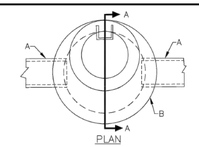
IDOT TYPE	NEENAH TYPE
I-OPEN	R-2504-D
1-CLOSED	R-1772-B*
8-OPEN	R-4340-B
II-OPEN	R-3281-A

*WITH THE WORDS "STORM SEWER" CAST INTO COVER

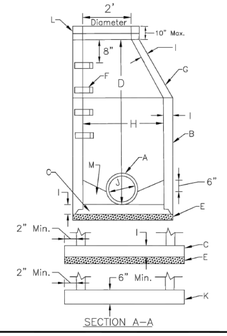
VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
INLET TYPE "B"

DATE: APRIL, 2008
DWG D-8-0
I:\WMNTV\GENERAL\Standards\dwgs\IN-B.dwg

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

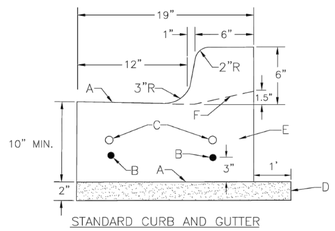
PROJECT 7971

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\bikshare\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

PLOTTED: Wednesday, April 15, 2026 1:59:26 PM
X-REFS: 7971 DESIGN & 7971 Topo & 7971 Boundary & N Family Floor Plan
FILE PATH: ip01.kleinfelder.com\bbshare\0700\0797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DSICADD_ProdDrawings\7971 C-11 - C-13 Civil Drawing Details.dwg



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.

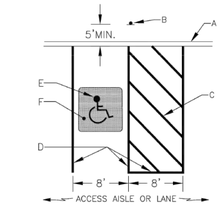
2. PERFORMED EXPANSION JOINTS OF 3/4" THICKNESS SHALL BE SPACED A MAXIMUM OF 50' APART, AND AT ALL RADIUS POINTS AND 4' EITHER SIDE OF INLETS.

3. FORMED OR SAW-CUT CONTRACTION JOINTS SHALL BE SPACED A MAXIMUM OF 10' APART AND FILLED WITH A SILICONE SEALANT.

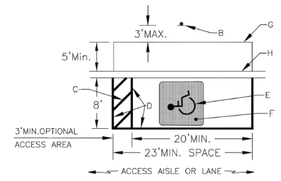
4. CONCRETE BARRIER-TYPE CURBING SHALL BE PROVIDED FOR ALL PARKING LOTS ACCOMMODATING FIVE (5) OR MORE PARKING SPACES.

VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
CURB AND GUTTER
DATE: APRIL, 2008
DWG R-6-0
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ISSUED: March 1988
REVISED: April 7, 2008



ANGLE SPACE



PARALLEL SPACE

CONSTRUCTION NOTES

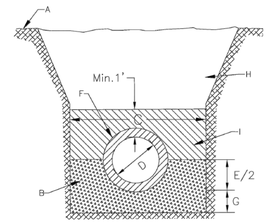
A. CURB OR BUMPER BLOCK OR PAVEMENT MARKING LINE.
B. HANDICAPPED PARKING SIGNAGE, CENTERED IN SPACE.
C. 4" PAVEMENT MARKING LINE @ 2' OFF CENTER.
D. 4' PAVEMENT MARKING LINE. (TYP.)
E. HANDICAPPED SYMBOL CENTERED IN STALL.
F. OPTIONAL BLUE BACKGROUND FOR CLARITY.
G. PAVED LOADING AREA, MAX. 2% SLOPE.
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

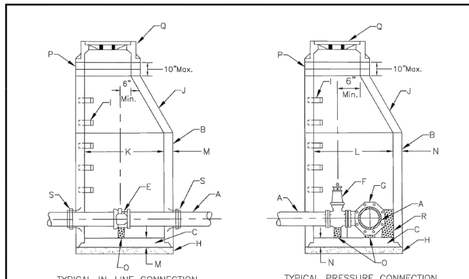
1. FOR STORM SEWERS, REINFORCED CONCRETE PIPE OR DUCTILE IRON PIPE SHALL NORMALLY BE USED. POLYVINYL CHLORIDE PIPE MAYBE USED WHEN INSTALLED UNDER LANDSCAPED AREAS, OR UNDER PAVEMENTS WHEN DEPTH OF COVER IS A MINIMUM OF 3 FEET, EXCEPT THAT BEDDING MATERIAL SHALL BE PLACED A MIN. OF 1 FOOT OVER THE PIPE. 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.

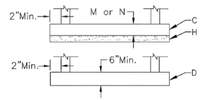
VILLAGE OF WESTMONT
STANDARD DETAIL
FOR
TRENCH
DATE: APRIL, 2008
DWG D-1-0
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ISSUED: March 1988
REVISED: April 7, 2008



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.

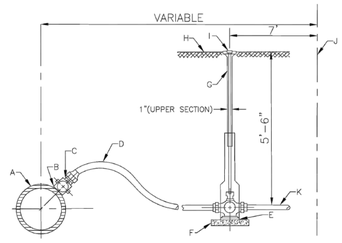
2. WHEN INSUFFICIENT DEPTH IS AVAILABLE TO INSTALL A CONE SECTION, A PRECAST REINFORCED CONCRETE FLAT SLAB TOP SHALL BE USED. SEE IDOT STANDARD DETAIL.

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



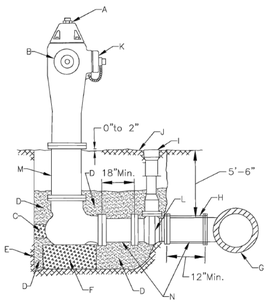
CONSTRUCTION NOTES

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
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ISSUED: March 1988
REVISED: April 7, 2008

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	04/15/2026
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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

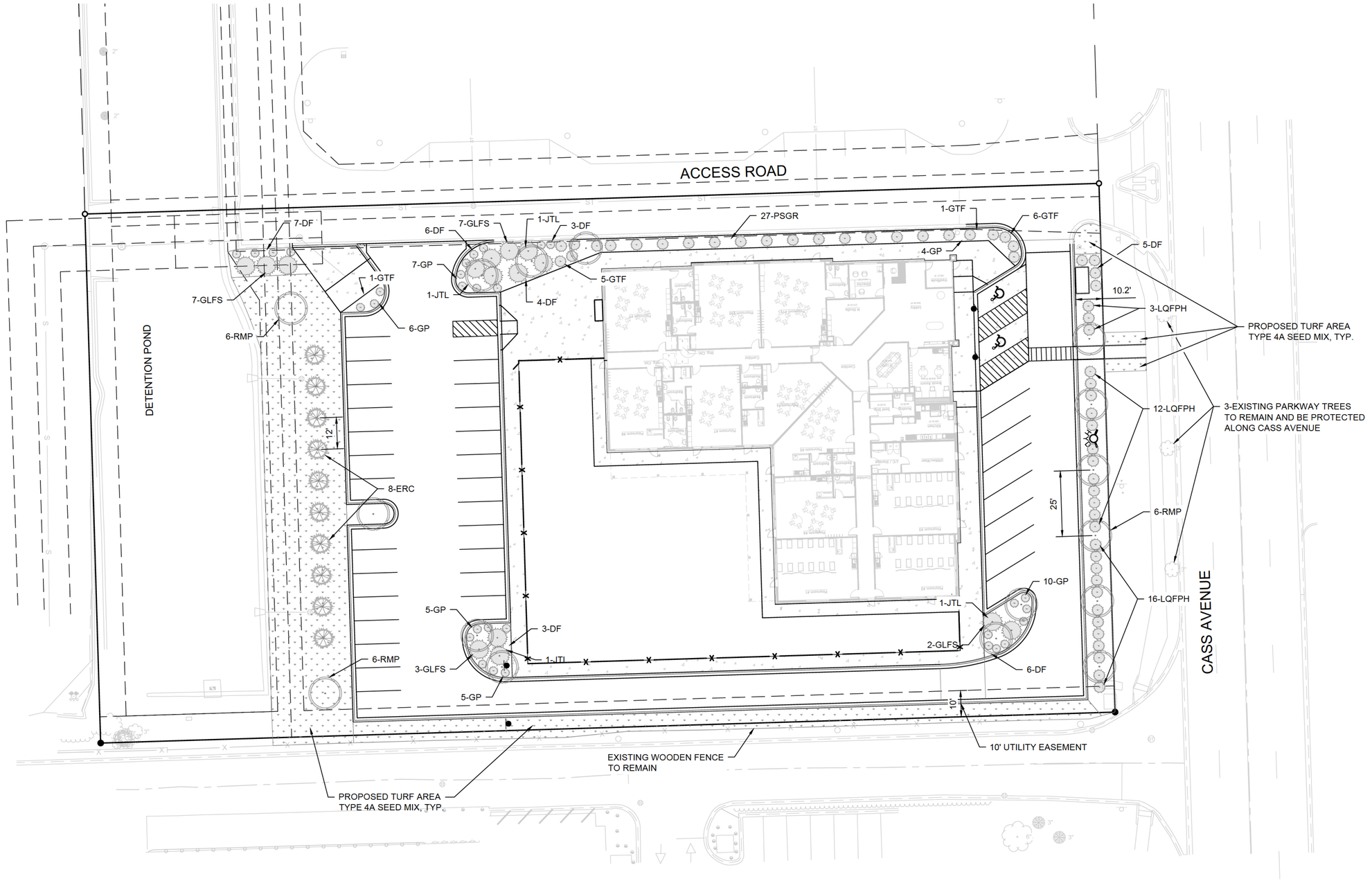
VILLAGE OF WESTMONT STANDARD DETAILS

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\blbkshare\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

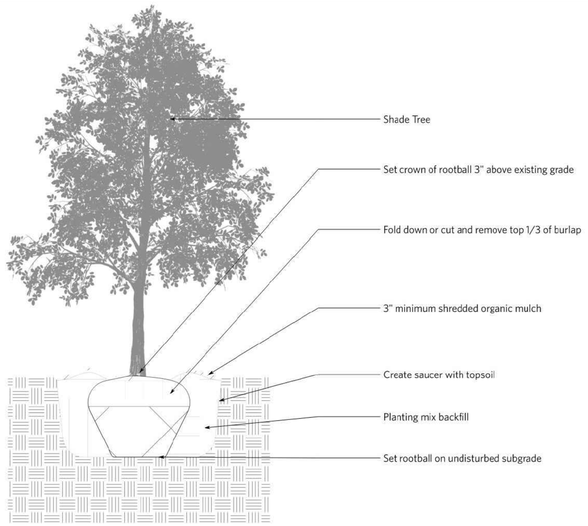
6120 S. CASS AVE., WESTMONT, IL - CHILD CARE FACILITY
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552 W. Boughton Road • Bolingbrook, IL 60440
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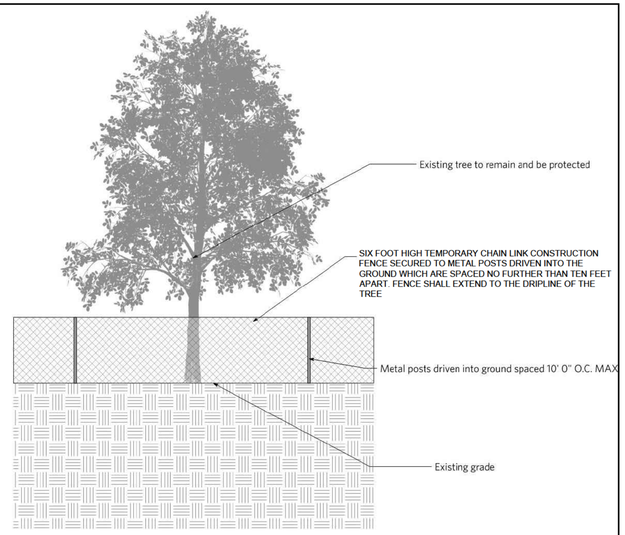
LANDSCAPE PLAN

SHEET NO.
L-1
PROJECT 7971

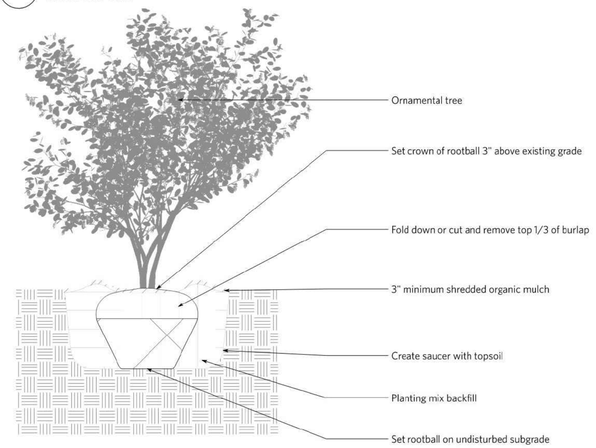
JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939



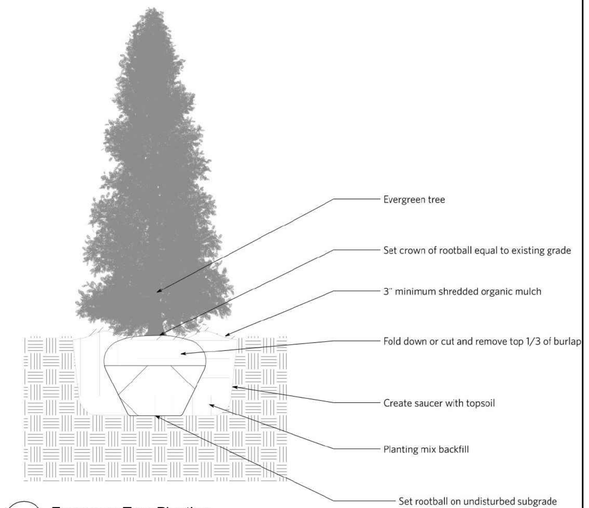
1 Shade Tree Planting
Scale: Not to Scale



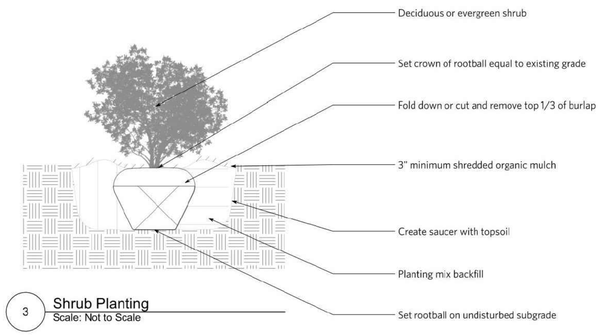
4 Tree Protection Detail
Scale: Not to Scale



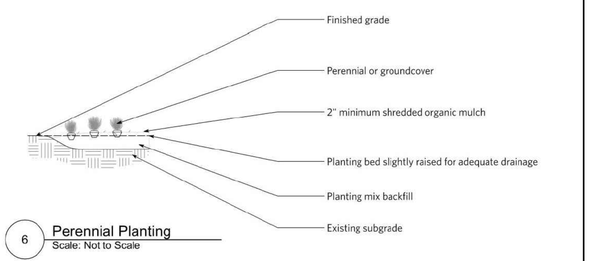
2 Ornamental Tree Planting
Scale: Not to Scale



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

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

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939



Floor Plan

1/8" = 1'-0"

A.2-I0.1

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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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	
04.20.2026	Preliminary Design - Resubmittal	

Seal:

Note:
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North Arrow:

N

Sheet Title:
Floor Plan

Project Number:
25-223

Sheet Number:
A.000

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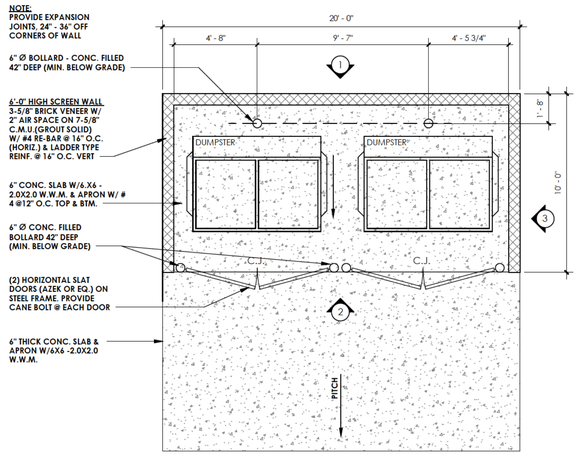
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North Arrow:

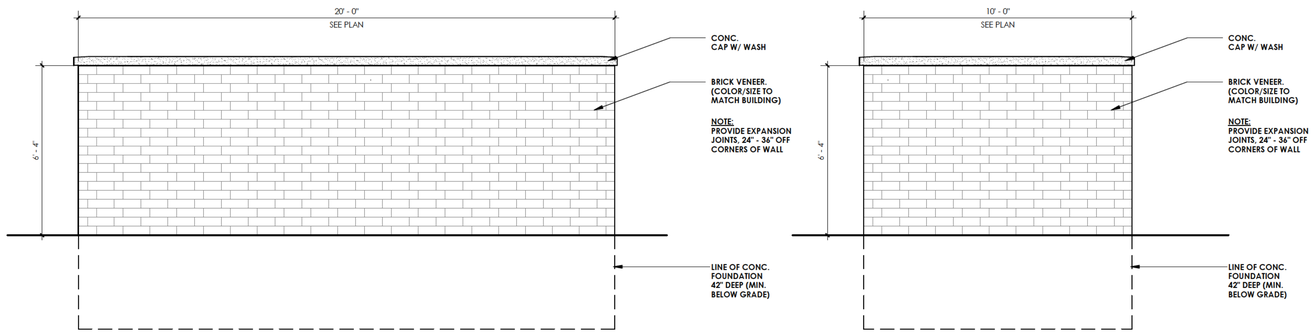
Sheet Title:
Trash Enclosure Details

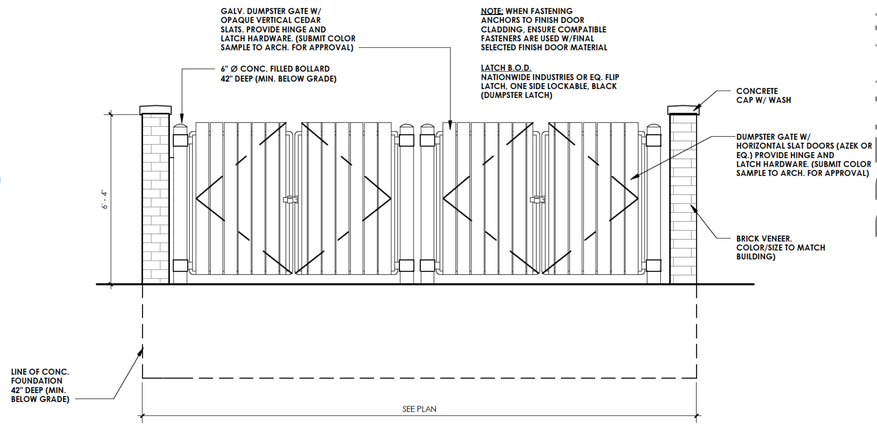
Project Number:
25-223

Sheet Number:
AS.101



Dumpster Enclosure Plan
1/4" = 1'-0"



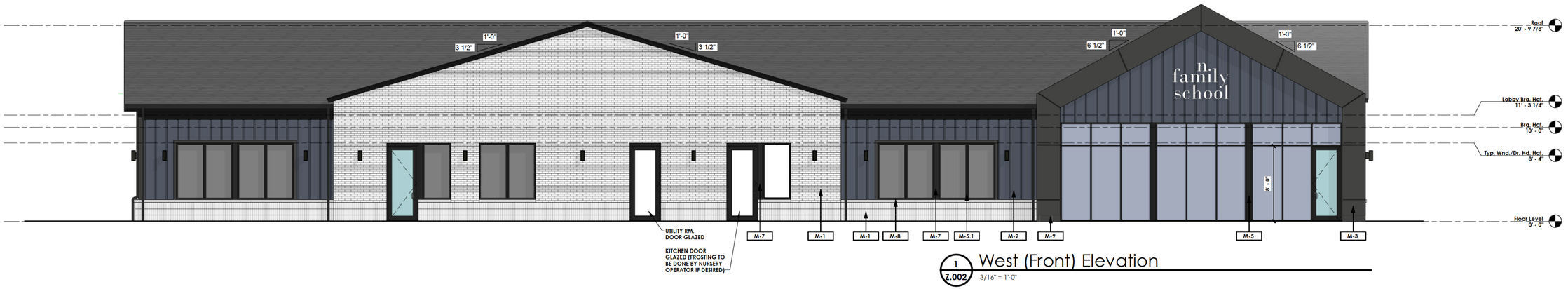


3 Dumpster Rear Elevation
3/8" = 1'-0"

2 Dumpster Side Elevation - Typ.
3/8" = 1'-0"

1 Dumpster Front Elevation
3/8" = 1'-0"

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"

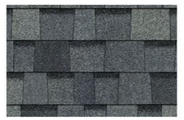


2 / A.000 South (Side) Elevation
3/16" = 1'-0"



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



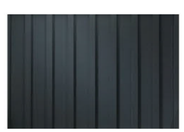
Metal Flashings **"M-7"**
Make: Pac-Clad or Eq.
Finish: Smooth Pre-finish
Color: **Black** (Match Storefront frame)
Locations: Gutters/Downspouts. Copings. Column/Pier Wraps. Misc. Flashings



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



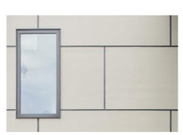
Window Sills **"M-8"**
Make: Custom Cast Stone Or Eq.
Finish: Smooth
Color: Natural White



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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FOR CONSTRUCTION

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Seal:

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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.



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)



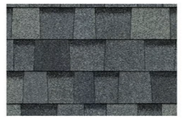
COLOR



MATERIAL

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)



MATERIAL/COLOR

Asphalt Shingles "M-4"

Make: Owens Corning or Eq.
System: TruDefinition Duration Shingles
Finish: Asphalt
Color: Estate Gray



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



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



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



Window Sills "M-8"

Make: Custom Cast Stone Or Eq.
Finish: Smooth
Color: Natural White



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)



Fiber Cement Siding (Lap Siding) "M-10"

Make: James Hardie
System: Hardie Lap Sising
Orientation: Horizontal
Finish: Primed Pre-Finished Smooth Grain
Color: 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



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.200.2

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North Arrow:

Sheet Title:
Exterior Product Specifications

Project Number:
25-223

Sheet Number:
A.200.3



BASIS OF DESIGN
MANUF: AMERIFENCE
TYPE: SPACED PICKET FENCE
FINISH: CEDAR - CLEAR COAT
SIZE: 5'-0" H

(REFERENCE IMAGE ONLY)

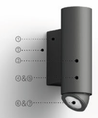
Fence Specs - Wood Fence

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 (50-60Hz) or 347-480 high-volt (50-60Hz). 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.

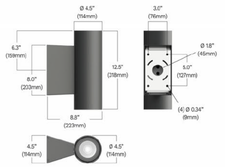
FINISH
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

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° **VNR** Very narrow optic 6°	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K Required field for all outputs except True amber.	**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**[3] 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.					

CONDUIT COVER	MOUNTING DIRECTION	PHOTOCELL	SURGE PROTECTOR	EMERGENCY
SWK Decorative cover for 3/4" conduit junction box[6]	**UP** Required for uplight installation	**PH** Photocell[7,8]	**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]	**BKT**	Jet black	**ADG**	American douglas	**MG**	Marine grade paint[12]	**UH**	Uniform height matching 16.5" (419mm) housing
NLTAIR2	nLight AIR 2.0 wireless control[9]	**BLK**	Black	**BRC**	Birch	**NM**	Natatorium sunblade[14]		
		BRZ	Bronze	**CHN**	Chestnut				
		CHT	Champagne	**CRY**	Cherry				
		CNT	Corten	**KNP**	Knotty pine				
		DGT	Gun metal	**MPL**	Maple				
		GRT	Titanium gray	**OFL**	Oak				
		MST	Matte silver	**RSW**	Rosewood				
		SGT	Steel gray	**TEK**	Teak				
		WHT	Snow white	**WLN**	Walnut				
		CMC	Custom matched color[10]						
		RAL	RAL color[11]						

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 natatorium suitable.
13- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
14- Available only in BRT and BKT finish.

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260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

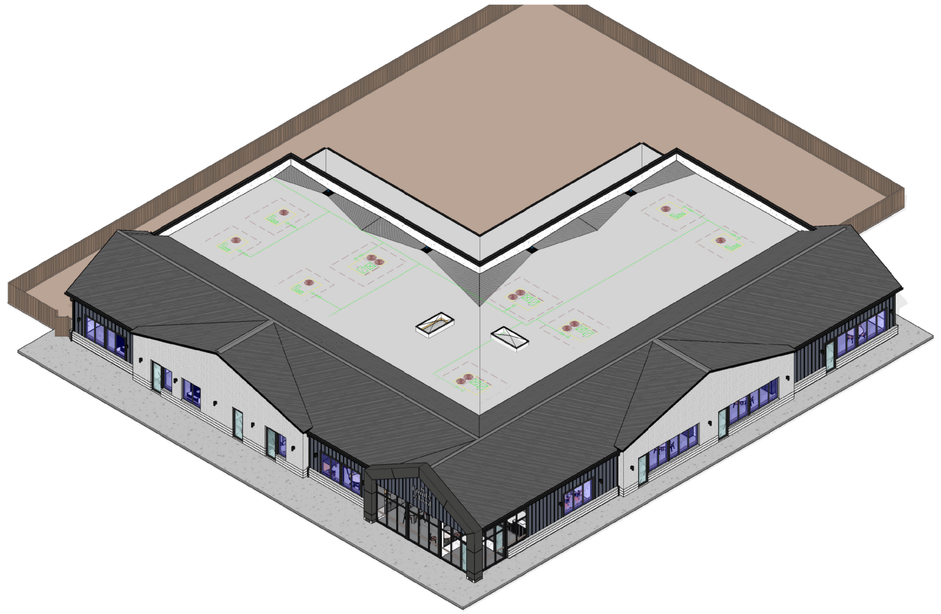
SYP400
Rev. 01/15/26

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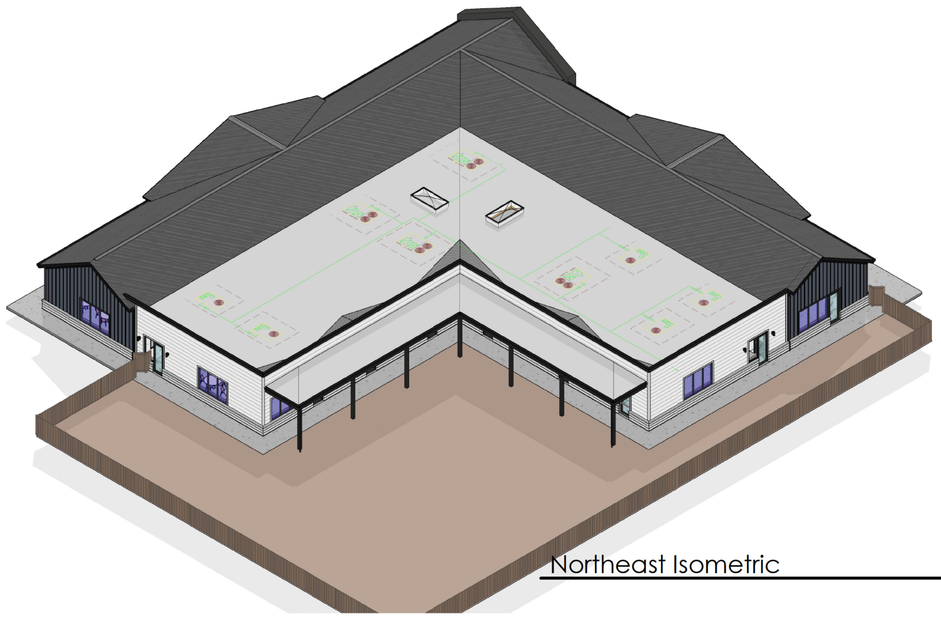
Luminis - SYP400



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:

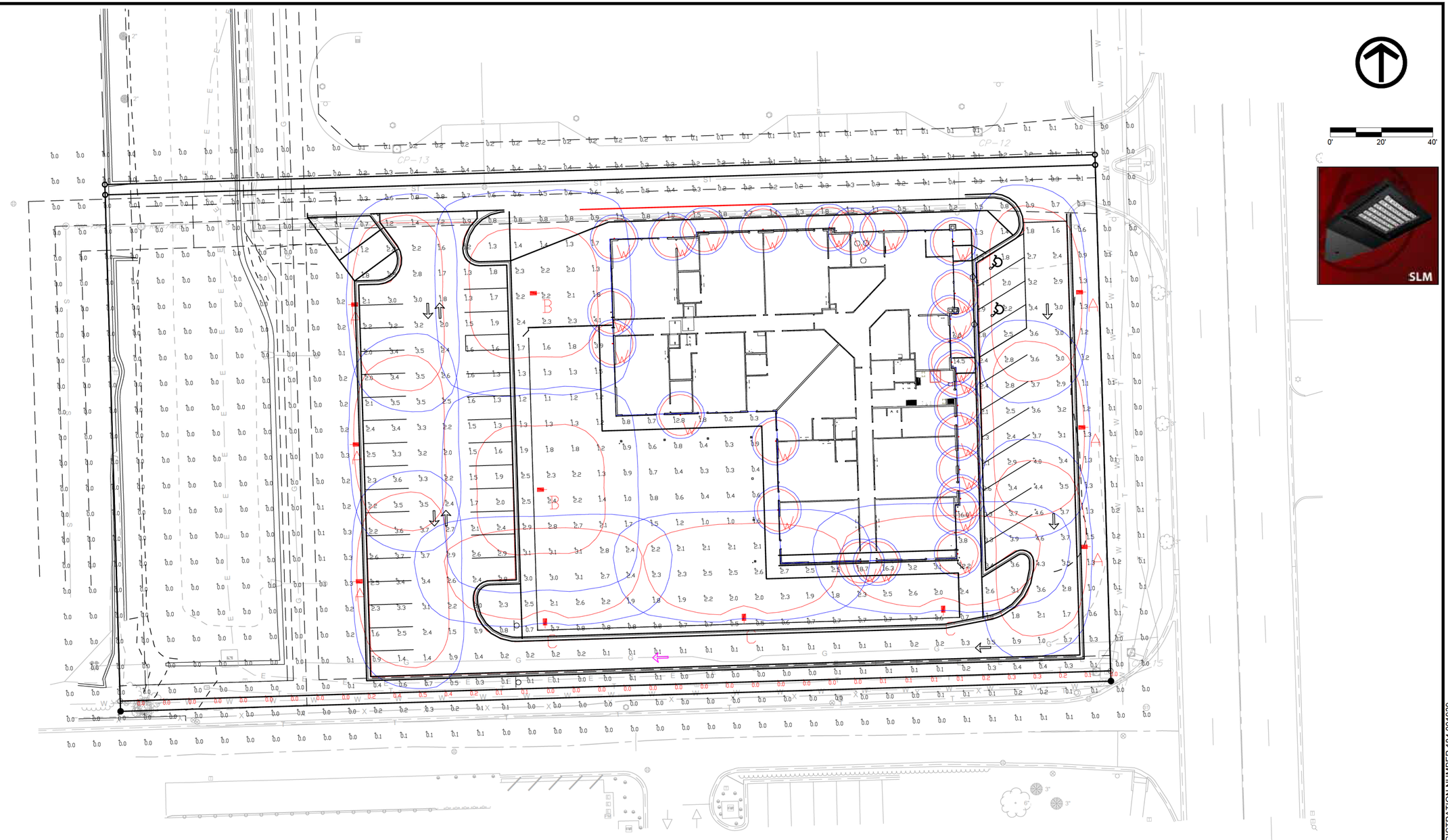
Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

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

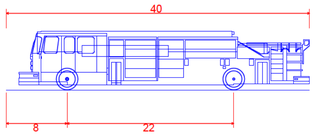
PROJECT 7971

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

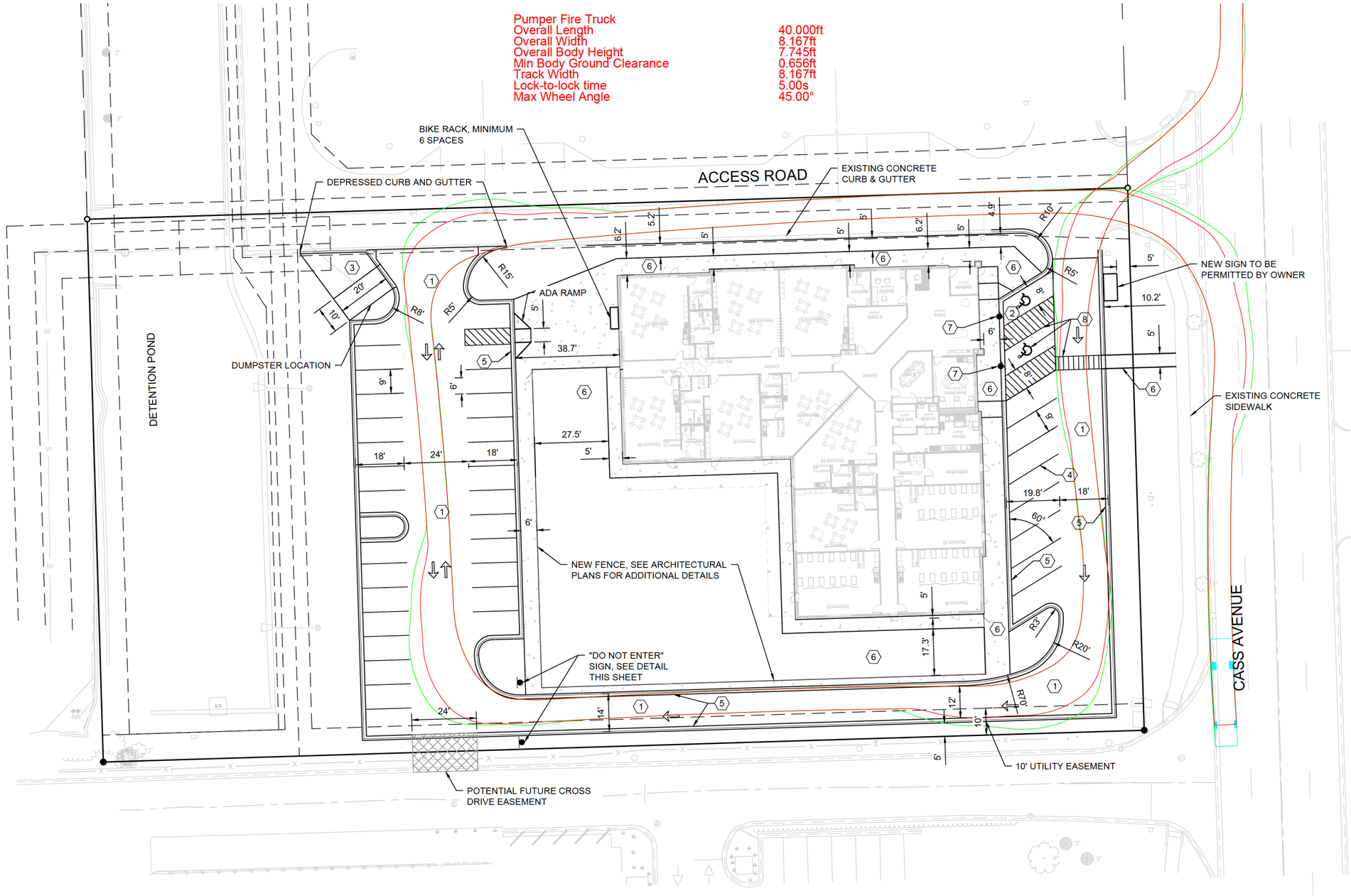
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Petitioner Preferred: Clockwise Flow



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'

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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FIRE TRUCK PATH

SHEET NO. 1

PROJECT 7971

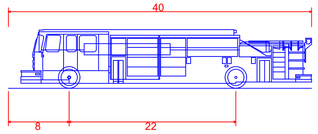
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JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

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

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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

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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.

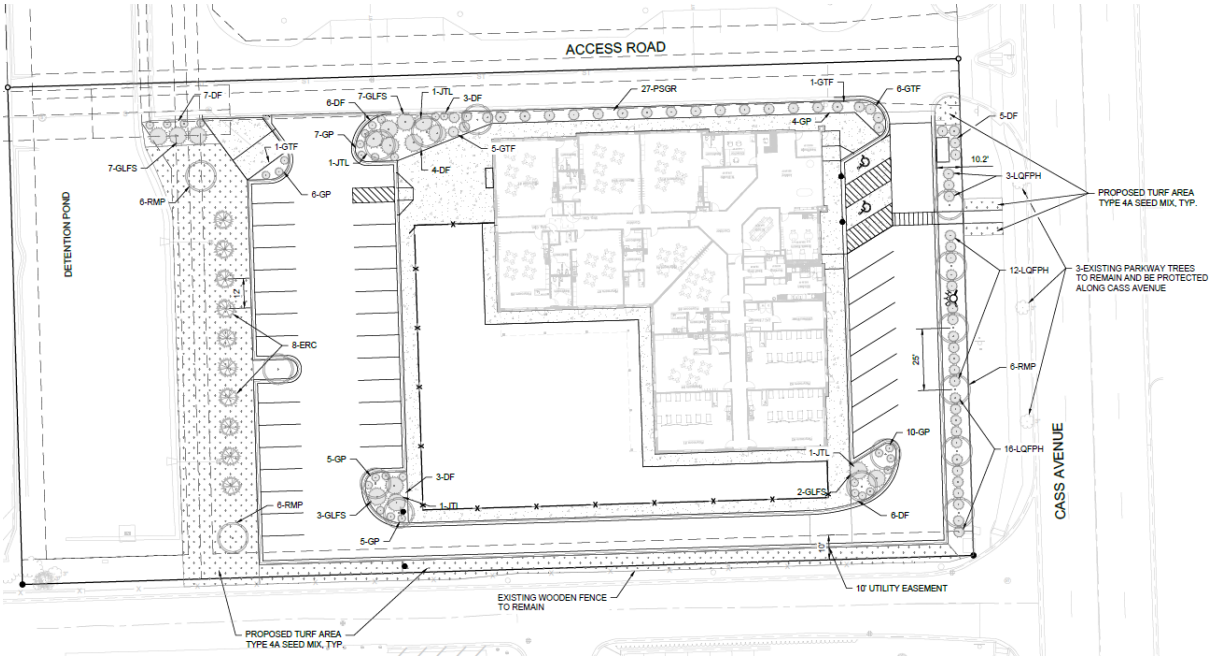


Figure 2 – Site Plan

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

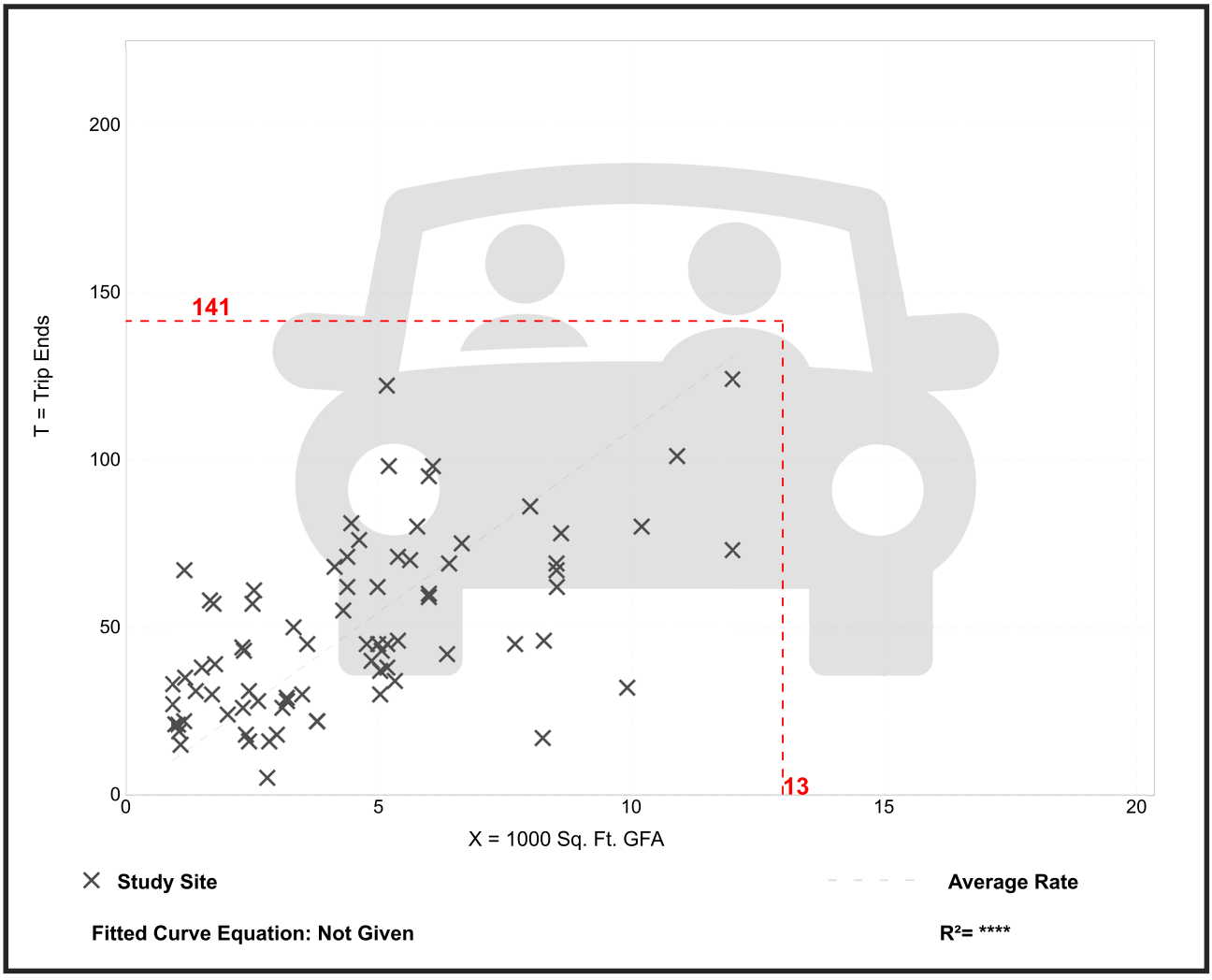
Day Care Center
(565)

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

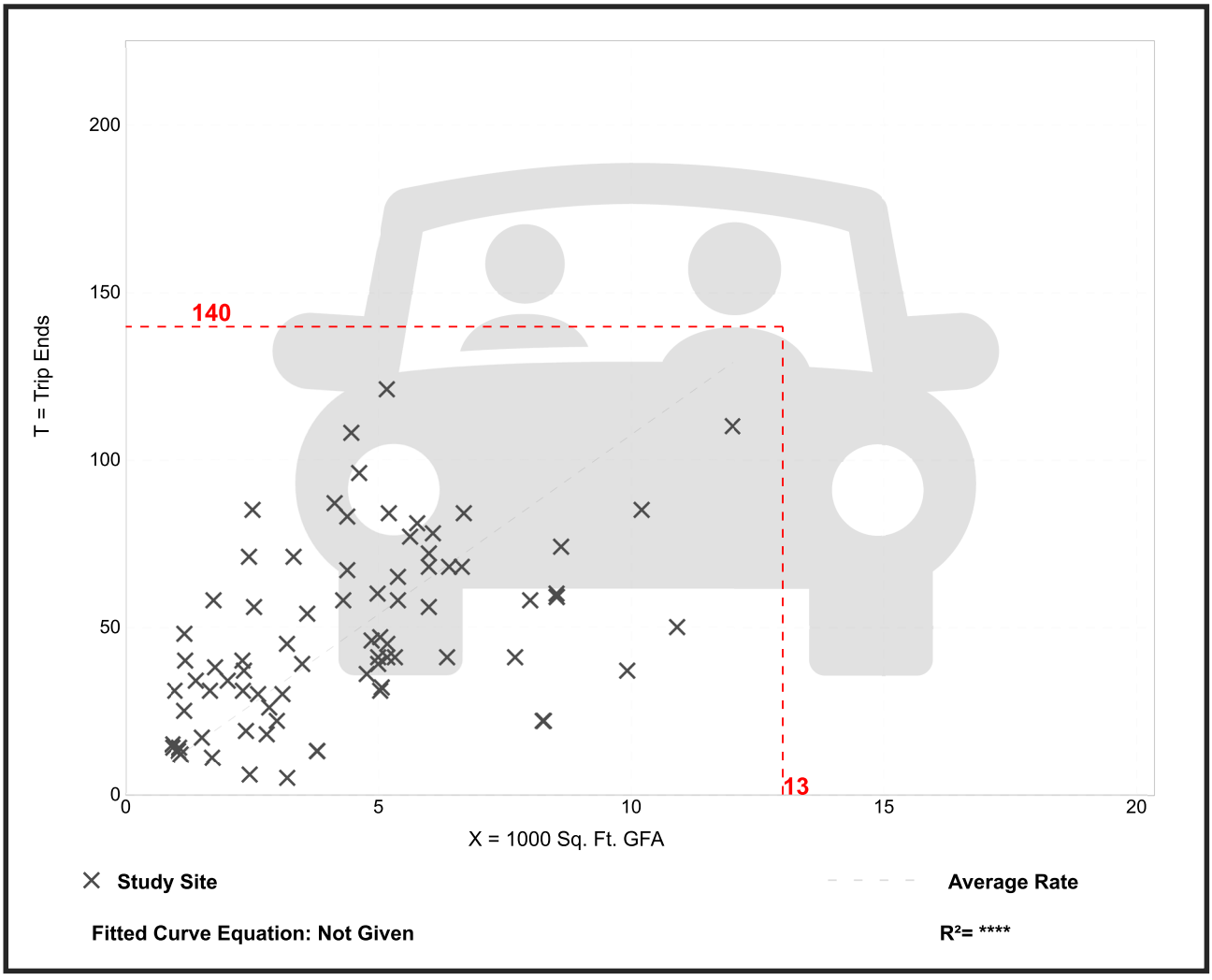
Day Care Center
(565)

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

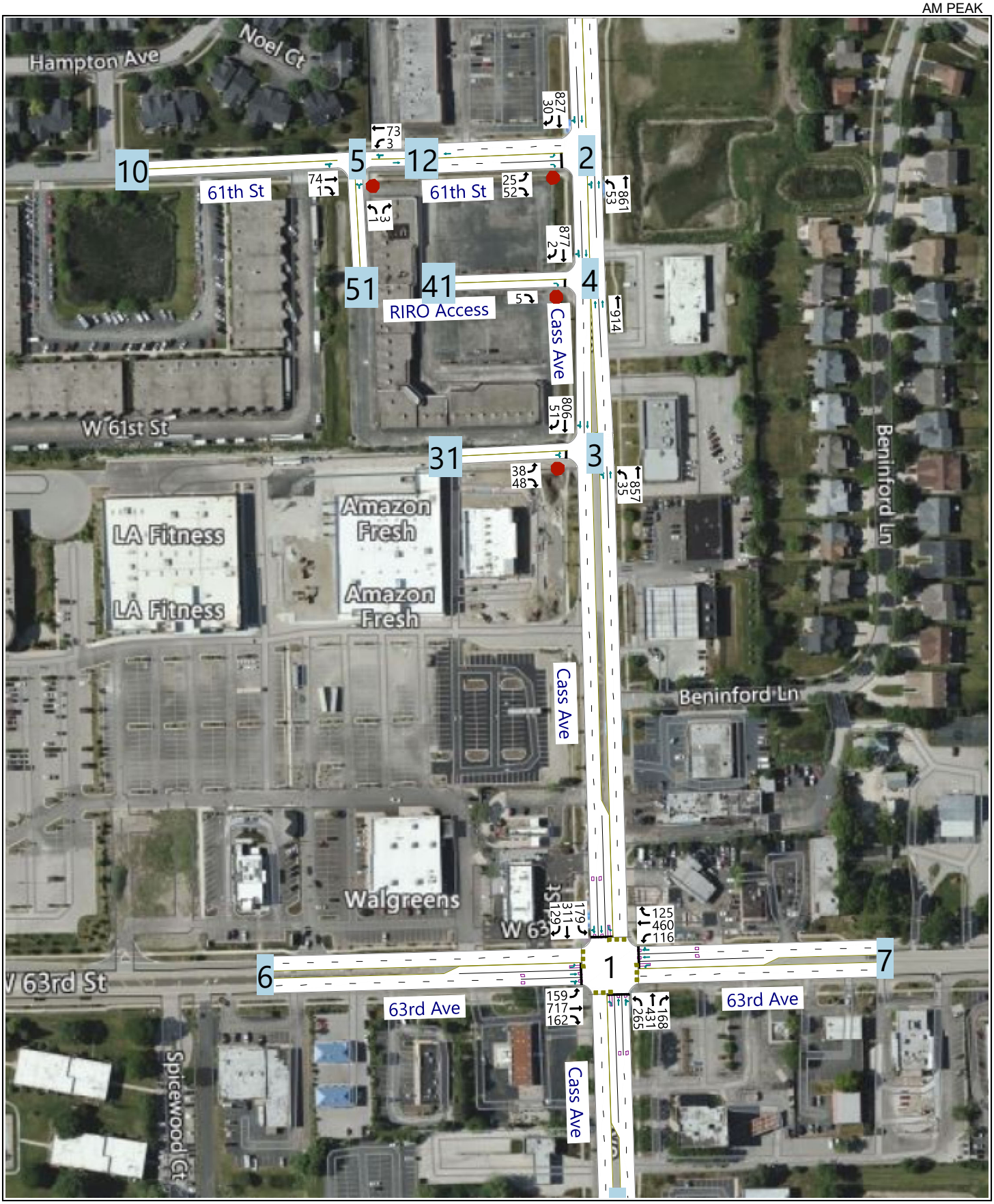
Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

APPENDIX – B

Car Wash Developed Analysis
(Existing Conditions)

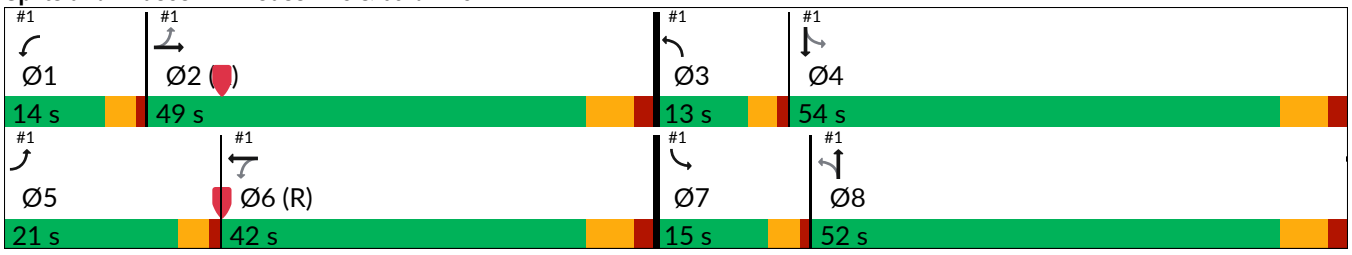

Hampton Ave
Noel Ct
61st St
61st St
RIRO Access
Cass Ave
W 61st St
Beninford Ln
LA Fitness
LA Fitness
Amazon Fresh
Amazon Fresh
Cass Ave
Beninford Ln
Walgreens
W 63rd St
63rd Ave
63rd Ave
Cass Ave
Spicewood Ct
10
5
12
2
51
41
4
31
3
6
1
7
827
30
73
3
74
1
3
1
25
52
861
53
877
2
5
914
806
51
38
48
857
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	-	-

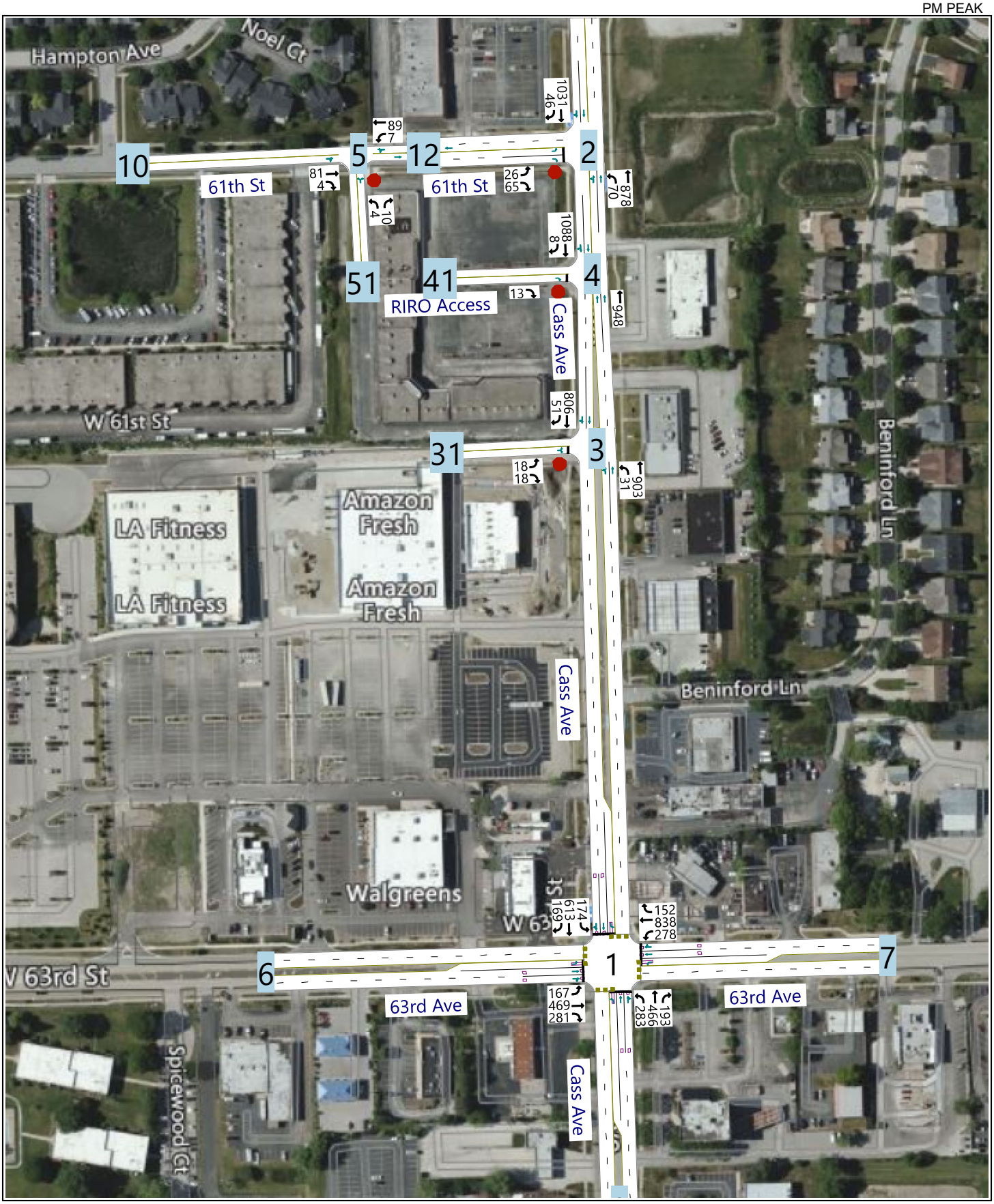
Intersection	
Int Delay, s/veh	0.4

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
61st St
5
12
61st 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
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	

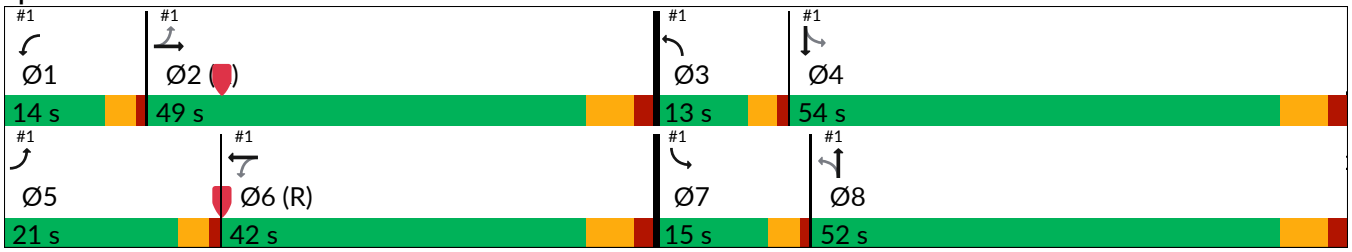
Intersection Summary

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

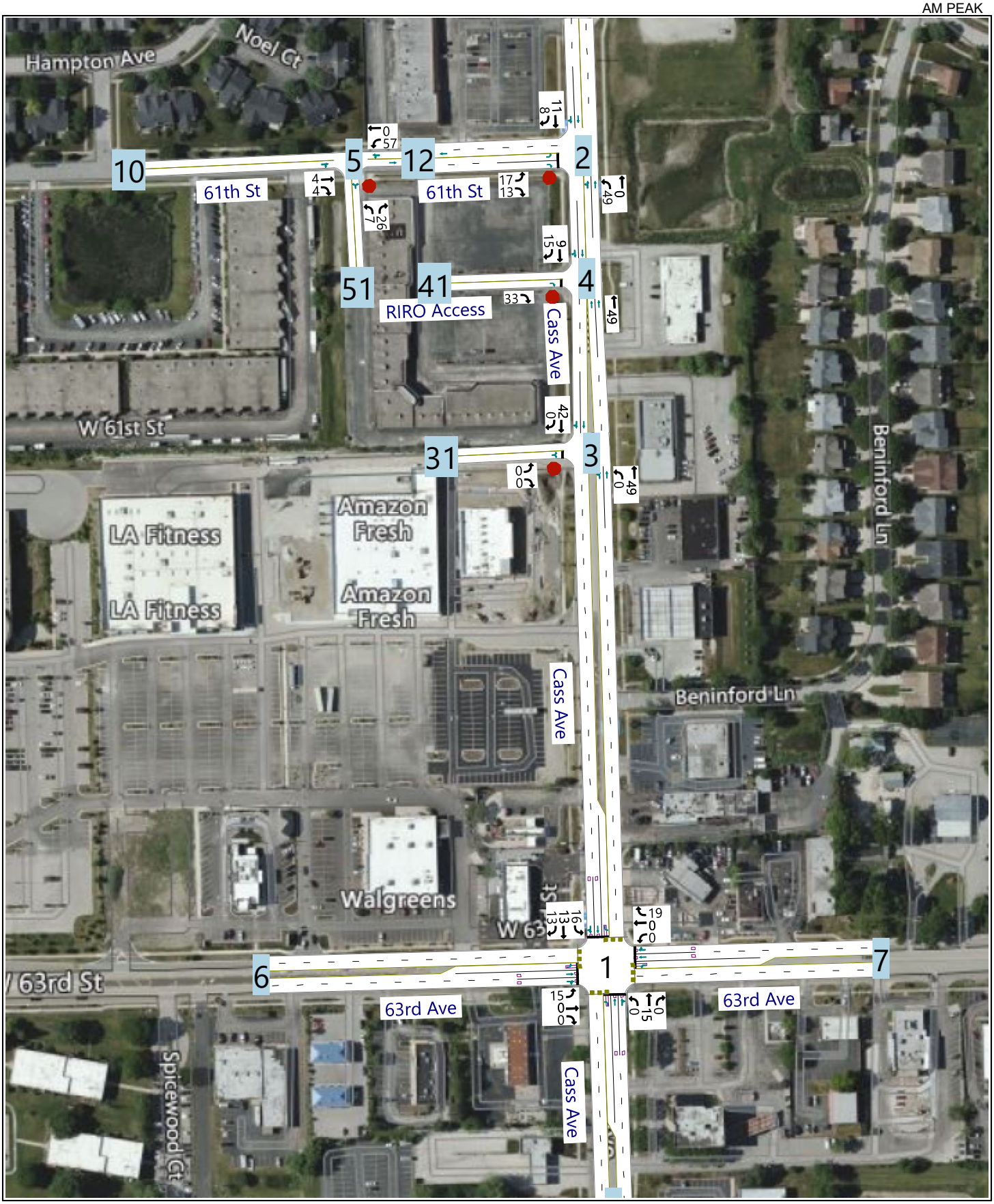
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	89	0	196	87
Stage 1	-	-	-	-	87	-
Stage 2	-	-	-	-	108	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1506	-	793	971
Stage 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	-

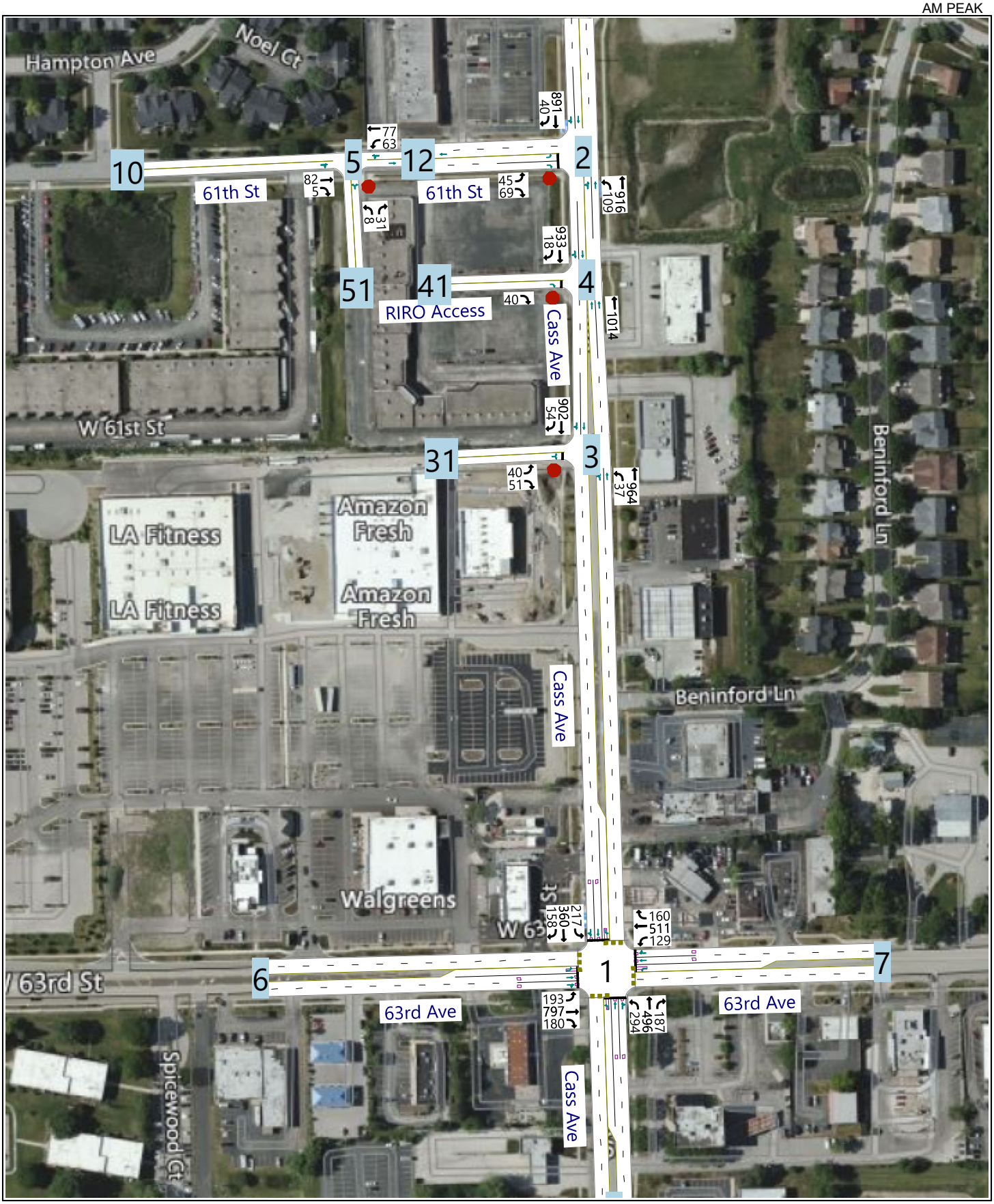
Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.54	9.02
HCM LOS			A

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
61th St
5
12
61th 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

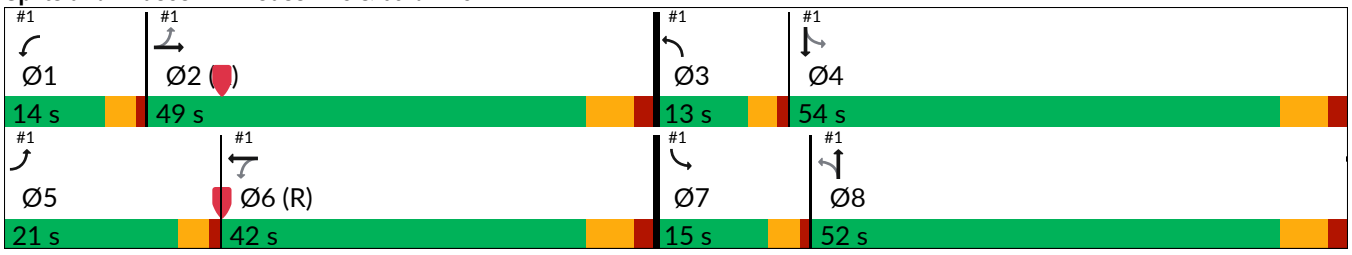

Hampton Ave
Noel Ct
61st St
61st St
RIRO Access
Cass Ave
Cass Ave
Cass Ave
W 61st St
Beninford Ln
Beninford Ln
LA Fitness
LA Fitness
Amazon Fresh
Amazon Fresh
Walgreens
63rd Ave
63rd Ave
63rd St
Spicewood Ct
10
5
12
2
51
41
4
31
3
6
1
7
891
40
77
63
82
5
45
69
916
109
31
8
933
18
40
1014
902
54
40
51
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

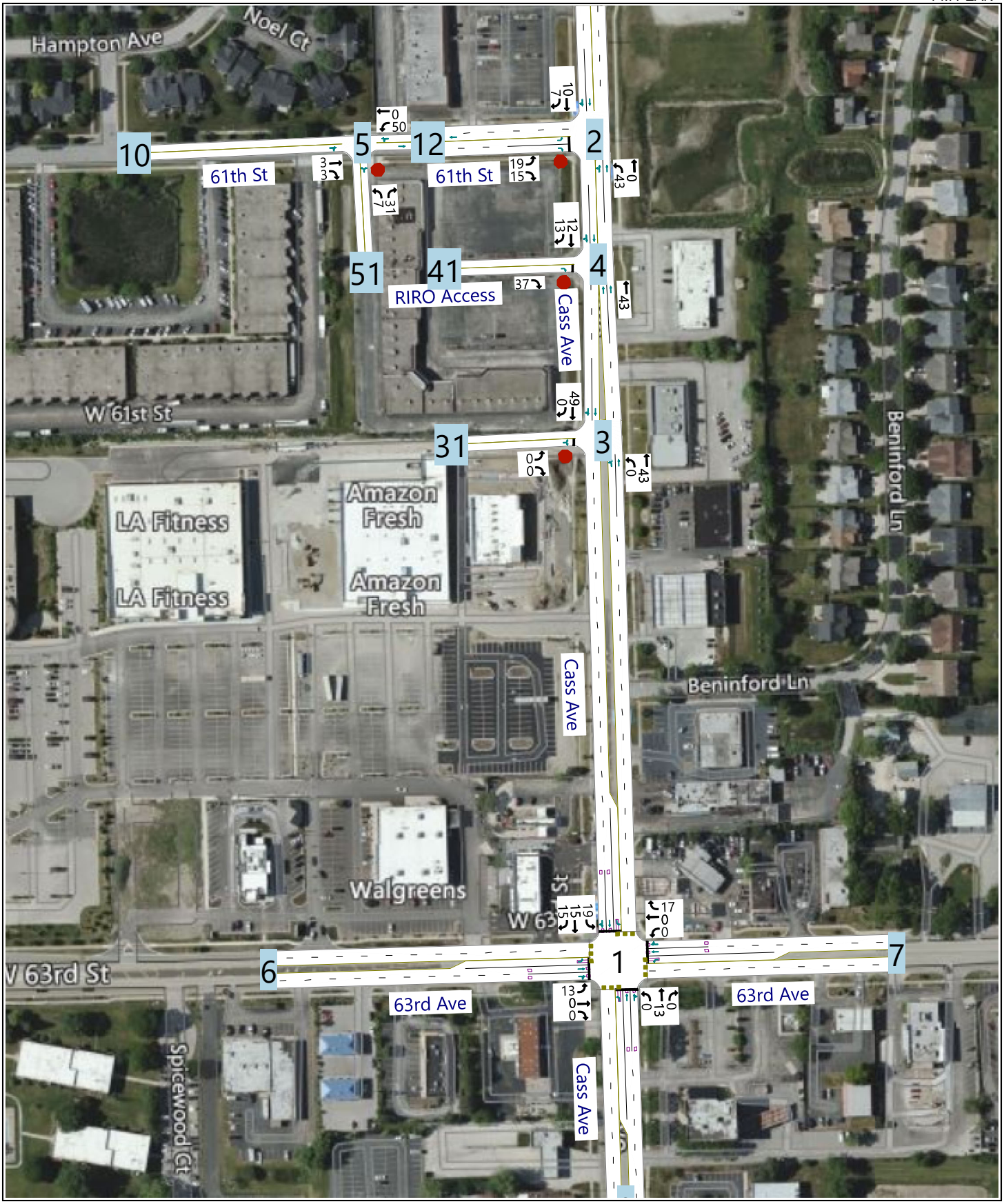
Driveway: 1 Driveway 1 (Node 51)

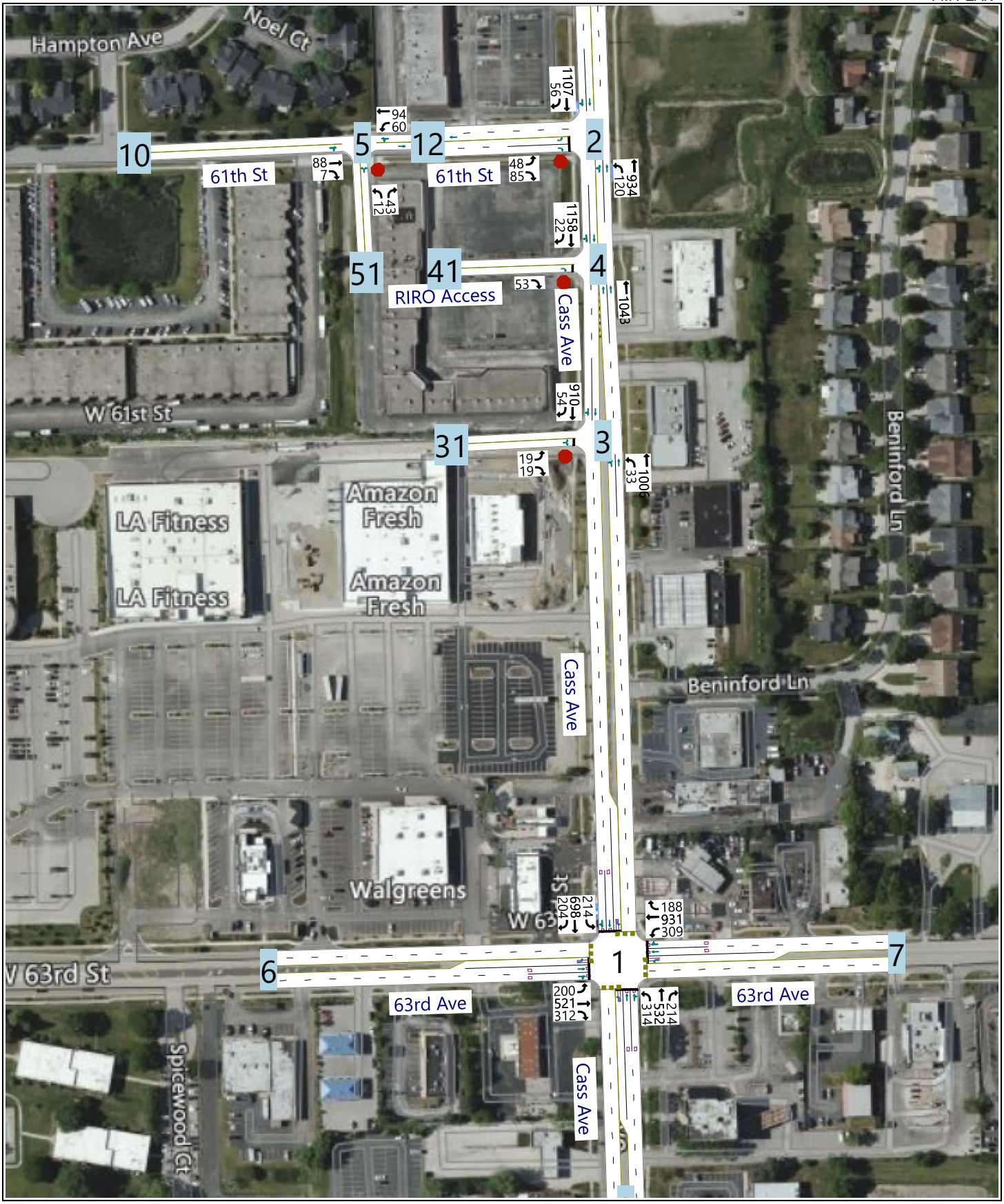
Origin #	Route	To		From	
		Distribution %	Trips	Distribution %	Trips
1	Driveway 1 (Node 51) to Origin 1 (Node 9)	10	8	25	17
2	Driveway 1 (Node 51) to Origin 2 (Node 10)	5	4	10	7
3	Driveway 1 (Node 51) to Origin 3 (Node 6)	20	15	5	3
4	Driveway 1 (Node 51) to Origin 4 (Node 8)	20	15	5	3
5	Driveway 1 (Node 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
10
61th St
5
12
61th 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 63rd St
6
1
7
63rd Ave
63rd Ave
Spicewood Ct
Cass Ave

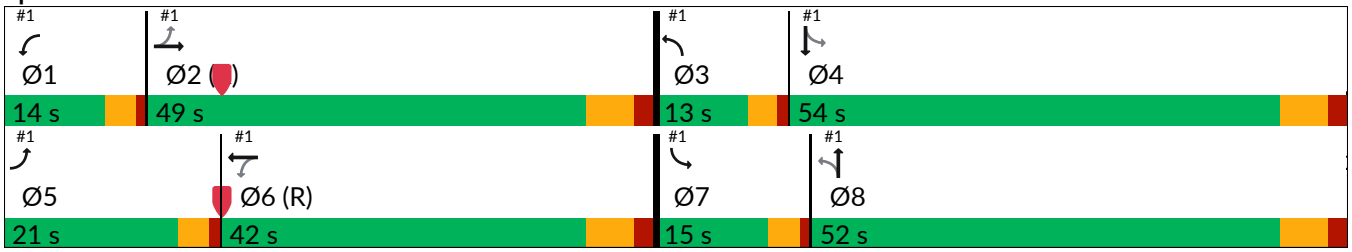
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	167	469	281	278	838	152	283	466	193	174	613	169
Future Volume (vph)	180	469	281	278	838	169	283	479	193	193	628	184
Satd. Flow (prot)	1770	3341	0	1770	3451	0	1770	3387	0	1770	3419	0
Flt Permitted	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)

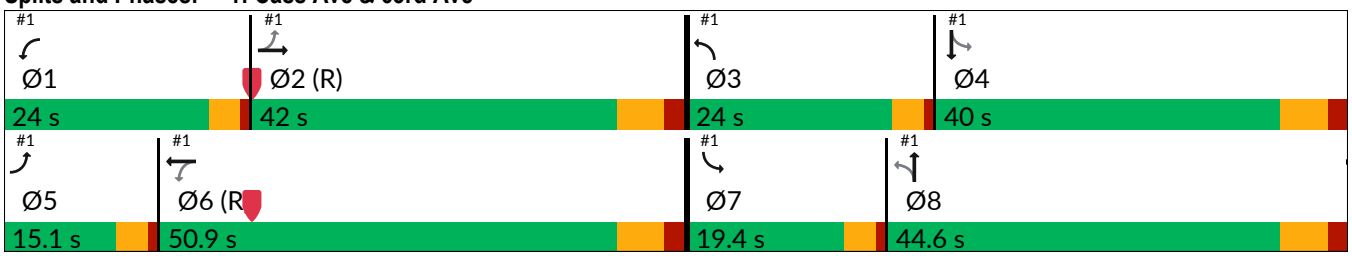
Origin #	Route	To		From	
		Distribution %	Trips	Distribution %	Trips
1	Origin 1 (Node 9) to Driveway 2 (Node 41)	15	10	0	0
2	Origin 2 (Node 10) to Driveway 2 (Node 41)	5	3	0	0
3	Driveway 2 (Node 41) to Origin 3 (Node 6)	0	0	15	11
4	Driveway 2 (Node 41) to Origin 4 (Node 8)	0	0	15	11
5	Driveway 2 (Node 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

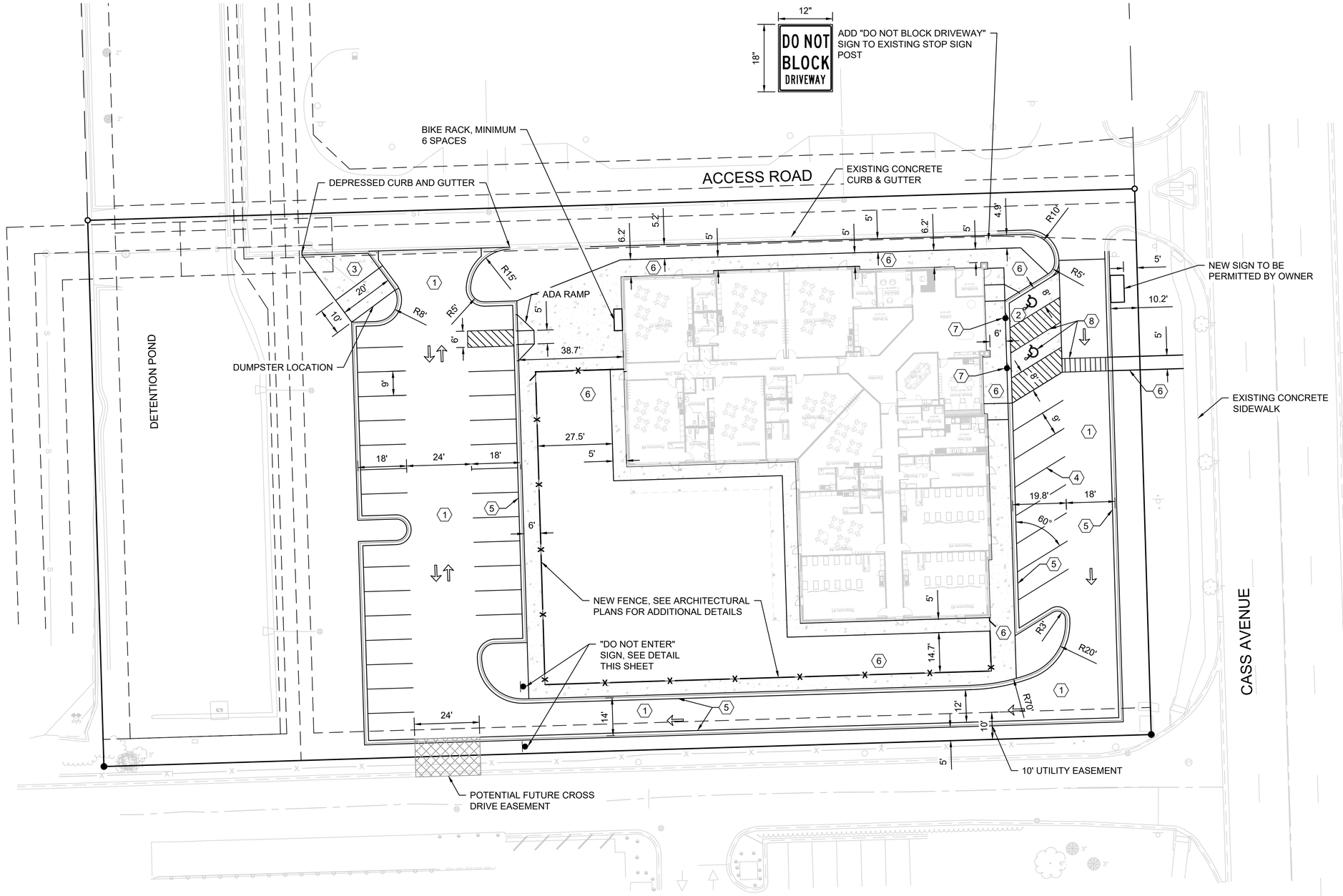


APPENDIX – D

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.

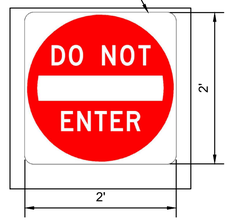


KEY NOTES:
(SEE TYPICAL DETAILS ON SITE DETAIL SHEET)

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

0' 20' 40'

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

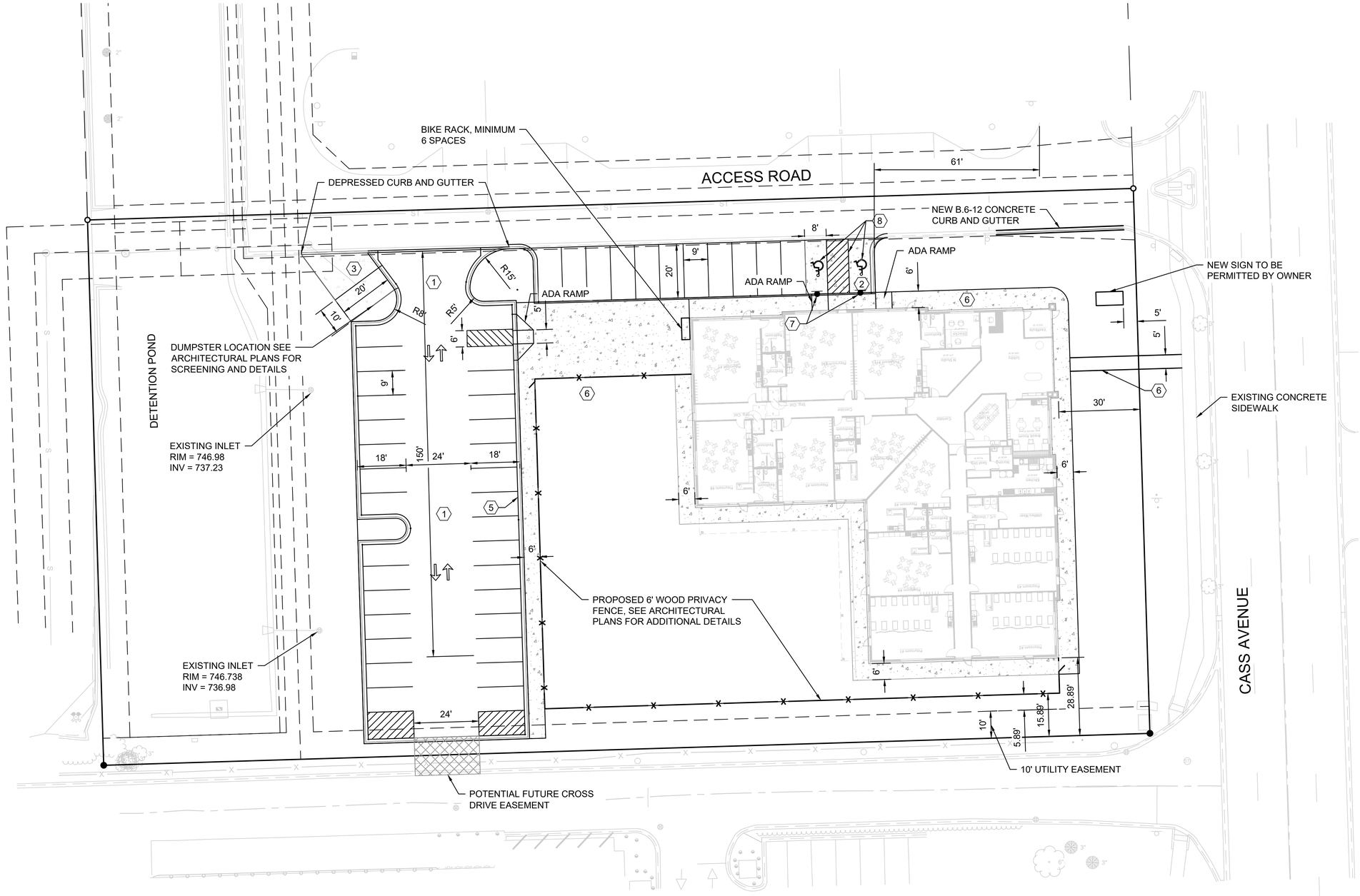
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JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

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0' 20' 40'

811

KEY NOTES:
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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	05/26/2026
ISSUED FOR	REVIEW

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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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GEOMETRIC SITE PLAN

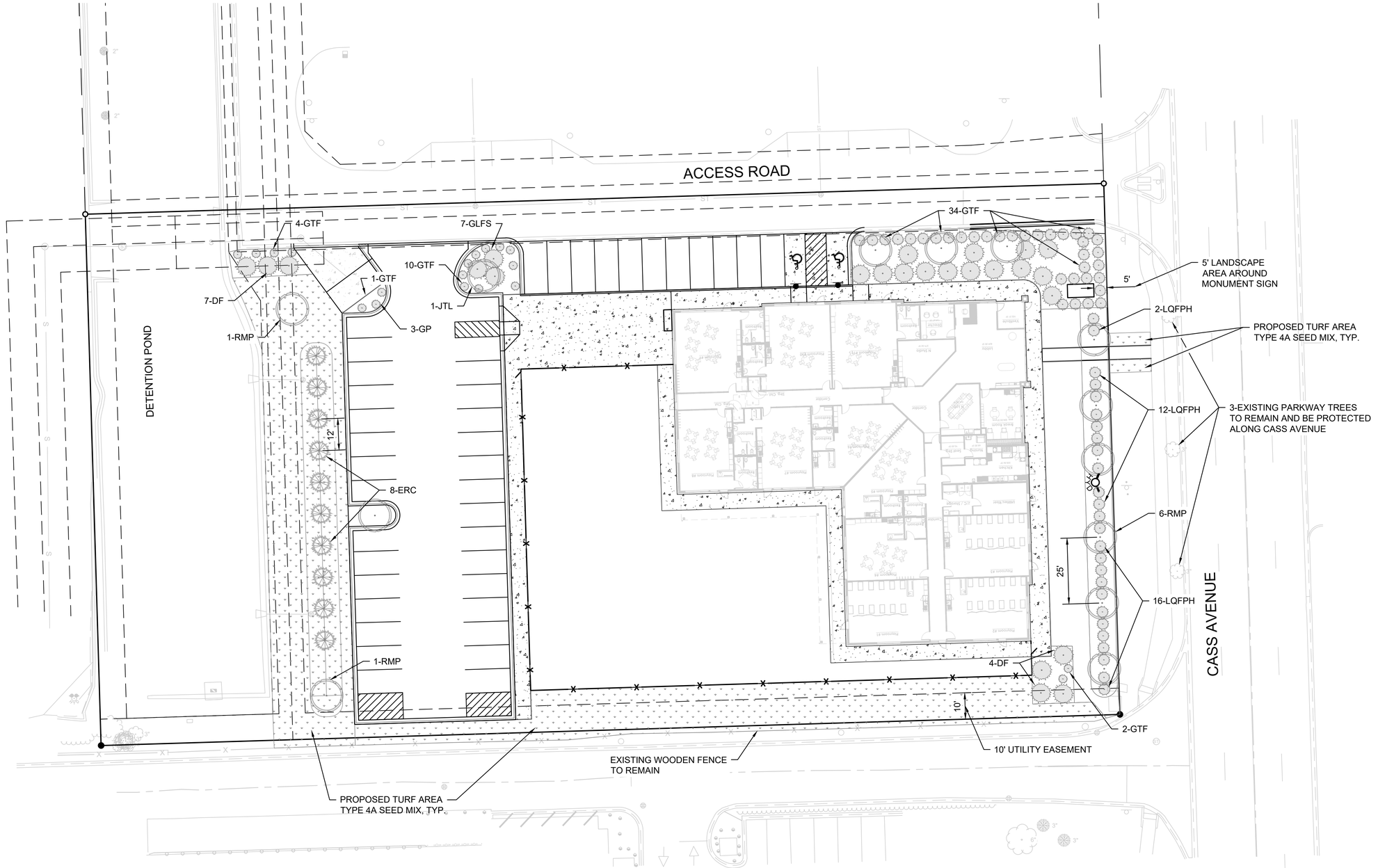
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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	05/26/2026
ISSUED FOR	REVIEW

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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

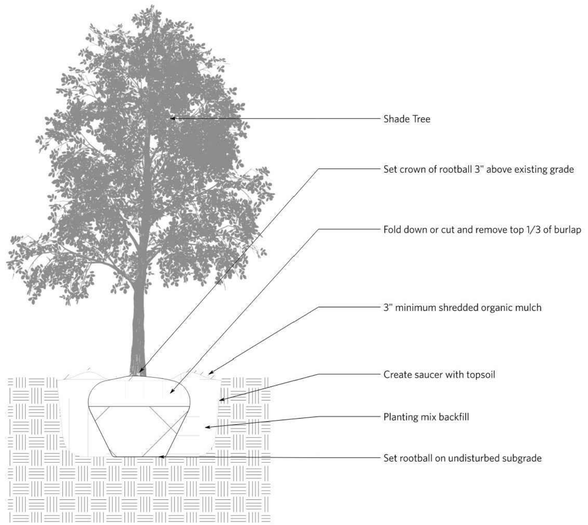
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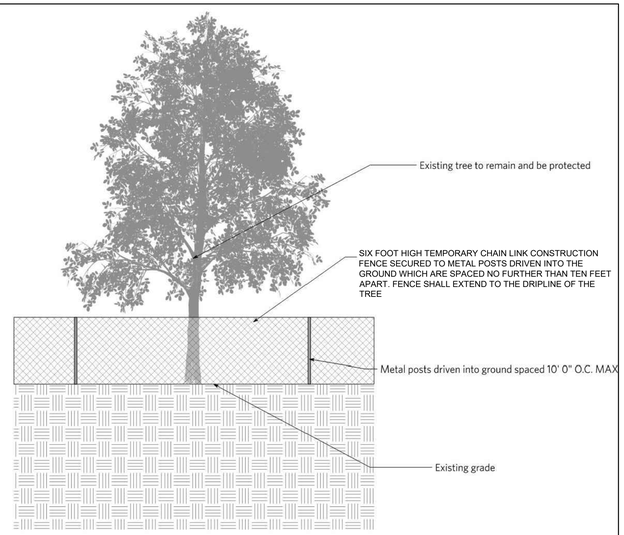
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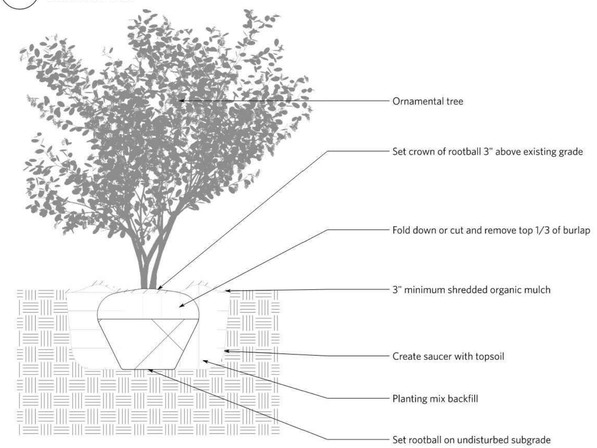
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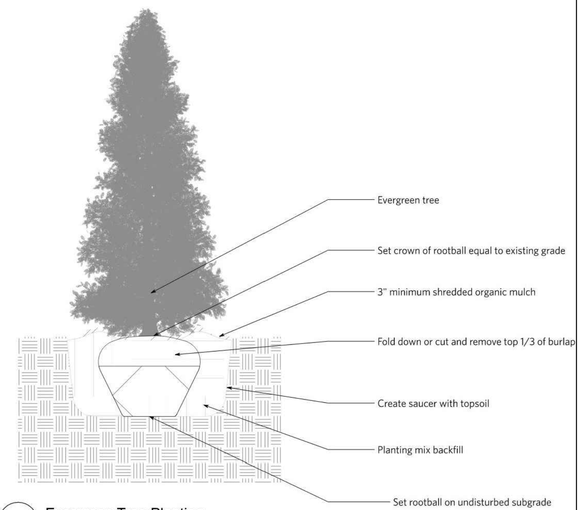
1 Shade Tree Planting
Scale: Not to Scale



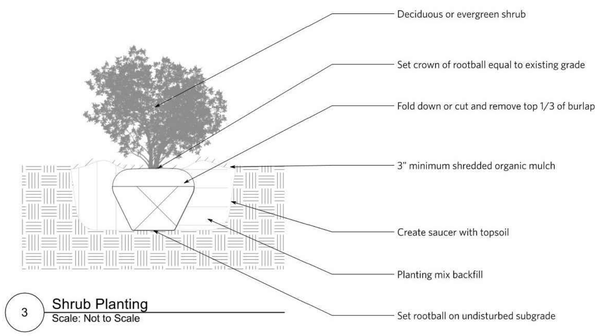
4 Tree Protection Detail
Scale: Not to Scale



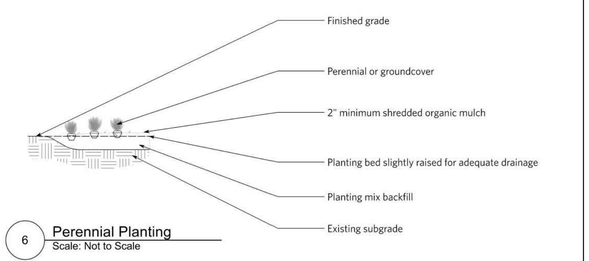
2 Ornamental Tree Planting
Scale: Not to Scale



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.

OPEN SPACE = 10,102 SQ FT
AREA TO BE LANDSCAPED = 5,710 SQ FT
PARKING LOT AREA = 13,011 SQ FT

	REQUIRED	PROVIDED
LANDSCAPE AREA OF OPEN SPACE	50%	56%
SHRUBS	111	125
TREES	11	11
INTERIOR PARKING LOT TREES	8	1
FOUNDATION PLANTINGS	NA	NA

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
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ISSUED FOR	REVIEW

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LANDSCAPE DETAILS

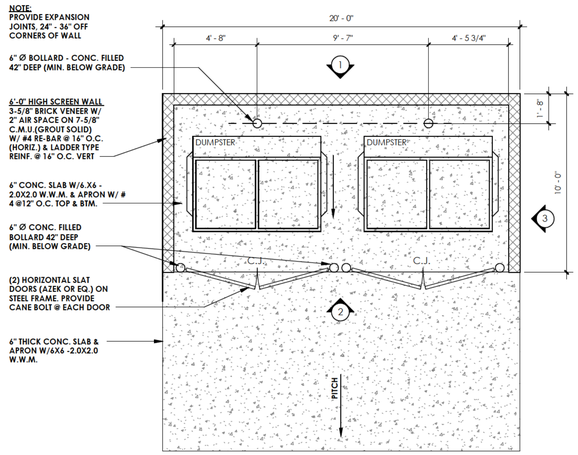
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PROJECT 7971

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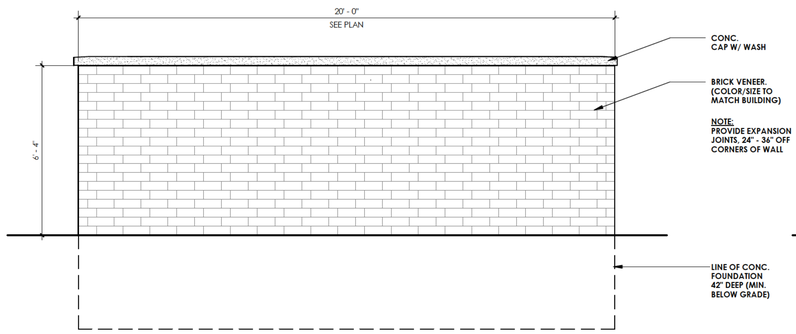
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JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939



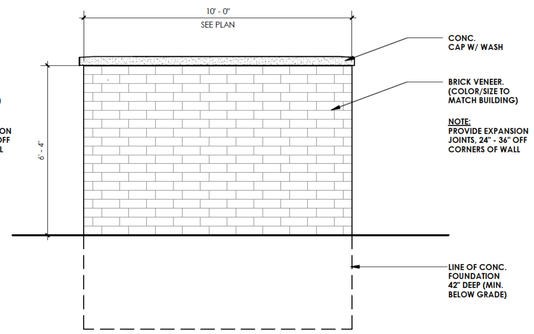
Dumpster Enclosure Plan

1/4" = 1'-0"



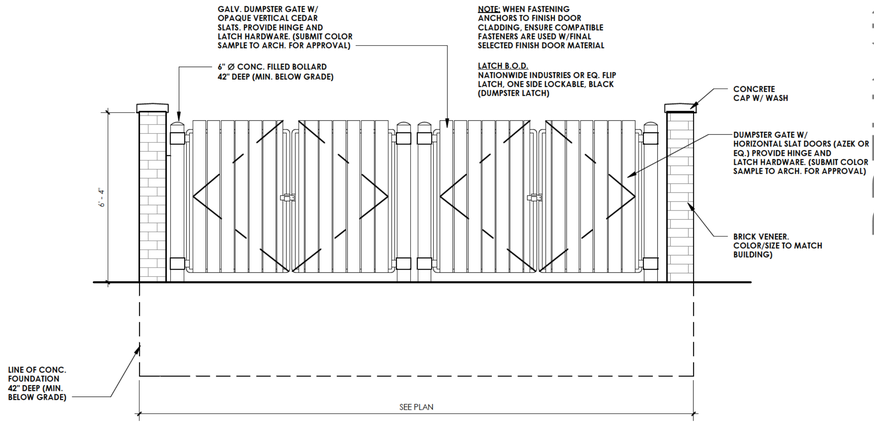
3 Dumpster Rear Elevation

3/8" = 1'-0"



2 Dumpster Side Elevation - Typ.

3/8" = 1'-0"



1 Dumpster Front Elevation

3/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

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	
04.20.2026	Preliminary Design - Resubmittal	

Seal:

Note:
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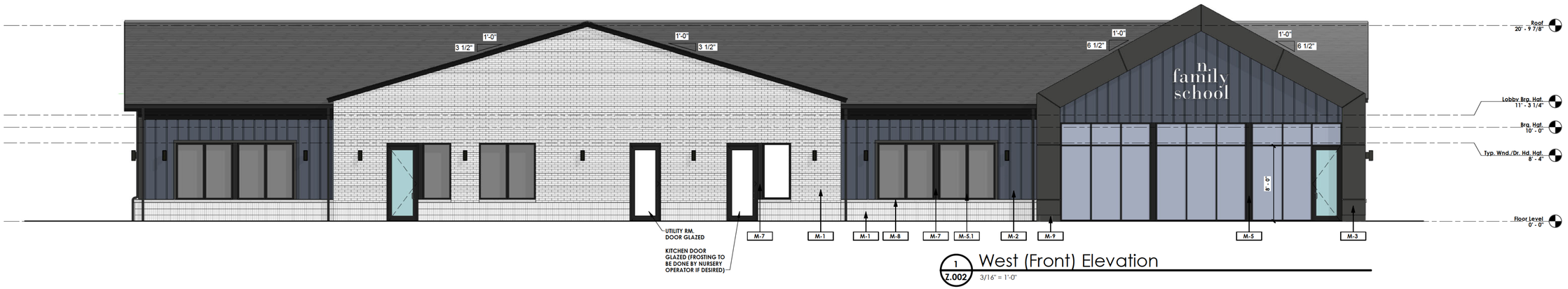
North Arrow:

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"



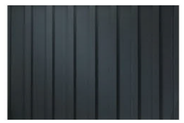
2 / A.000 South (Side) Elevation
3/16" = 1'-0"



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.


COLOR

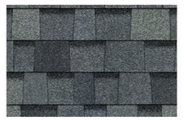

MATERIAL

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)

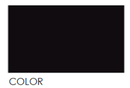

COLOR


MATERIAL

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)


MATERIAL/COLOR

Asphalt Shingles "M-4"
Make: Owens Corning or Eq.
System: TruDefinition Duration Shingles
Finish: Asphalt
Color: Estate Gray


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



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



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



Window Sills "M-8"
Make: Custom Cast Stone Or Eq.
Finish: Smooth
Color: Natural White


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)



Fiber Cement Siding (Lap Siding) "M-10"
Make: James Hardie
System: Hardie Lap Sising
Orientation: Horizontal
Finish: Primed Pre-Finished Smooth Grain
Color: 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



Site Wall Sconce
Make: LSI
Selection: Miranda Small Silicone
Mounting Hgt: ?
Location: See photometric plan
Finish: Pre-fin. Aluminum
Color: ?

FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

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Seal:

Note:
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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"

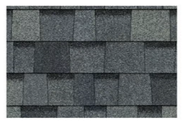
Masonry Brick Veneer **"M-1"**



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"**



MATERIAL/COLOR

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"**

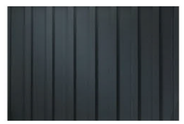


Make: James Hardie
System: Hardie Lap Sising
Orientation: Horizontal
Finish: Primed Pre-Finished Smooth Grain
Color: White

Fiber Cement Siding (Board & Batten) **"M-2"**



COLOR



MATERIAL

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)

Storefront Framing **"M-5"**



COLOR



MATERIAL

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

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"**



COLOR



MATERIAL

Make: Pella
System: 250 Series
Type: Fixed
Material: Pre-finished Vinyl
Color: Black

Fiber Cement Siding (Panel Reveal System) **"M-3"**



COLOR



MATERIAL

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

Exposed Grade Block **"M-9"**



COLOR



MATERIAL

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: ?

PRELIMINARY NOT FOR CONSTRUCTION

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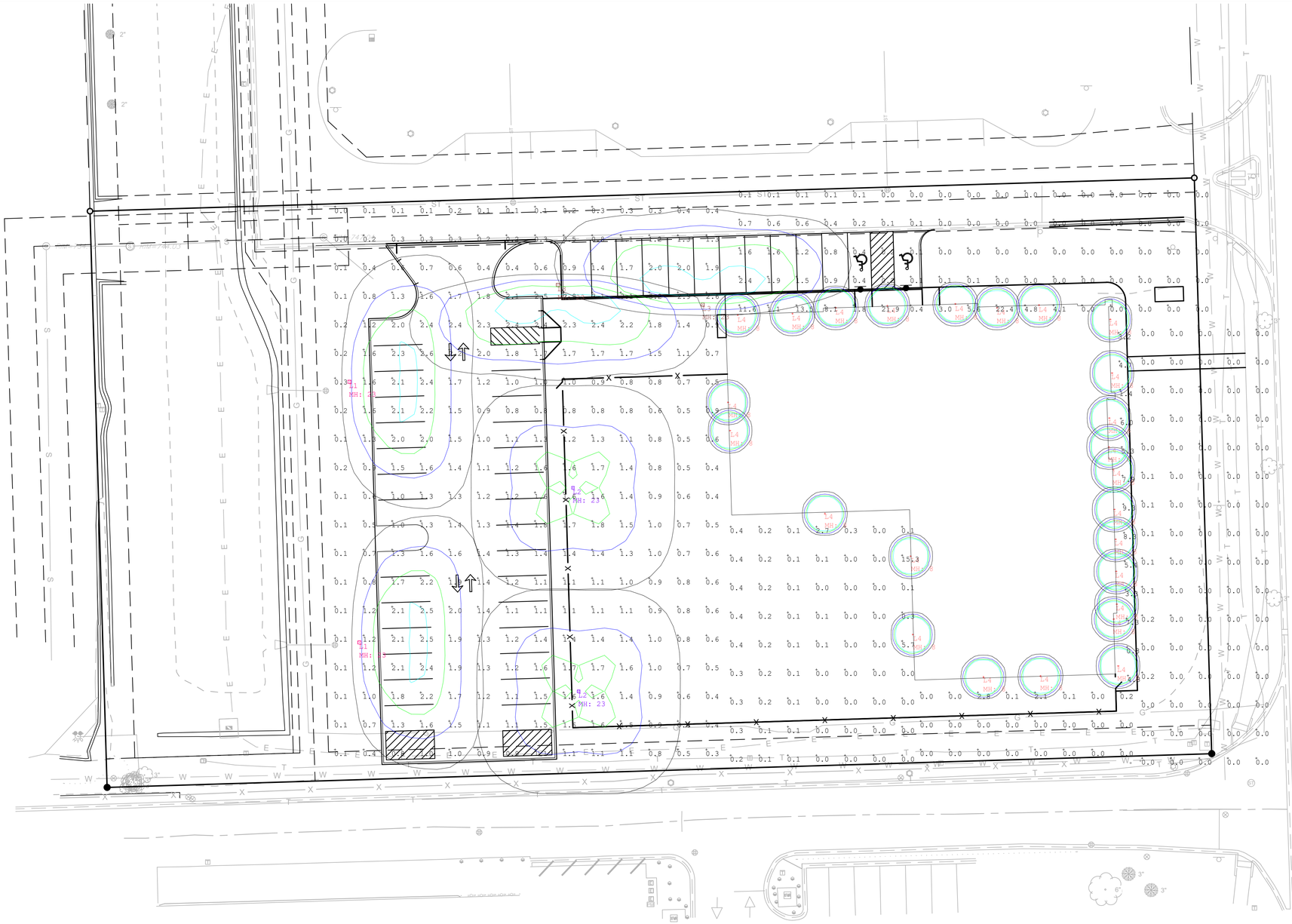
Note:
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North Arrow:

Sheet Title:
Exterior Elevations

Project Number:
25-223

Sheet Number:
A.200.2



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
L3	2	SLM-LED-09L-SIL-2-50-70CRI-IL	Single	N.A.	0.900	SLM-LED-09L-SIL-2-50-70CRI-IL
L1	2	SLM-LED-09L-SIL-FT-50-70CRI-IL_1	Single	N.A.	0.900	SLM-LED-09L-SIL-FT-50-70CRI-IL
L2	2	SLM-LED-09L-SIL-5W-50-70CRI	Single	N.A.	0.900	SLM-LED-09L-SIL-5W-50-70CRI
L4	25	WCS43L45 (5000K, FULL _UP&DOWN_)	Single	2594	0.900	WCS43L45 (5000K, FULL _UP&DOWN_)

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
east building line	Illuminance	Fc	5.21	9.3	0.8	6.51	11.63
EAST OF BUILDING	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.
NORTH HANDICAPPED PARKING	Illuminance	Fc	1.36	22.4	0.0	N.A.	N.A.
Room_1 Workplane	Illuminance	Fc	0.01	39.3	0.0	N.A.	N.A.
SOUTH OF BUILDING	Illuminance	Fc	0.48	15.3	0.0	N.A.	N.A.
SOUTH OF BUILDING_2	Illuminance	Fc	0.22	2.8	0.0	N.A.	N.A.
west of building parking lot	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
WEST PARKING LOT	Illuminance	Fc	1.16	3.2	0.0	N.A.	N.A.

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

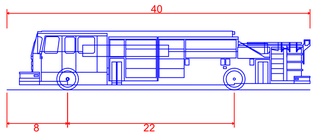
SHEET NO. P-1

PROJECT 7971

X-REFS: 7971 Topo & 7971 Boundary & 164007-2 & 7971 DESIGN
FILE PATH: ip01.kleinfelder.com\bl\bkshare\0700\0797-814_Services\0797-0001_Westmont_Cass_Ave_Childcare_SP_DS\CADD_ProdDrawings\7971 Photometrics Plan - 5.21.2026.dwg

PLOTTED: Tuesday, May 26, 2026 12:11:24 PM

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939



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

DUMPSTER LOCATION

20'

10'

9'

150'

6'

24'

10'

10' UTILITY EASEMENT

POTENTIAL FUTURE CROSS DRIVE EASEMENT

EXISTING CONCRETE SIDEWALK

CASS AVENUE

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	RDALTON
APPROVED	ELEE
DATE	05/26/2026
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

PROJECT 7971

PLOTTED: Tuesday, May 26, 2026 1:25:16 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_DS\CADD_ProdDrawings\7971 C-1 - C-6 Civil Drawings.dwg

JOB NO. 7971 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184.001939

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: June 10, 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. This Item was originally heard at the May 13, 2026 Planning and Zoning Commission meeting and was continued to the June 10, 2026 Planning and Zoning Commission meeting to allow the petitioner to update and explore options related to the parking lot design and onsite traffic flow. This staff report is abbreviated and provides details regarding the update plans. The public and commission is encouraged to also review the previous staff report.

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.**

UPDATED Building, Site, and Parking:

The petitioner has provided an updated site plan and landscape plan based on the feedback from the Planning and Zoning Commission meeting held on May 13, 2026. These items are attached to this report as listed in the Document and Attachments section. At the previous meeting, the commission and staff raised concerns regarding the traffic flow on site and the potential of conflict and back up along Cass Avenue as vehicles enter the site.

The petitioner has since met with staff and updated the plans which include a reconfiguration of the parking lot and building location. The rear parking lot has generally remained in the same location at the rear of the site however, the front parking lot has been removed and relocated along the north property line against the main drive aisle. In doing so, the petitioner is proposing to remove the initial vehicular entrance after entering from S. Cass Avenue as well as removal of the drive aisle along the south property line.

Village staff including planning, engineering, and the Fire Prevention Bureau are satisfied with the revised site plan.

The minimum off-street parking requirement for daycare centers is determined at 0.5 spaces for each staff member. With a proposed staff of 28, the requirement is at least 14 spaces. According to the revised plans, the project provides a total of 44 parking spaces (ADA included), which surpasses

the minimum requirement for this specific use.

Relocating the front parking lot has allowed for a larger and reconfigured outdoor play area increased from approximately 8,931 square feet to 11,043 square feet; however, the building footprint has remained the same. The petitioner has also updated the outdoor play area fence from a 5-foot-high cedar picket fence to a 6'-foot-high wood privacy fence. Although reconfigured, the building, play area, fence, and parking lot all meet the minimum setback requirements and bulk standards.

Building materials and elevations have remained the same as the previous plan and 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 guidelines.

In addition to the architectural plans, the petitioner submitted an updated photometric plan demonstrating compliance with Village lighting standards. The design utilizes downcasted lighting to ensure minimal light trespass onto adjacent properties.

UPDATED Landscaping:
The proposed landscape plan provides substantial screening and aesthetic appeal to visible rights-of-way and complies the minimum landscape requirements. The petitioner has rectified the grounds sign requirement of 5 feet of landscaping around the base of the sign. However, there are two minor items that must be rectified at permitting and two recommendations from the Village's landscape reviewer, which are listed below.

Recommendation and Conditions:
If the Planning & Zoning Commission desires to recommend approval, staff recommends amending the motion to include the following conditions:

1. Recommend landscaping next to parking stalls have 2' clearance for doors and vehicle overhangs.
2. The Eastern Red Cedar label by rear parking lot is incorrect and shall be rectified.
3. Missing Plant labels shall be rectified in the northeast planting bed.
4. Recommend evergreen shrubs around the utility equipment in the northeast planting bed.

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.

II. 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.

III. 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 June 25, 2026.

IV. DOCUMENTS ATTACHED:

1. Petitioner Attachments received May 25, 2026 (Edited for PZC):
    a. Updated Proposed Major Site Plan undated prepared by Veenstra & Kimm Inc.
    b. Building Elevations date April 20, 2026 prepared by Krieger Klatt Architects
    c. Updated Photometric Plan prepared undated by Veenstra & Kimm Inc,
    d. Updated Fire Truck Turning Radius Exhibit undated prepared by Veenstra & Kimm Inc.

Certificate of the Publication

Westmont Suburban Life

Description:909 OAKWOOD DR
2326035

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
05/21/2026

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
21st day of May, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10074602

Amount $94.38

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, June 10, 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 Community Unit School District 201 for the property at 909 Oakwood Drive, Westmont, Illinois, 60559, for the following:
1. Special Use Permit for an electronic message board sign for Westmont High School in the R-3 Single-Unit Residential District.
PIN: 06-34-400-016
More Common Location: 909 Oakwood Drive, Westmont, Illinois, 60559
Village Code(s) Applicable: Chapter 95, Sections 11.05 (C)(2); 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 May 21, 2026) 2326035

PZC Case Number (office use only):	PZC 018-2026

Petitioner

Petitioner Name:	CUSD201	**Property Owner Name:**	Ron O'Connor
Petitioner Address:	133 s. Grant	**Owner Address:**	133 S. Grant
City, State and Zip	Westmont, IL 60559	**City, State and Zip:**	Westmont, IL 60559
Phone:	630-468-8000	**Phone:**	630-468-8005
Email:	jsmith@cusd201.org	**Email:**	roconnor@cusd201.org

Subject Property

Property Address (Subject Property):				909 Oakwood Dr.			
Property Identification Number(s) PIN(s):				06-34-400-016			
Lot Width		**Lot Depth**		**Lot Area:**		**Lot Acreage:**	
Current Zoning:		R-3		**Current Use:**		School	
Description of Request/Project Title:				Replacement of current monument sign with a new monument sign including a digital LED display.			
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format): ***Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.***				Legal description: That portion of the Southeast quarter of section 34, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence West on the South line of said of said Southeast Quarter 1848.50 feet to a point that is 796.50 feet East of the South Quarter corner of said Section; thence North parallel with the West line of said Southeast quarter, 840.0 feet; thence East parallel with the said South line of Southeast Quarter; 1848.39 feet to the East line of said Southeast Quarter; thence South on said line, 840 feet to the Place of Beginning (except the South 40 feet thereof), in DuPage County, Illinois. Also; Out- Lot "C" in Oakwood Unit Three, being a subdivision of part of the Southeast ¼ of Section 34, Township 39 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois, according to the Plat of Subdivision recorded in the Office of the Recorder of Deeds of DuPage County on April 13, 1978 as Document no R78-30634, which Plat of Subdivision was amended by Certificate of Correction recorded on August 10, 1978 as Document No. R78-74958				

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

Name:	Joe Smith
Title:	Director of Facilities
Company:	CUSD201
Address:	133 S. Grant
City, State and Zip	Westmont, IL 60559
Phone:	708-269-1338
Email:	jsmith@cusd201.org

Name:	Luis Ortega
Title:	Contractor
Company:	M&B Enterprises and Ventures LLC (DBA Sign Outlet)
Address:	5516 Cal Sag rd.
City, State and Zip	Alsip, Il 60803
Phone:	708-824-2222
Email:	luis@signoutletusa.com

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:

CUSD 201

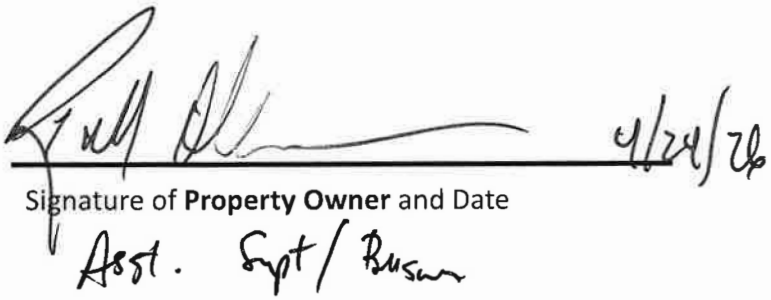
Print Name of **Petitioner**

Signature of **Petitioner** and Date

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

Ronald O'Connor

Print Name of **Property Owner**



Signature of **Property Owner** and Date

Asst. Supt / Business

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 018-2026

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.

Scope of work;
Replacing current marquee sign at the entrance of Westmont High School with a new LED digital display marquee sign. Sign will be installed in the same location as previous sign, matching similar dimensions and footprint.

Specific special use request;
Chapter 95, Sec. 11.05(C)(2) and Sec. 14.04(H)

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.

Specific special use request;
Chapter 95, Sec. 11.05(C)(2) and Sec. 14.04(H)

[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 propsed location is desirable because it is the same location as the previous sign which already complies with proper layout and dimensions for Village code. It is also in a location that would be easily visable without causing distraction or obstructions. The sign board will really help us communicate multiple messages to people in the area.

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.

We have a very similar, almost exact, sign board installed across the street at the Jr. High that has not had any community complaints or issues with. Community members have made comments about how much they appreciate the schedule that the sign runs on and the dimming capabilites of the sign that really help keep light pollution down.

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 addition of the digitial sign will not impede any sort of developments or other improvements that could be made in the future.

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 new sign will not require any changes to any of these areas of concern.

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.

Yes, this process is the same process we underwent when we did the Jr. High digital sign application 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.

Specific special use request;
Chapter 95, Sec. 11.05(C)(2) and Sec. 14.04(H)

Community Unit School District 201

Serving families of Westmont, Clarendon Hills and Downers Grove since 1972

Administrative Offices
Early Childhood Program
133 South Grant Street
Westmont, Illinois 60559
Phone: 630.468.8000
Fax: 630.969.9022

Manning
Elementary School
200 North Linden Avenue
Westmont, Illinois 60559
Phone: 630.468.8050
Fax: 630.969.2492

Miller
Elementary School
125 West Traube Avenue
Westmont, Illinois 60559
Phone: 630.468.8300
Fax: 630.969.5401

Westmont
Junior High School
944 North Oakwood Drive
Westmont, Illinois 60559
Phone: 630.468.8200
Fax: 630.654.2203

Westmont
High School
909 North Oakwood Drive
Westmont, Illinois 60559
Phone: 630.468.8100
Fax: 630.654.2758

RECEIVED APR 24 2026

Westmont High School

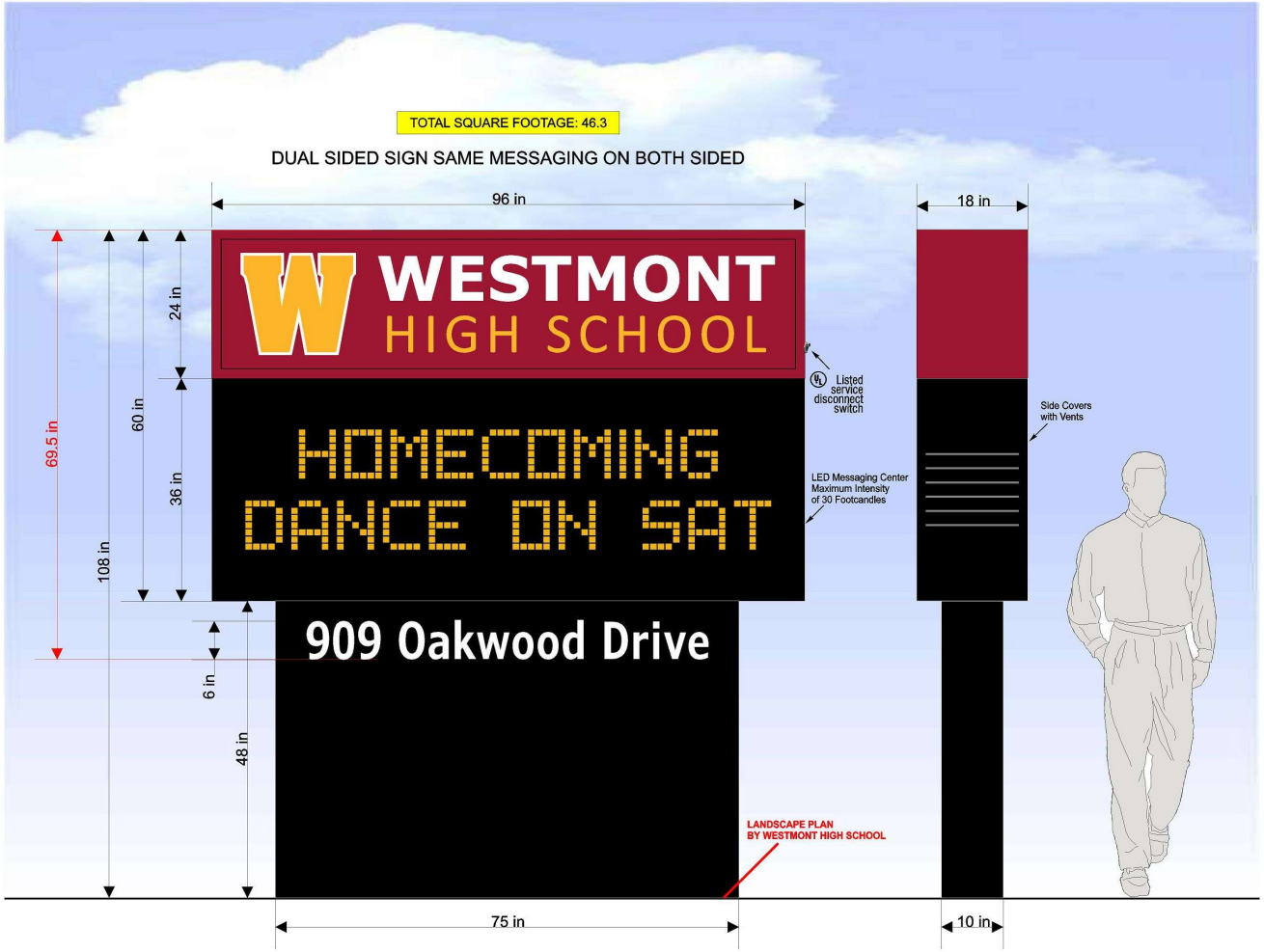
Special Use Permit Request

The installation of the LED Digital Sign board at 909 Oakwood Dr, will meet the following standards stated in Chapter 95, Sec. 11.05(C)(2) and Sec. 14.04(H).

The signboard that will be installed at Westmont High School will follow the same protocols at the Jr. High sign that was installed in 2021. This sign will be used to display messages specific to Westmont High School. It will allow the district to display multiple messages that will relay important information to the community and neighborhood as a whole. This is a tremendous benefit not only to the staff and students but also the neighborhood of Oakwood because they will be able to get vital information about what is going on at the school and things to be aware of. A very important feature of the sign is the automatic dimming capabilities. This will automatically dim the brightness of the sign as the sun goes down and things get darker. It will also turn off at 10:30P.M so that after that time the sign will not be showing anything to help light pollution late at night.

The sign that was installed at Jr. High has been a huge benefit to the district and we are hoping to do the same with the sign installed at Westmont High School.

Joe Smith
Director of Facilities

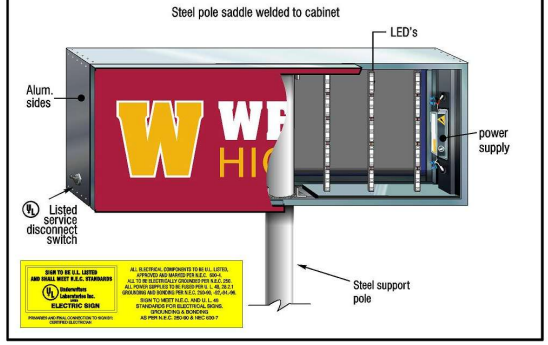


NOTE:

EMC WILL COMPLY WITH THE FOLLOWING:

- EMC WILL **NOT** DISPLAY FLASHING, ANIMATION, ILLUSION OF MOVEMENT, OR SIMILAR DISPLAYS.
- WILL **NOT** DISPLAY LIVE OR PRE-RECORDED VIDEO
- MESSAGES WILL INSTANTANEOUSLY CHANGE; NO TRANSITIONS ARE ALLOWED.
- MESSAGES WILL **NOT** CHANGE MORE THAN ONCE EVERY 5 SECONDS.
- EMC WILL COMPLY MAXIMUM LIGHT INTENSITY AND ILLUMINATION REGULATIONS
- WMC WILL INCLUDE DIMMER CONTROLS THAT CAN BE ADJUSTED TO MEET VILLAGE LIGHT EMISSION STANDARDS

D/F ILLUMINATED CABINET



D/F ILLUMINATED MAIN ID

CABINET:	ALUMINUM CONSTRUCTION - TOP CABINET DECORATED POLYCARBONATE FACE INSERTS
ILLUM:	WHITE LED ILLUMINATION POWER SUPPLIES TO BE HOUSED IN CABINET U.L. LISTED SAFETY SWITCH CONNECT TO EXISTING 120 V FEED
MESSAGE CENTER:	DUAL SIDED 36" X 96" - 9MM CIRRUS LED DISPLAY CELLULAR CONNECTION ILLUMINATION 30 FOOTCANDLES
BASE:	ALUMINUM POLE COVER - TEXT VINYL APPLIED
SUPPORT:	USE OF EXISTING STEEL SUPPORT POLES

PAINT COLORS	GRAPHIC FILM COLORS
PAINT TO MATCH: PMS 7427 c (TOP CABINET)	TRANSLUCENT FILM PRINTED TO MATCH: PMS 7427 c
BLACK PAINT - (POLE COVER & EMC CABINET)	TRANSLUCENT FILM PRINTED TO MATCH: PMS 1235 c

Sign Outlet®
5516 Cal Sag Rd, Alsip, IL 60803
P. 708.824.2222
www.signoutletusa.com

AVERY DENNISON CERTIFIED WRAP INSTALLER

3M Scotchprint Graphics

ISA International Sign Association

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PAYMENT NOTICE
SIGN OUTLET ACCEPTS PAYMENT VIA ACH, CHECK, DEBIT CARD, CREDIT CARD, APPLE PAY, GOOGLE PAY, SAMSUNG PAY, JCB, PAYPAL, AND VENMO. PROCESSED PAYMENTS WILL INCUR A 3% FEE, WHILE ACH AND CHECK HAVE NO ADDITIONAL FEE.

INVOICE NOTICE
SIGN OUTLET RESERVES THE RIGHT TO CHARGE LATE PAYMENT FEES OF THE GREATER OF $25 OR 3% PER MONTH FOR ANY PAST DUE ACCOUNT BALANCES UNLESS OTHERWISE SPECIFIED ON A MASTER SERVICES AGREEMENT OR CONTRACT.

COMPANY NAME
WESTMONT HIGH SCHOOL

ADDRESS
909 OAK WOOD DR. WESTMONT, IL 60559

CONTACT NAME
LARISSA ZELISKO

PHONE
630.468.8124

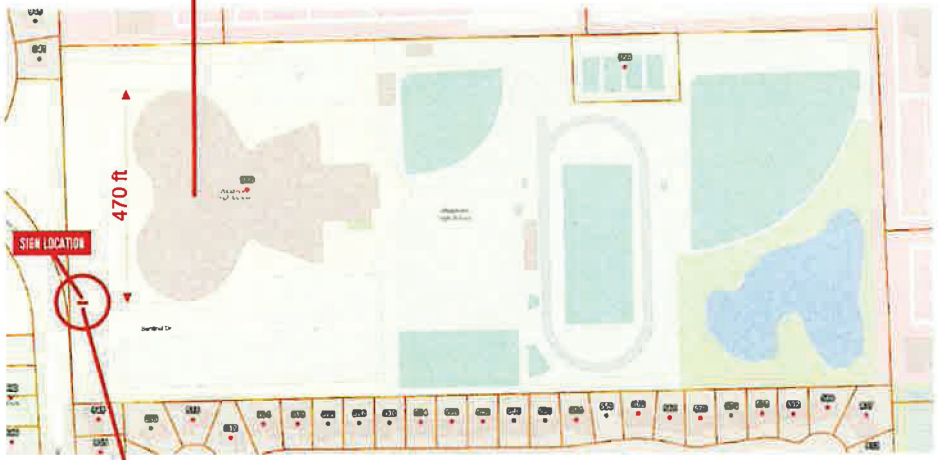
EMAIL
LZELISKO@CUSD201.ORG

DATE
02.10.26

SITE PLAN

00248 26

TOTAL BUILDING FRONTAGE: 470 FT







12 FT SET BACK FROM PROPERTY LINE

NOTE:

- REMOVAL OF EXISTING SIGN
- USE OF EXISTING STEEL SUPPORT POLE & FOUNDATION
- CONNECT TO EXISTING 120V FEED

REPLACE EXISTING ILLUMINATED MONUMENT SIGN



TOTAL SQUARE FOOTAGE: 72.3

USE EXISTING STEEL SUPPORT POLES





EXISTING ELECTRICAL

Sign Outlet®
5516 Cal Sag Rd, Alsip, IL 60803
P. 708.824.2222
www.signoutletusa.com

AVERY DENNISON CERTIFIED WRAP INSTALLER

3M Scotchprint Graphics

INTERNATIONAL SIGN ASSOCIATION

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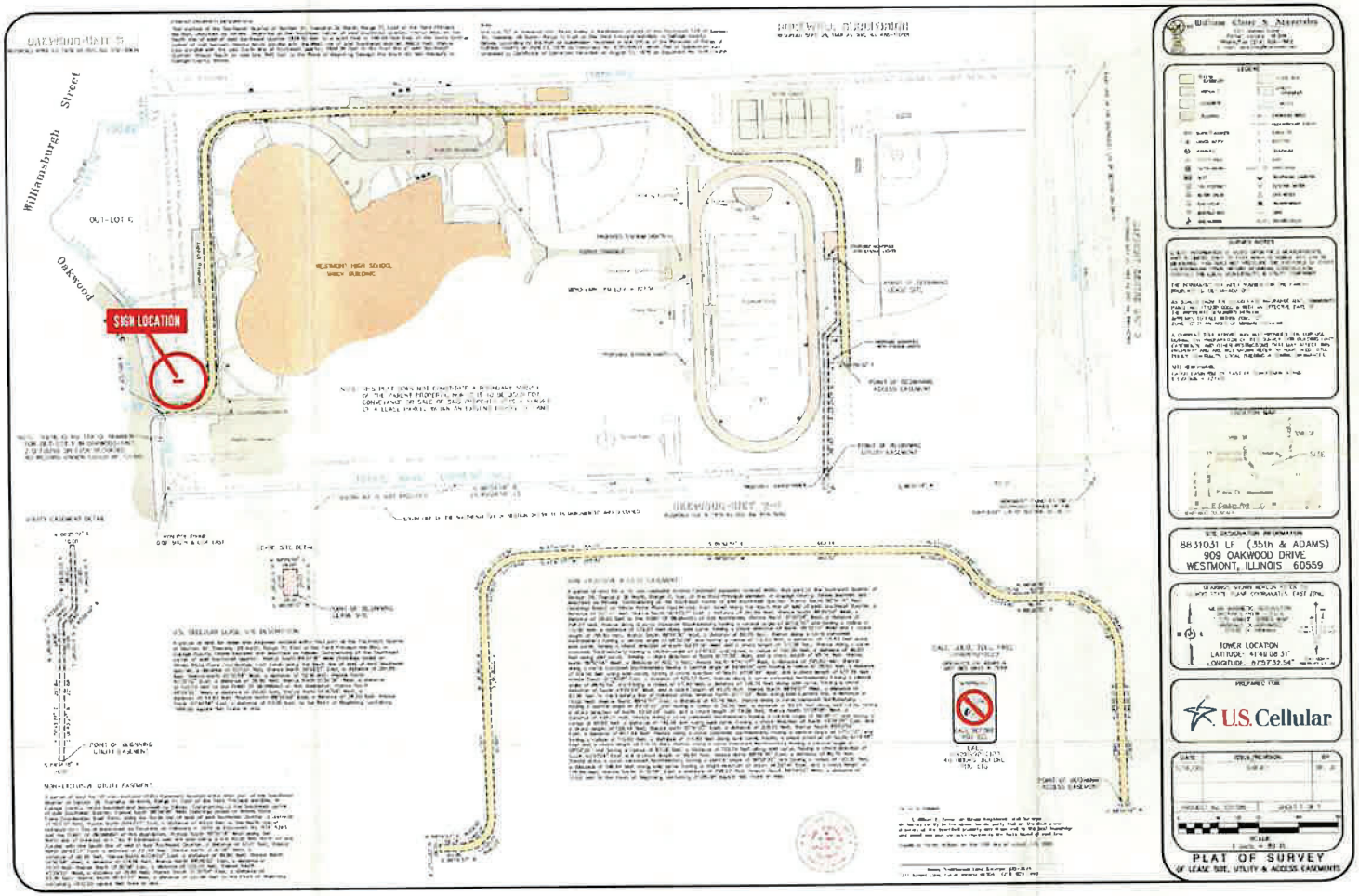
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COMPANY NAME: WESTMONT HIGH SCHOOL
ADDRESS: 909 OAK WOOD DR. WESTMONT, IL 60559
CONTACT NAME: LARISSA ZELISKO
PHONE: 630.468.8124
EMAIL: LZELISKO@CUSD201.ORG
DATE: 02.26.26

PLAT OF SURVEY

00248 26



Sign Outlet®
5516 Cal Sag Rd, Alsip, IL 60803
P. 708.824.2222
www.signoutletusa.com

AVERY DENNISON CERTIFIED WRAP INSTALLER
3M Scotchprint Graphics
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COMPANY NAME: WESTMONT HIGH SCHOOL
ADDRESS: 909 OAK WOOD DR. WESTMONT, IL 60559
CONTACT NAME: LARISSA ZELISKO
PHONE: 630.468.8124
EMAIL: LZELISKO@CUSD201.ORG
DATE: 03.02.26

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

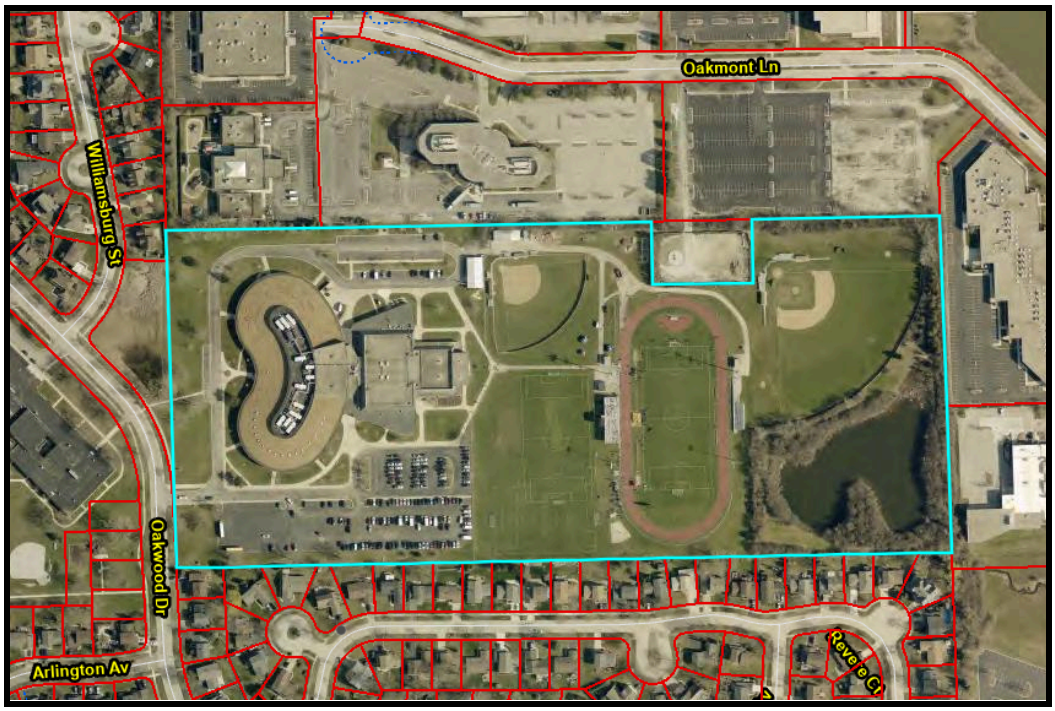
MEETING DATE: June 10, 2026 **PZC 018-2026**

TITLE: Request from Community Unit School District 201 for the property at 909 Oakwood Drive, Westmont, Illinois, 60559, for the following:

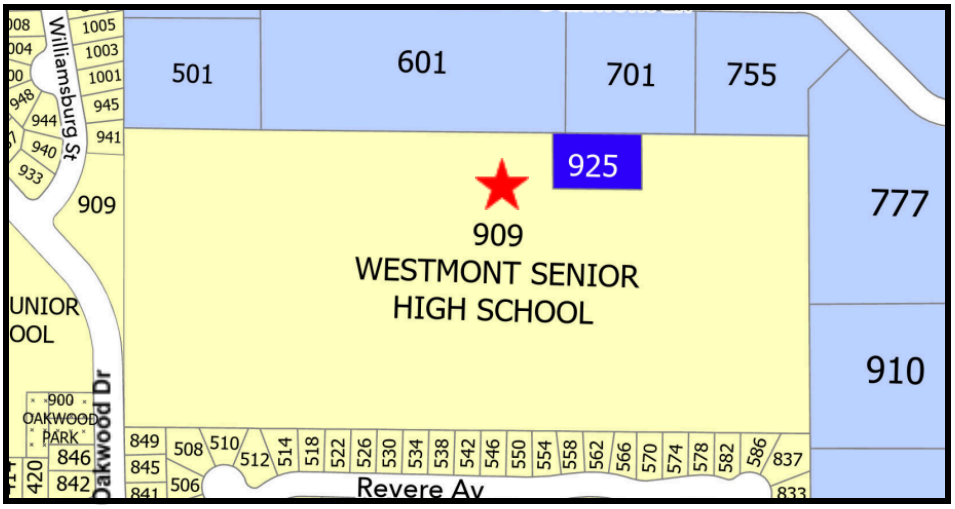
1. Special Use Permit for an electronic message board sign for Westmont High School in the R-3 Single-Unit Residential District.

I. BACKGROUND OF ITEM

A. Location: 909 Oakwood Drive, commonly known as Westmont High School, is located on the north edge of the Village of Westmont within the Oakwood Subdivision. The subject property is about 33 acres in area, and is improved with a high school and related athletic facilities.



Aerial Map - 909 Oakwood Drive (source: DuPage County Parcel Viewer)



Zoning Map - 909 Oakwood Drive

B. Zoning Designations:

SUBJECT PROPERTY	R-3 Single-Unit Residential District
WEST & SOUTH	R-3 Single-Unit Residential District
NORTH	O/R Office/Research & P/I Public and Institutional Districts
EAST	O/R Office/Research District

C. Neighborhood Characteristics

The lot is located in the Westmont High School Subdivision, which was recorded in 2023. This subdivision accommodated the conversion of the tennis courts into a Village-owned water tower, although Westmont High School has operated on this site for decades before. The subject property is directly east of the Westmont Junior High School, and is surrounded to the south and west by detached homes in the Oakwood Subdivision and by office buildings to the north and east.



Street View - 909 Oakwood Drive (source: Google Street View)

II. PETITIONER REQUEST:

The petitioner has requested a Special Use Permit for an electronic message board sign for Westmont High School 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 primarily intended to provide for the construction of detached houses. However, institutions like schools are a permitted use in the zoning district. The Comprehensive Plan designates the future land use in this area as Public/Semi Public, which describes the designation as, *"...land used for facilities such as government buildings, community service providers, utilities, and religious institutions…Through this designation the Land Use Plan expresses a desire for these parcels to remain as a public or semipublic use."* Electronic message boards are commonly found at institutional uses in the Village, including the Westmont Public Library, Westmont Junior High School, and the south fire station.

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 for an electronic message board sign in the R-3 Single-Unit Residential District.**

Chapter 95, Section 11.05(C)(2) requires that all electronic message board (EMB) signs receive special use permit approval in the R-3 district when located on a lot occupied by a public or institutional use to assess impacts on neighboring residences.

Community Unit School District 201 intends to install a ground sign with an EMB to display messages and relay important information to the community more efficiently than the existing static changeable message board sign. The new sign will use the existing sign's support structure, which allows for the sign to maintain a 12 foot front yard setback where 15 feet is required. All other setback and size requirements for the new sign are compliant with the zoning ordinance.

Regardless of the zoning district, all EMBs must always comply with the following display regulations to minimize negative impacts on adjacent properties and for the safety of right-of-way users:

Electronic Message Board Sign Display Regulations (Sec. 11.05(C)(5-10)):

(5) Electronic message board signs may not display flashing, animation, illusion of movement, or similar displays.
(6) Live or pre-recorded video is prohibited.
(7) Messages must instantaneously change; no transitions are allowed.
(8) Messages may not change more than once every 5 seconds.
(9) Electronic message board signs are subject to compliance with maximum light intensity and illumination regulations of this article.
(10) The electronic message board sign module must include dimmer controls that can be adjusted to meet village light emission standards. Proof of such sign module controls must be provided.

The plans prepared by the petitioner's contractor, Sign Outlet, state that they will comply with these regulations. Further evidence of compliance, as well as the required ground sign landscaping buffer, will be reviewed at the time of permitting. The petitioner further states in their cover letter that the sign will be turned off at 10:30 p.m., however, there is no formal requirement to do so.

In 2021, the Westmont Junior High School at 944 Oakwood Drive received a special use permit for an EMB sign, about one block north from the subject property. The petitioner stated in their application that they have not received any complaints from neighbors, instead receiving compliments on the sign being turned off at night and its ability to be dimmed to minimize potential impacts.

The use must also 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 install a ground sign with an electronic message board in the R-3 Single-Unit Residential District. The electronic message board complies with the requirements of the Zoning Ordinance, does not conflict with 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 May 21, 2026.
B. Code References: Chapter 95, Sections 11.05(C)(2); 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 June 25, 2026.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the May 21, 2026 Westmont Suburban Life.
2. Petitioner Attachments received April 24, 2026 (Edited for PZC):
   a. Planning & Zoning Development Application, with responses to the Special Use Standards
   b. Project narrative
   c. Proposed sign plans prepared by Sign Outlet
   d. Plat of Survey

Certificate of the Publication

Westmont Suburban Life

Description:38 S CASS AVE
2326038

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
05/21/2026

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
21st day of May, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10074602

Amount $98.46

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, June 10, 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 The Mahj House, LLC, d/b/a The Mahj House (Petitioner), and Richmond Station LLC (Owner), for the property at 38 South Cass 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.
PIN: 09-09-407-023
More Common Location: 38 South Cass 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 May 21, 2026) 2326038

PZC Case Number (office use only):	PZC 019-2026

Petitioner

Petitioner Name:	Melissa Mueller	**Property Owner Name:**	Richmond Station LLC
Petitioner Address:	[redacted]	**Owner Address:**	P.O. Box 66
City, State and Zip	[redacted]	**City, State and Zip:**	Lions, IL 60534
Phone:	[redacted]	**Phone:**	708-712-5768
Email:	[redacted]	**Email:**	d.richmondstation@gmail.com

Subject Property

Property Address (Subject Property):				38 S Cass Ave Westmont, IL 60559			
Property Identification Number(s) PIN(s):				09-09-407-023			
Lot Width		**Lot Depth**		**Lot Area:**	unit is 1935 sqft	**Lot Acreage:**	
Current Zoning:	B-1			**Current Use:**		retail - space is vacant	
Description of Request/Project Title:				The Mahj House LLC will be a space members of the community can come and take lessons, attend open plays, play in leagues and have private events.			
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.***				Plat of Survey and legal description sent in separate attachment.			

Signature(s)

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

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

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PETITIONER SIGNATURE:

The Mahj House, LLC

Print Name of **Petitioner**

DocuSigned by:
MELISSA MUELLER Manager 4/29/2026
1C9BAA5D67374E6...

Signature of **Petitioner** and Date

OWNER SIGNATURE
(if different than the petitioner):

Richmond Station, LLC

Print Name of **Property Owner**

Signature of **Property Owner** and Date Manager 5/4/2026

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 019-2026

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 Mahj House LLC will be a space for members of the community to come and take lessons, attend open plays, participate in leagues and have private events. Specific use will be CH95, Sec. 6.01 "Other Indoor Participant Entertainment" in B-1 District.

No permits, over than signage, will be needed. I will be doing solely cosmetic updates to the space (new flooring, paint/wallpaper, etc) and bringing in furniture.

Business plan and layout of space in separate attachment.

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.

Ch 95, Sec 6.01 "Other Indoor Participant Entertainment" in B-1 District

The Mahj House will adhere to operational standards and all lessons and other activities will all be in my entirely enclosed space. They will also adhere to any noise ordinances.

Capacity restrictions will not be an issue. I spoke with the fire chief and my maximum capacity is 129 which is WELL under the amount I would ever have in the space.

[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.

Mahjong is in very high demand and is an activity many people (men and women) are participating in. I plan to partner with the local coffee shops to offer "coffee and mahj" open plays. I'm hoping bringing people to my space will bring more visibility to other restaurants, retail spaces and businesses in Westmont.

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.

Mahjong is a very fun and relaxing game. It is not loud, rambunctious or going to cause any issues to surrounding businesses or homes.

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.

My space will not affect any development of surounding property. It would only help by bringing more eyes to potential 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.

Richmond Station alone has roughly 20 spots avaialble for tenants of the building. None of my services are at prime traffic hours (i.e rush hour). In fact, they start after the morning rush and would end before the 4/5 pm rush. Restaurant popular times (weekend nights) are not when any of my services are offered so that shouldn't cause any issues for them. My schedule can also be flexible. If one of my offerings ever caused issues with neighboring businesses, I am happy to adjust times/days as needed. I will suggest particpants Uber or carpool for larger gatherings (leagues), but I don't anticipate parking being a problem as I have driven through downtown Westmont quite often and there are always plenty of parking spaces avaialble.

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.

Yes, the space complies with all other regulations.

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

None.

Melissa Mueller
[redacted]

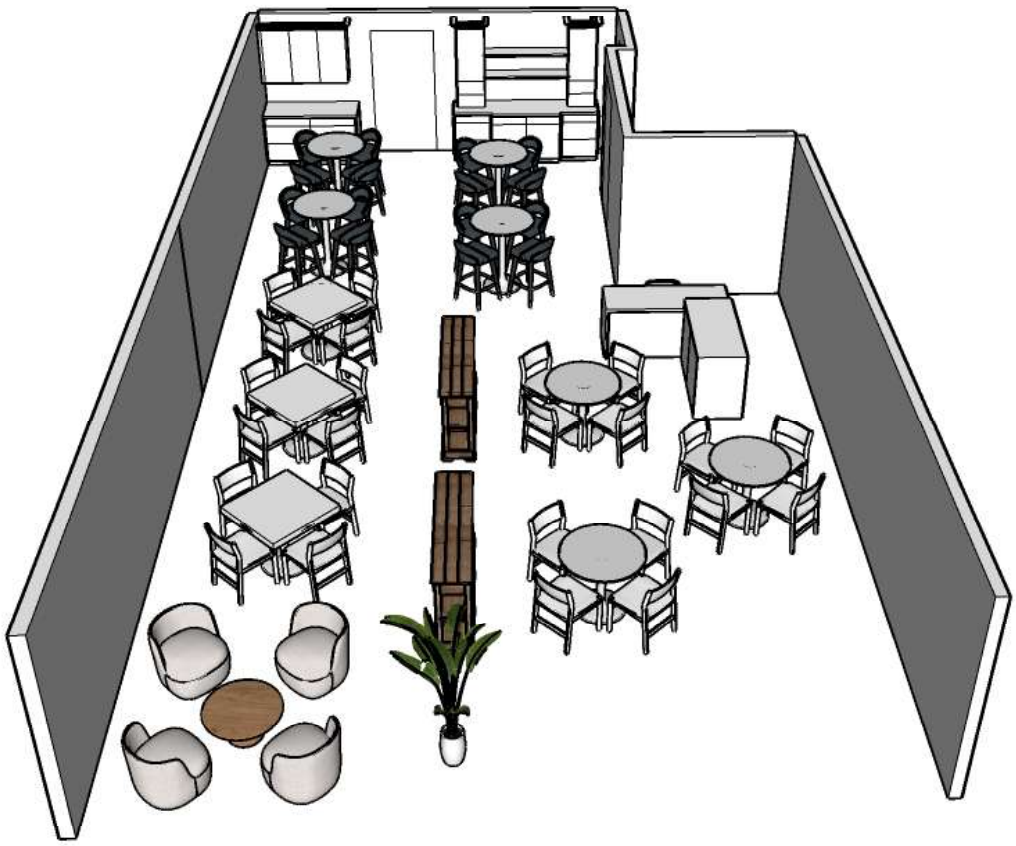
Location of Business:
The Mahj House LLC
38 S Cass Ave
Westmont, IL 60559

Dear Westmont Village Board,

I am writing to express my interest in opening The Mahj House LLC at the desired location above. Included with this cover letter you will find my P&Z Application, Special Use Permit Application, layout of space, play of survey and traffic impact statement.

The Mahj House LLC will be a space for members of the community to come and share their love of Mahjong. Mahjong has become a highly desirable game bringing men and women together regardless of their level of play. My space will offer lessons for newer players to learn, open plays, leagues, and private events should someone want to rent out my space. I plan to have roughly 10 tables in my space and my hours of operation will vary daily depending on the class, open play or league. All classes, open plays and leagues will be in 2-hour increments. I will offer 2-3 classes per week with 8-12 spots available at each lesson. Lessons will be: Tuesday 10-12, Friday 12:30-2:30 and Sunday 5-7, for example. I aim to have two leagues: one during the daytime on Mondays and one at night on Tuesdays. All classes, leagues and open plays will be reservation based, no walk-ins will be allowed. I do not have any employees currently but may hire independent contractors down the road if demand for classes grow.

As my love of the game has personally grown, I plan to make this space a fun and relaxing environment for participants. I intend to partner with local businesses to bring more exposure to the area through “Coffee & Mahj” open plays for example. My space will comply with all standards for a special use permit and anything I offer can be adjusted or changed if needed. My aim is to make a meaningful impact on the community. I was raised in Downers Grove and now am back raising my children there as well. The Southwest Suburbs have always been my home and I am an active member of the school and community. I am confident my space will be a positive addition to Westmont.



Traffic Impact Statement- The Mahj House LLC

The proposed space at 38 S Cass Ave has roughly 20 spots that are private and specifically for tenants use at Richmond Station. My classes will only have 12-16 spots available so between street parking and the spaces provided with Richmond Station there will be ample spaces. My leagues are at nighttime when parking in the area is generally very open. I have driven downtown during the hours of all planned open plays and leagues and there are many spots available. Being a start up, I do not anticipate all of my chairs being full for open plays and leagues. In the event I needed more than the 20 spots at Richmond Station, there is also parking available on Lincoln, on Quincy, on Burlington, and on Cass. For leagues, it is very common for friends to carpool so that will eliminate spots needed. All opportunities to play are at hours after any morning rush hour and well after the 4/5 pm rush hour. If Mahj House hours ever had a negative impact or caused any problems with a neighboring business, I am capable and willing to adjust my class times as needed.

4/28/2026

RE: Letter of Intent

38 S Cass Ave Unit 38 Westmont, IL 60559

1. **Tenant:** The Mahj House LLC ([Melissa Mueller] – Principal)
2. **Use:** The leased Premises shall be used for Mahjong lessons, open plays, leagues and private events
3. **Premises:** 1,675 sq ft
4. **Lease Term:** Three years and 0 months
5. **Option to renew:** Two renewal options of 2 years at a 10% increase per renewal
6. **Rent Abatement:** 1 month rent abatement
7. **Delivery Date:** Tenant will know on 6/25 whether the village has approved the space for special use. Lease would be contingent upon the village's decision
8. **Rent start date:** July 1st
9. **Base Rent: 1,675 sq ft**

		Period		Monthly rent	Annual rent	Total rent
1	7/1/2026	To	6/30/2027	[redacted]		
2	7/1/2027	to	6/30/2028			
3	7/1/2028	to	6/30/2029			

10. **Escalations:** increase shown above.
11. **Rent Schedule:** Tenant shall pay by the 1st of each month
12. **Security Deposit:** 1 months rent
13. **Tenants Work**: I will be giving the space solely cosmetic updates. I plan to take out the carpet and put in the luxury vinyl flooring. Walls will be painted and some will

Docusign Envelope ID: 58FF3984-24E5-86CF-828B-CE71D2D2A49A

have wallpaper. Bathroom will be cosmetic updates as well including wallpaper and a new mirror/lighting. After that it will just be furnishing the space

14. **Utilities**: Tenant pays for electric and gas and a portion of water/garbage

15. **Insurance:** Tenant will obtain the appropriate insurance for space

16. **Credit Check:** Tenant allows landlord to run a credit/background check if needed

17. **Brokerage**: Tenant is also a licensed real estate agent with @properties.



18. **Parking provided**- front and back are private spaces which are owned by Richmond Station for all tenants.

If the above terms and conditions are acceptable, please acknowledge your interest by executing this letter where indicated and returning it to the undersigned. This Letter of Intent does not constitute a binding contract, and no contract is intended to arise unless and until the Lease is entered into signed by both parties.

Sincerely,

DocuSigned by:
MELISSA MUELLER
1C9BAA5D67374E6...

Agent Name
@properties Commercial
Should the terms of this be acceptable, please sign below.

Please print name, address and contact information for tenants and their broker.

LANDLORD
By: Tom Koulouris

Its:

Date: 05-04-26

TENANT:
By: DocuSigned by:
MELISSA MUELLER
1C9BAA5D67374E6...

Its:

Date: 5/4/2026

PLAT OF SURVEY
OF
RICHMOND STATION CONDOMINIUM
BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

"EXHIBIT B"

P.I.N. 09-09-407-021

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262
FAX : (630) 916-6264

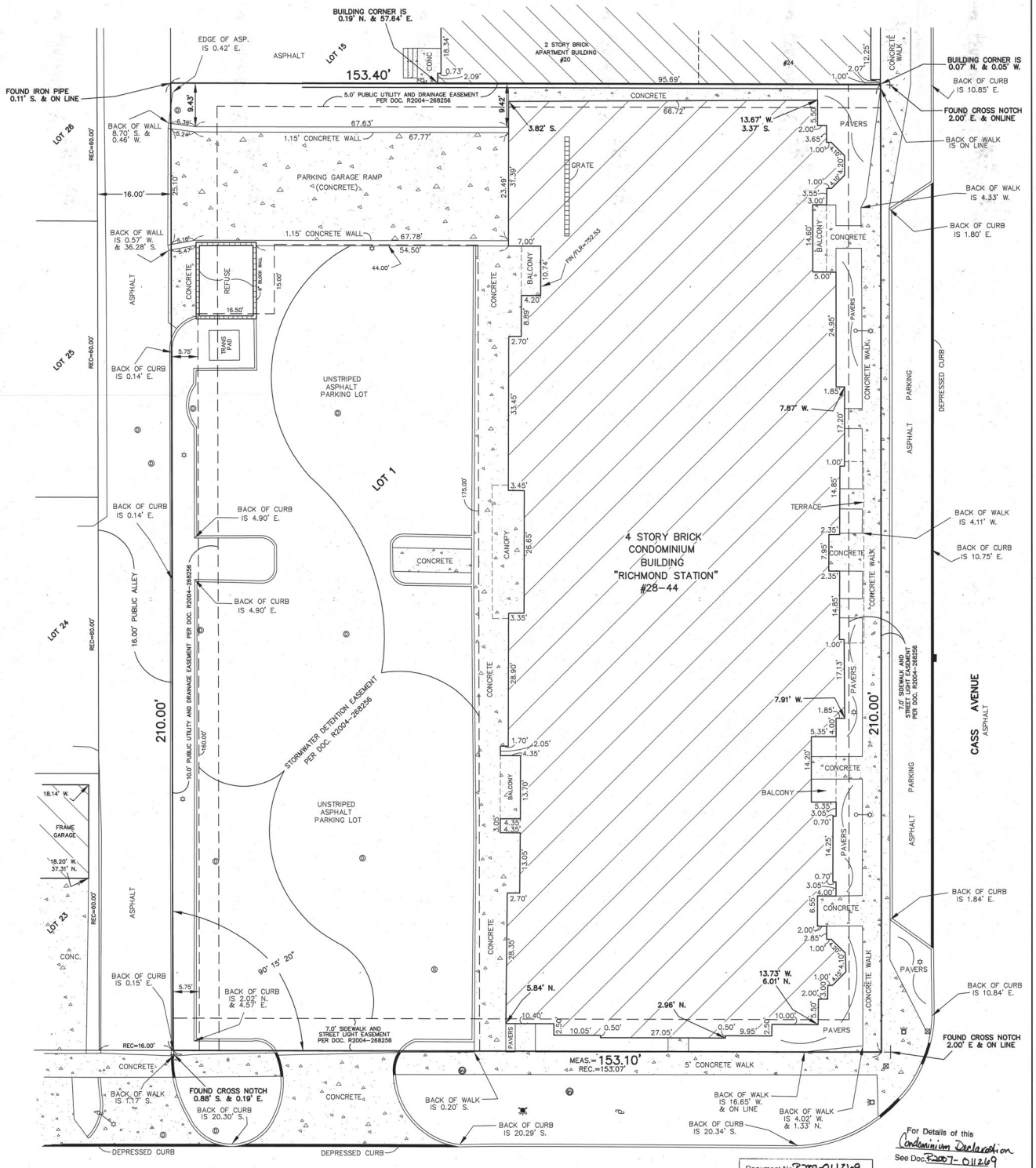
PLAT
R2007-011269
JAN. 18. 2007
1:18 PM

GRAPHIC SCALE
10 5 5 10 20 40
(IN FEET)
1 inch = 10 ft.

LOT 1 IN THE PLAT OF CONSOLIDATION OF RICHMOND STATION, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2004 AS DOCUMENT NO. R2004-268256, IN THE OFFICE OF THE RECORDER, IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART OF THE AREA KNOWN AS THE "COMMERCIAL/RETAIL SPACE" ENCOMPASSED BY THE INTERIOR FINISHED PERIMETER VERTICAL WALLS OF THE FIRST FLOOR, THE FINISHED CONCRETE FLOOR AND THE FINISHED CEILING OF SAID FIRST FLOOR. (BUT INCLUDING PARTS OF SAID FIRST FLOOR SUCH AS AREAS SET ASIDE AS COMMON ELEMENT; IN PARTICULAR, STAIRWAYS, GARBAGE CHUTES, HALLWAY, LOBBY, ELEVATOR AND MAINTENANCE CLOSET AS SHOWN ON EXHIBIT B OF THE RICHMOND STATION CONDOMINIUM PLAT OF SURVEY) AND ALSO EXCEPTING THEREFROM ALL IMPROVEMENTS AND APPURTENANCES ON THE GROUND ON SAID LOT 1 FROM THE EXTERIOR FINISHED PERIMETER VERTICAL WALLS OF THE SAID FIRST FLOOR (FROM GROUND LEVEL TO A VERTICAL ELEVATION OF 762.33) TO THE PROPERTY BOUNDARY LINES OF SAID LOT 1 (EXCLUDING THE PARKING GARAGE RAMP AND ITS 1.15 FOOT CONCRETE WALLS), WHICH SHALL BE INCLUDED AND SUBJECT TO THE CONDOMINIUM DECLARATION, NOT BEING A SUBJECT PART TO THE TERMS OF THE CONDOMINIUM DECLARATION, ALL IN DUPAGE COUNTY, ILLINOIS.

CONTAINING: 32,182.26 SQ. FT.. 0.74 AC.

PROPERTY COMMONLY KNOWN AS 28-44 CASS AVENUE, WESTMONT, ILLINOIS.



NO.	DATE	DESCRIPTION	BY
5	12/12/06	LEGAL DESCRIPTION REVISED	MMG
4	11/17/06	- CHANGED AND DIMENSIONED PARKING	AT
3	11/03/06	CHANGED LEGAL DESCRIPTION PER REQUEST	AT
2	10/10/06	CHANGED LEGAL DESCRIPTION PER REQUEST	AT
1	10/02/06	UPDATED LEGAL DESC. AND P.I.N. AND MADE CHANGES PER REQUEST	AT

FOR: RICHMOND STATION CONDOS

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262
FAX (630) 916-6264
PREPARED FOR: D. THOMAS PROPERTIES, INC.
ORDER NO.: 02-18320-06-CONDOREV5
SHEET 1 OF 6
PREPARED BY: GLO/AT

LEGEND

- FIRE HYDRANT
- WATER SERVICE SHUTOFF VALVE
- WATER VALVE VAULT
- CLOSED COVER DRAINAGE STRUCTURE
- OPEN COVER DRAINAGE STRUCTURE
- CURB INLET/CATCH BASIN
- SANITARY SEWER MANHOLE
- WV WATER SHUTOFF VALVE WITH 8" CASING
- ELECTRIC SERVICE VAULT
- TRAFFIC SIGNAL LIGHT
- UTILITY POLE
- LIGHT STANDARD
- TRAFFIC SIGNAL CONTROL VAULT

HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE FORMED BY THE INTERIOR FINISHED SURFACE OF FLOORS, CEILINGS, PERIMETER WALLS AND THE LATERAL EXTENSIONS THEREOF.

B.M.= VILLAGE OF WESTMONT TBM-24
SOUTHEAST BOLT OF FIRE HYDRANT AT SOUTHWEST CORNER OF CASS AVENUE AND QUINCY STREET.
ELEVATION=754.53

BENCHMARK: (DUPAGE COUNTY B.M. STATION # 342 DESIGNATION 34-CASS)
BRONZE DISK SET IN CONCRETE BASE OF TRAFFIC CONTROL LIGHT READ "DUPAGE COUNTY MAPS AND PLATS" LOCATED AT THE NORTHEAST CORNER OF U.S. ROUTE 34 AND CASS AVENUE.

ELEVATION = 746.5071

100-YEAR BASE ELEVATION=3,500' SOUTHWEST OF SOUTHWEST CORNER PROPERTY
BASE FLOOD ELEVATION=721.00

1 of 6 R2007-011269

Document No. R2007-011269
Filed For Record in Recorder's Office Of Du Page County, Illinois
On 1/18/2007 At 1:18 P M
Fred Bucholz
Recorder

For Details of this Condominium Declaration See Doc. R2007-011269

STATE OF ILLINOIS S.S.
COUNTY OF DuPAGE

WE, GENTILE AND ASSOCIATES, INC. HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

DATED AT LOMBARD, ILLINOIS A.D. 2006

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2006

PLAT OF SURVEY
OF
RICHMOND STATION CONDOMINIUM

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

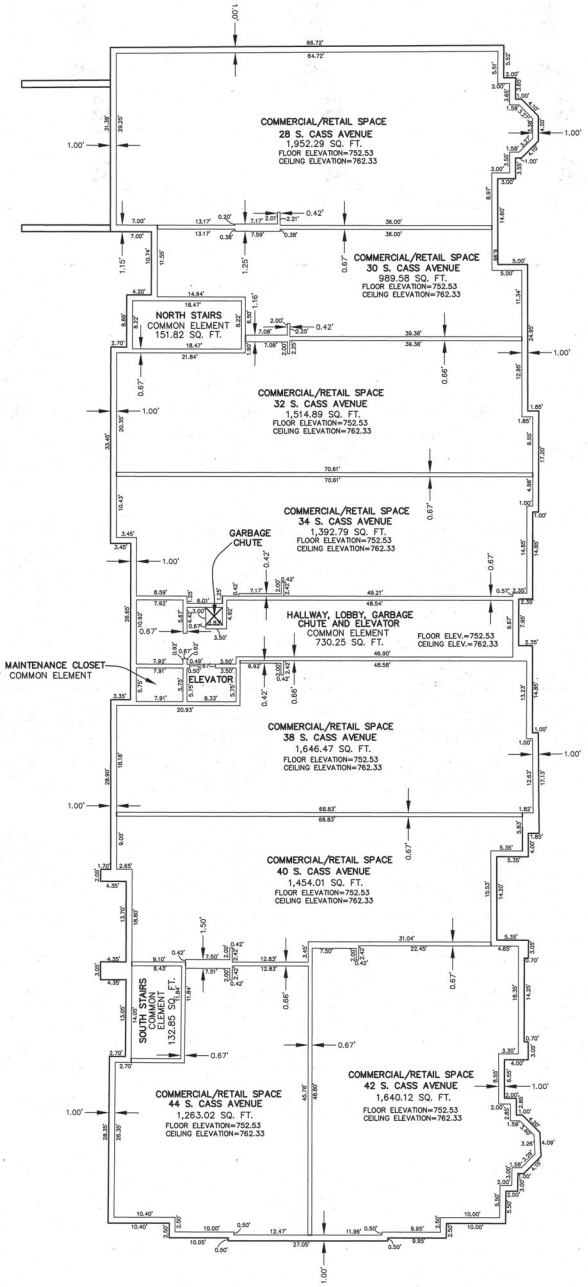
"EXHIBIT B"

P.I.N. 09-09-407-021

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PHONE : (630) 916-6262
FAX : (630) 916-6264

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

"FIRST FLOOR COMMERCIAL/RETAIL"
EXCLUDED FROM RICHMOND
STATION CONDOMINIUM



HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE FORMED BY THE INTERIOR FINISHED SURFACE OF FLOORS, CEILINGS, PERIMETER WALLS AND THE LATERAL EXTENSIONS THEREOF.

FOR: RICHMOND STATION CONDOS

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262
FAX (630) 916-6264

PREPARED FOR: D. THOMAS PROPERTIES, INC.
ORDER NO.: 02-18320-06-CONDOREV4
SHEET 3 OF 6
PREPARED BY: GLO/AT

NO.	DATE	DESCRIPTION	BY
5	12/12/06	LABELING OF MAINTENANCE CLOSET ADDED	MMG
4	11/17/06	- CHANGED AND DIMENSIONED PARKING	AT
3	11/03/06	CHANGED LEGAL DESCRIPTION PER REQUEST	AT
2	10/10/06	CHANGED LEGAL DESCRIPTION PER REQUEST	AT
1	10/02/06	UPDATED LEGAL DESC. AND P.I.N. AND MADE CHANGES PER REQUEST	AT

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SOUTHEAST BOLT OF FIRE HYDRANT AT SOUTHWEST CORNER OF CASS AVENUE AND QUINCY STREET.
ELEVATION=754.53

BENCHMARK: (DUPAGE COUNTY B.M. STATION # 342
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BRONZE DISK SET IN CONCRETE BASE OF TRAFFIC CONTROL LIGHT READ "DUPAGE COUNTY MAPS AND PLATS" LOCATED AT THE NORTHEAST CORNER OF U.S. ROUTE 34 AND CASS AVENUE.

ELEVATION = 746.5071

100-YEAR BASE ELEVATION=3,500' SOUTHWEST OF SOUTHWEST CORNER PROPERTY
BASE FLOOD ELEVATION=721.00

3 of 6 R2007-011269

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

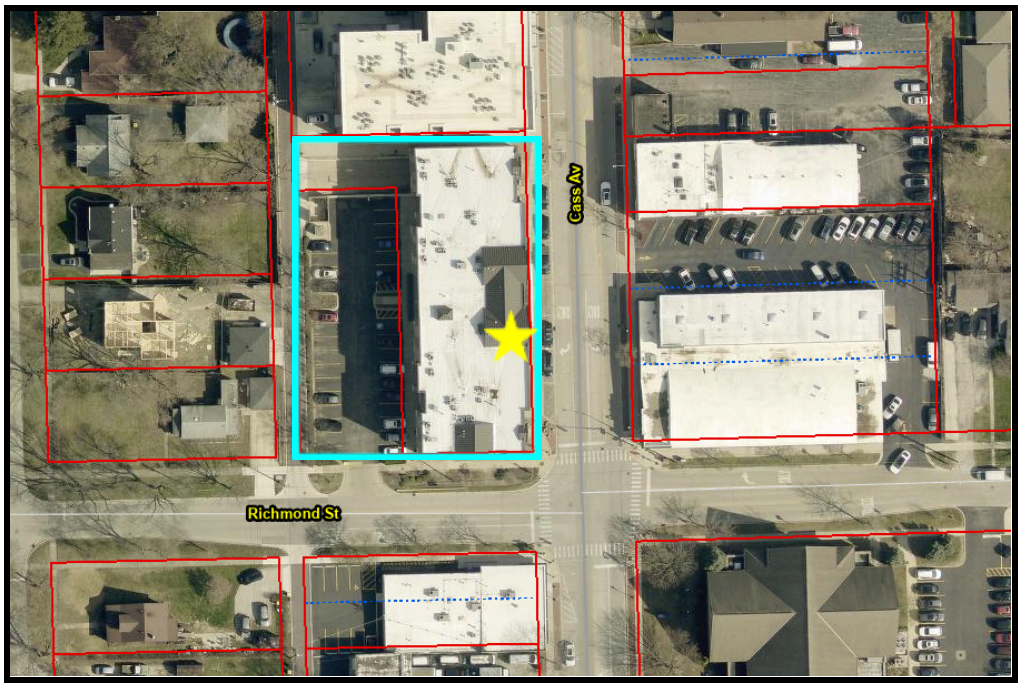
MEETING DATE: June 10, 2026 **PZC 019-2026**

TITLE: Request from The Mahj House, LLC, d/b/a The Mahj House (Petitioner), and Richmond Station LLC (Owner), for the property at 38 South Cass Avenue, Westmont, Illinois, 60559, for the following:

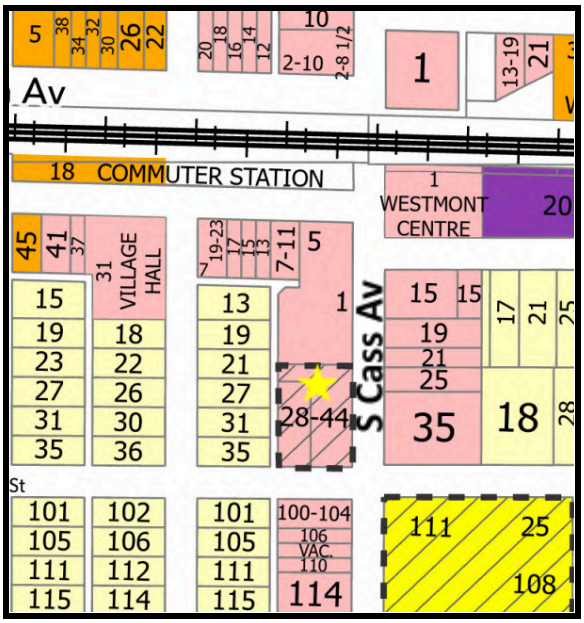
1. Special Use Permit to operate an Indoor Other Participant Entertainment business (mahjong studio) in the B-1 Downtown Edge District.

I. BACKGROUND OF ITEM

A. Location: 38 South Cass Avenue is located northwest of the intersection of West Richmond Street and South Cass Avenue. The subject property is about 0.74 acres in area, and is improved with a four-story mixed-use building commonly known as Richmond Station. The ground floor hosts a variety of commercial uses along Cass and Richmond, with dwelling units on the upper stories. The subject unit is located just south of the entrance to the residential lobby.



Aerial Map - 38 South Cass Avenue (source: DuPage County Parcel Viewer)



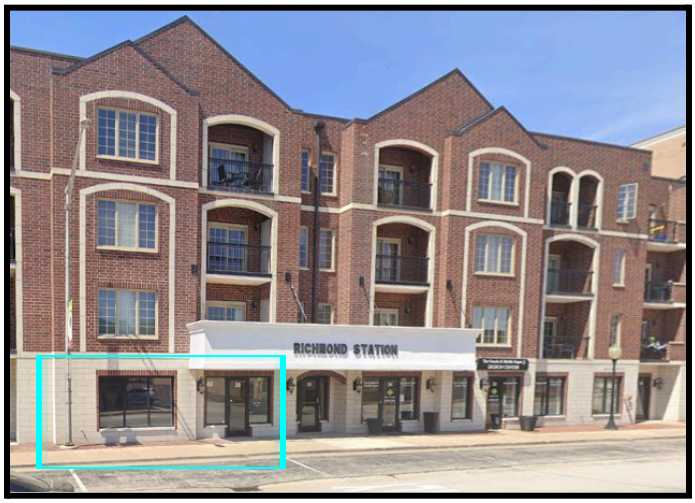
Zoning Map - 38 South Cass Avenue

B. Zoning Designations:

SUBJECT PROPERTY	B-1 Downtown Edge District/Planned Development
NORTH, EAST & SOUTH	B-1 Downtown Edge District
WEST	R-3 Single-Unit Residential District

C. Neighborhood Characteristics

The lot is located in the Richmond Station Consolidation, which was recorded in 2004. The property is near the southern edge of the Village's Downtown, one block south of the Westmont Metra Station. Being in the Downtown, the surrounding area hosts a wide variety of commercial uses like restaurants, retail shops, institutions, and service uses. Within Richmond Station, commercial uses include a hair and makeup salon, interior decorating shop, and an office. The upper stories contain 24 dwelling units. The subject unit is one of the middle commercial units facing Cass Avenue, as shown in the image below.



Street View - 38 South Cass Avenue (source: Google Street View)

II. PETITIONER REQUEST:

The petitioner has requested a Special Use Permit to operate The Mahj House, 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 describes the designation as an area "*...[that] should provide for an appropriate variety of land uses."* and that the Downtown should consist of *"primarily mixed-use development that fosters an active pedestrian oriented node"*. More specifically, the Comprehensive Plan identifies the subject property as a part of the Downtown subarea's civic core. The Plan explains that this block should "*[contain] public offices, services, and open space, as well as secondary downtown retail and restaurant activity…"*

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 The Mahj House at 38 South Cass 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, host open play events, leagues, and the occasional private events. The floor plan submitted shows that the roughly 1,650 square foot space can accommodate up to 40 players across ten tables. However, the petitioner anticipates capping the class sizes between eight (8) to 16 players.

The petitioner will typically be the only employee on-site, but may occasionally have other instructors join as the business grows. Lessons will be taught on Tuesday and Friday during the day, and one on Sunday in the early evening, with eight (8) to 12 players at a time. The studio will also host leagues on Monday during the day and a separate league at night on Tuesdays.

In order to participate in the classes, open plays, and leagues, one must register for a slot ahead of time. The sessions are typically two (2) hours long, where mahjong is played in a calm and strategic manner. As opposed to other entertainment businesses, the petitioner explains in their responses to standards that mahjong is not a loud nor rambunctious game, which should not negatively affect surrounding businesses and residences.

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. Richmond Station has a private parking lot containing 20 spaces for tenants, separate from the underground parking garage for residents. Marked on-street parking spaces exist on South Cass Avenue directly in front of the building. The petitioner has provided a traffic impact statement, asserting that by limiting class sizes

to 16, all players should be able to park in the Richmond Station lot. When leagues are hosted, the petitioner expects that some players will carpool, which should reduce demand for parking in the private lot and public on-street spaces.

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 The Mahj House, 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 May 21, 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 June 25, 2026.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the May 21, 2026 Westmont Suburban Life.
2. Petitioner Attachments received May 6, 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 Letter of Intent
   f. Plat of Survey

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: June 10, 2026 **PZC 020-2026**

TITLE: A request from Richard Strohmaier Jr. for the property at 29 North Washington Street, Westmont, Illinois, 60559, for the following:

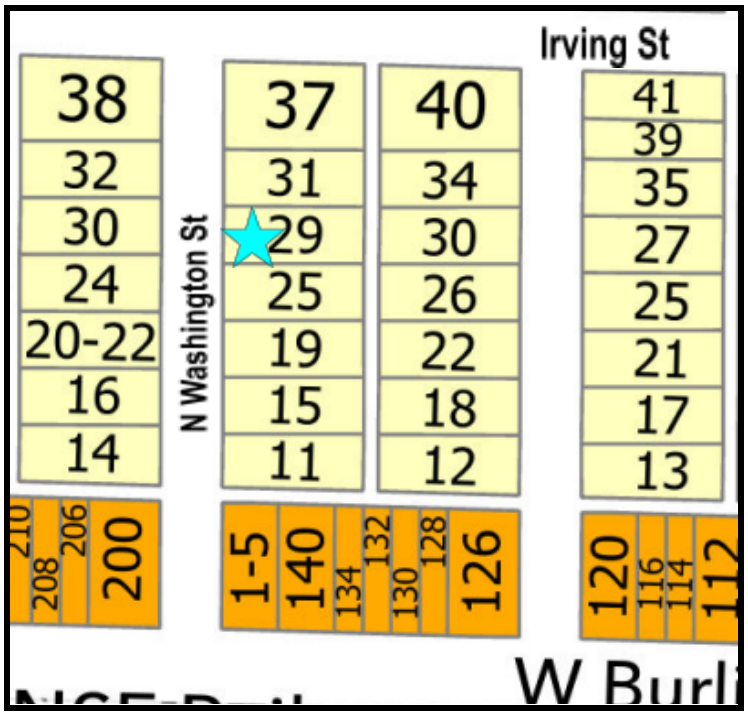
1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for two patios.

I. BACKGROUND OF ITEM

A. Location: 29 North Washington Street is located westside of Washington Street between West Burlington Avenue and Irving Street. The property is improved with a single-unit detached home and attached garage. The lot is approximately 60' by 150', with a total area of approximately 9,000 square feet.



Aerial Map - 29 North Washington Street (source: DuPage County Parcel Viewer)



Zoning Map - 29 North Washington 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 property is located in the A.T. McIntosh & Co.'s Fairmont Heights Subdivision, which was recorded in 1920. This subdivision includes a majority of the lots in the northwest quadrant of the Village's Downtown area. Almost all of the residential lots in this subdivision are 9,000 square feet in area.

II. PETITIONER REQUEST:

The petitioner proposes to construct two permeable paver patios, one adjacent to the rear of the garage, and the other adjacent to the family room. This construction would raise the property's lot coverage from approximately 34.9% to 41.8%, which exceeds the 35% maximum allowed in the R-3 Single-Unit Residential District. Therefore, the petitioner is requesting a variance to a maximum lot coverage of 41.8%, rounded to up 42%.

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 two patios.***

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)**
35%	~ 34.93%	~ 42% (rounded up from 41.8%)	~7%
3,150 Square Feet	~3,143 Square Feet	~3,763 Square Feet	~620 Square Feet

The proposed permeable paver patios and stepper path are located at the rear of the home to the east. The home was built just below the maximum lot coverage for the property at 34.9% in 2022-2023 based on the approved building permit without any usable outdoor structures. The patios and stepper path have a total area of 620 square feet. Additionally, the northernmost patio would include a pergola structure.

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 not eligible for administrative approval to 40%, as the petitioners are requesting a lot coverage of 42% (rounded up from 41.8%), which can only be approved through a variance. The proposed increase in lot coverage is approximately 7% or 620 square feet from the existing lot coverage.

Even if the proposed lot coverage was 40% or less, administrative approval still could not be granted. This is because the front yard of the subject property is within a Low Depressional Area (LDA), which also encompasses several adjacent properties. Since the applicant is proposing to use permeable pavers for both patios, engineering staff does not have an objection to the requested variance, as long the pergola does not have a louvered roof and all utility connections are floodproofed. These details will be reviewed by engineering staff at the time of permitting. Furthermore, all gas, mechanical, and electrical installations must be floodproofed

The petitioner cites that the hardship exists due to the original builder maximizing the allowable 35% footprint, leaving no remaining lot coverage for outdoor living space. Additionally, to mitigate potential stormwater impacts, the applicant proposes utilizing permeable pavers to allow for on-site water infiltration and prevent additional runoff onto adjacent properties

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

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 are seeking a variance for lot coverage, proposing to construct two (2) patios, a pergola, and a stepper path totaling approximately 620 square feet of new lot coverage This construction would increase the lot coverage from approximately 34.9% to approximately 42%, exceeding the 35% maximum permitted in the R-3 Single-Unit Residential District.

V. LEGAL

A. Notification: A legal notice was published in Westmont Suburban Life on May 21, 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 June 25, 2026 meeting.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the May 21, 2026 Westmont Suburban Life.
2. Engineering PZC Review comments from EZA Engineering, dated May 12, 2026
3. Petitioner Attachments received May 6, 2026 (Edited for PZC):
    a. Planning and Zoning Development Application, including responses to the Variance Standards
    b. Narrative
    c. Site Plan prepared by C.B. Conlin Landscapes
    d. Plat of Survey
    e. Proof of Ownership

Certificate of the Publication

Westmont Suburban Life

Description:29 N WASHINGTON ST
2326039

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
05/21/2026

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
21st day of May, 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

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, June 10, 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 Strohmaier Jr. for the property at 29 North 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 two patios.

PIN: 09-09-219-003

More Common Location: 29 North 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 May 21, 2026) 2326039

VILLAGE OF WESTMONT – ENGINEERING PZC REVIEW

PROJECT	CASE NO.	REVIEW NO.	STATUS
29 N. Washington Street – Lot Coverage Variance	PZC 020 2026	PZC 1	-

EZA Engineering received the following permit submittal documents on May 7, 2026:

DOCUMENT	PREPARED BY	SHEETS	DATE
PZC Application	Strohmaier	20	-

The above documents have been preliminarily reviewed for compliance with the Village of Westmont Code of Ordinances (Village Code) and the DuPage Countywide Stormwater and Flood Plain Ordinance (DCSFPO). Please consider the following comments:

GENERAL COMMENTS

1. This property is located within sub-basin R-P5-2b, which contains a Low Depressional Area (LDA). Several residential lots are within this LDA, including 29 N. Washington Street. The associated Base Flood Elevation (BFE) is 752.0. This LDA is the reason the 35-40% lot coverage administrative approval was not granted.
2. The applicant is proposing to construct the patios with permeable pavers. Engineering staff does not object to this variance request, provided the pergola does not have a louvered roof. Additionally, all electric/mechanical/gas improvements should be floodproofed up to an elevation of 753.0 (12” above the BFE).

PZC Case Number (office use only):	PZC 020-2026

Petitioner

Petitioner Name:	C.B. CONLIN LANDSCAPES	Property Owner Name:	RICHARD STROHMAIER
Petitioner Address:	28W490 95TH STREET	Owner Address:	[redacted]
City, State and Zip	NAPERVILLE, IL 60567	City, State and Zip:	
Phone:	630-416-8998	Phone:	
Email:	PERMITSXLALA@GMAIL.COM	Email:	

Subject Property

Property Address (Subject Property):				29 N WASHINGTON ST. WESTMONT, IL 60559			
Property Identification Number(s) PIN(s):				09-09-219-003			
Lot Width	60	Lot Depth	150	Lot Area:	9000	Lot Acreage:	
Current Zoning:	R3			Current Use:	RESIDENTIAL		
Description of Request/Project Title:				ZONING LOT COVERAGE VARIANCE: R-3 Single-Unit Residential District (Chapter 95, Section 2.05)			
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 22 in Block 15, in Arthur T. Mcintosh and Company's Fairmont Heights, being a subdivision in the Northeast Quarter of Section 9, Township 38 North, Range 11 East of the Third Principal Meridian, according the plat thereof recordded September 22, 1920 as document no. 144403, in Dupage 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:

Richard K Strohmaier Jr — Print Name of **Petitioner**

Signature of **Petitioner** and Date — 5/6/26

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):	

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.

We are proposing to install two Permeable Paver Patios. One patio will be at the back sliding door entrance and the second will be a smaller patio at the garage door entrance. In addition we will be installing a Pergola ontop of the main paver patio. Per Zoning Ordinance the maximum lot coverage in the R-3 Single-Unit Residential District (Chapter 95, Section 2.05) is set at 35%, the proposed patio would make the lot coverage to 42%, which makes this not compliant.

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 adherence to the 35% lot coverage limitation for the R-3 district creates a particular hardship for this property because the unique physical characteristics of the residence to lot ratio being set at the maximum allowed. Thus preventing the homeowner from creating any reasonable outdoor living space. It appears that at the time the home was built the builder mazimized the footprint of the home at the expense of any future outdoor living space. We are proposing to install a permeable paver patio which allows for water infiltration into the ground rather than runoff, which aligns with the environmental protection intent of the zoning ordinance. It will not impede water flow onto our neighbors, nor increase flood risks. Strict compliance of this ordinance deprives the homeowner of the same enjoyment of their property that neighbors in similar R-3 homes currently enjoy. The inability to enjoy the backyard not only limits the use of the home but effects the quality of life of the homeowner.

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 pre existing condition of this property or the unique physical condition of this property is that it was built to it's maximum allowance. Because the builder maximized the coverage this hardship was not self-created. These conditions are not shared by surrounding properties. The variance will not alter the character of the neighborhood but it will increase the functional use of the outdoor space. Attractive, well-designed yards create a more welcoming environment, boosting the overall aesthetic appeal of the entire neighborhood. This hardship prevents reasonable use of the property

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 homowner was unaware of the lot coverage limitation that the builder had created. The builder was allowed by the City to build the home at the max allowible lot coverage of 35%. Currently the existing home, porch, driveway and front walkway total 3,143 s.f. making the existing lot coverage at the maximum allowed of 35%. This design flaw by the builder has hindered the ability of the homeowner to create an outdoor living space for themselves. The proposed permeable paver patios are a total of 619s.f. The pre existing condition of this property or the unique physical condition of this property is that it was built to it's maximum allowance. Because the builder maximized the coverage this hardship was not self-created. These conditions are not shared by surrounding properties. The variance will not alter the character of the neighborhood but it will increase the functional use of the outdoor space.

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.

Requiring strict compliance of this Zoning ordinance would deprive the subject property owner of substantial rights commonly enjoyed by owners. The permeable paver patio that is being proposed to be installed is not of an elaberate nature, rather a very modest minimal Paver Patio just enough to allow the reasonable use and enjoyment of the property.

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 hardship is not merely a personal desire or a "special privilege" not shared by others, but rather a unique physical limitation of the property that prevents any reasonable use of the outdoor living space. The hardship is rooted in the land itself because of the way that the property was built. The permeable paver patio that is being proposed to be installed is not of an elaborate nature, rather a very modest minimal Paver Patio just enough to allow the reasonable use and enjoyment of the property. To have an outdoor living space to enjoy the home is something that is available to all owners within the R3 District. , the homeowner is merely asking for the same ability.

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 proposed paver patio respects the intent of the local regulations and does not negatively impact the neighborhood The proposal represents the smallest deviation from the zoning ordinance needed to achieve a reasonable use of the land and in no way is the homeowner apply for an over-development plan. The proposed paver patio would be installed using permeable pavers to keep the impervious surface ratios to the minimum and to ensure proper stormwater management, particularly if the municipality treats permeable pavers as part of the lot coverage calculation. The homeowner proposes to install permeable pavers in order to prevent drainage issues, or runoff issues that could impact adjacent properties. The variance will not alter the character of the neighborhood or create threats to public health, safety, and welfare, such as blocking traffic visibility or reducing existing fire safety standards.

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.

Unlike traditional pavers and concrete, permeable pavers prevent standing water, puddles, and mosquito breeding, which improves the enjoyment of the property and surrounding area. Thus proving that there would be no Material Detriment to Public Welfare or Neighborhood. There would also be no Material Impairment of Light and Air as Permeable pavers allow air to pass through to the soil, which can help maintain healthier, more diverse vegetation compared to solid concrete or traditional pavers, improving the immediate environment. There will also not be any Undue Increase in Flooding or Fire. Pavers are fireproof and do not pose a fire risk.Permeable pavers manage stormwater by allowing it to soak into the ground rather than running off, reducing the load on municipal systems and preventing erosion.Permeable pavers help Reduced Stormwater Load: By allowing water to infiltrate on-site, these systems reduce the burden on public drainage systems and stormwater infrastructure. Decreased Water Usage: Permeable surfaces can provide water for landscaping, reducing the demand for municipal water supply. The patio will be installed by professionals to meet safety codes, ensuring a level surface and ensuring the safetly of all.

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 means other than the requested variance Unlike traditional pavers or concrete, permeable pavers prevent standing water, puddles, and mosquito breeding, which improves the enjoyment of the property and surrounding area, Because the property stands at the maximum allowed of imperevious area or the maximum lot coverage; the homeowner took that into consideration and decided to propose the patio to be installed as permeable pavers to help maintain as much of the pervious are as possible as permeable paver patios are porous, enabling water to pass through and soak into the soil below. All considerations were made to maintain as much of the existing pervious area as possible as well as not to disrupt the neighborhood of additional water flow or fluding and considering public safetly of any additional water flows.

Variance application Cover Letter

29 N. Washington St. Westmont, IL 60559

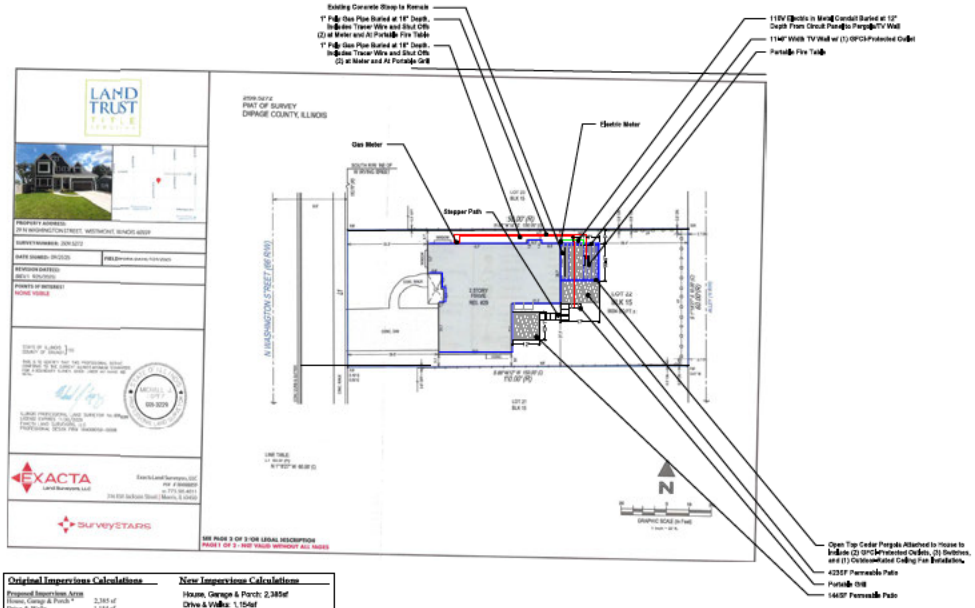
We are proposing to install two Permeable Paver Patios. One patio will be at the back sliding door entrance, and the second will be a smaller patio at the garage door entrance. In addition, we will be installing a Pergola on top of the main paver patio.The materials to be used would be Permeable Pavers.

LOT COVERAGE CALCULATIONS:
-Existing impervious area (House, Porch, Driveway and front walkway) = 3,143 s.f.
-Total Lot = 9,000
-Existing Lot Coverage = 34.93%
-Proposed Permeable Paver patios total = 619 s.f.
-Total Proposed impervious area = **3,762.6 s.f.**
-Total Proposed Lot Coverage = **41.8%**

Per Zoning Ordinance, the maximum lot coverage in the R-3 Single-Unit Residential District (Chapter 95, Section 2.05) is set at 35%, the proposed patio would make the lot coverage to 42%, which makes this not compliant

Laura Carrera

Permit Technician



Note:
Existing Drainage Patterns Will Not Be Altered Due to Construction

Original Impervious Calculations

Proposed Impervious Area
Home, Garage & Porch * 2,385 sf
Drive & Walks 1,154 sf
Patio [illegible] sf (Patio Never Originally Installed)
Total Impervious: 3,905 sf

Includes 12" overhang

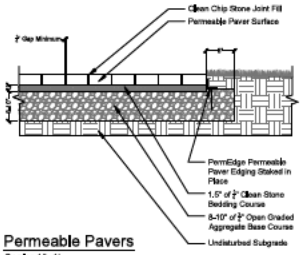
Impervious Coverage Change
Proposed Impervious 3,905 sf
Existing Impervious 2,887 sf
Net Change 1,018 sf

New Impervious Calculations

House, Garage & Porch: 2,385sf
Drive & Walks: 1,154sf
Permeable Paver Patio: 0sf
Total Impervious: 3,539sf

Lot Coverage

- Existing (House, Porch, Driveway, Front Walk) : 3,158sf
- Total Lot : 9,000sf
- Existing Lot Covered : 35%
- Proposed Permeable Patio : 567sf
- Total Proposed Lot Coverage : 41.3%



Permeable Pavers
Scale: 1"=1'

CB conlin LANDSCAPES

PO Box 9094
28w460 95th Street
Naperville, Illinois 60567

Phone: (630) 416-8998
Fax: (630) 416-9123

www.cbconlin.com

Permit Submittal

The Strohmaier Residence
29 N Washington Street
Westmont, Illinois 60559

CB Conlin Landscapes, Inc. hereby reserves it's common law copyrights and other property rights to these plans. These plans are confidential and are not to be reproduced, changed, or copied in any format, nor are they to be disclosed to or used by any third party, without first obtaining written permission and consent of CB Conlin Landscapes, Inc.

North:

Drawing Scale: 1" = 10'

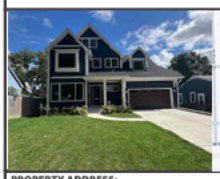
Designer: Scott Lucchetti

Drawing Date: January 21, 2026

Sheet Number: L1.0

Sheet 1 of 1

LAND TRUST TITLE SERVICES



PROPERTY ADDRESS:
29 N WASHINGTON STREET, WESTMONT, ILLINOIS 60559

SURVEY NUMBER: 2509.5272

DATE SIGNED: 09/25/25 | **FIELD WORK DATE:** 9/24/2025

REVISION DATE(S):
(REV.1 9/25/2025)

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

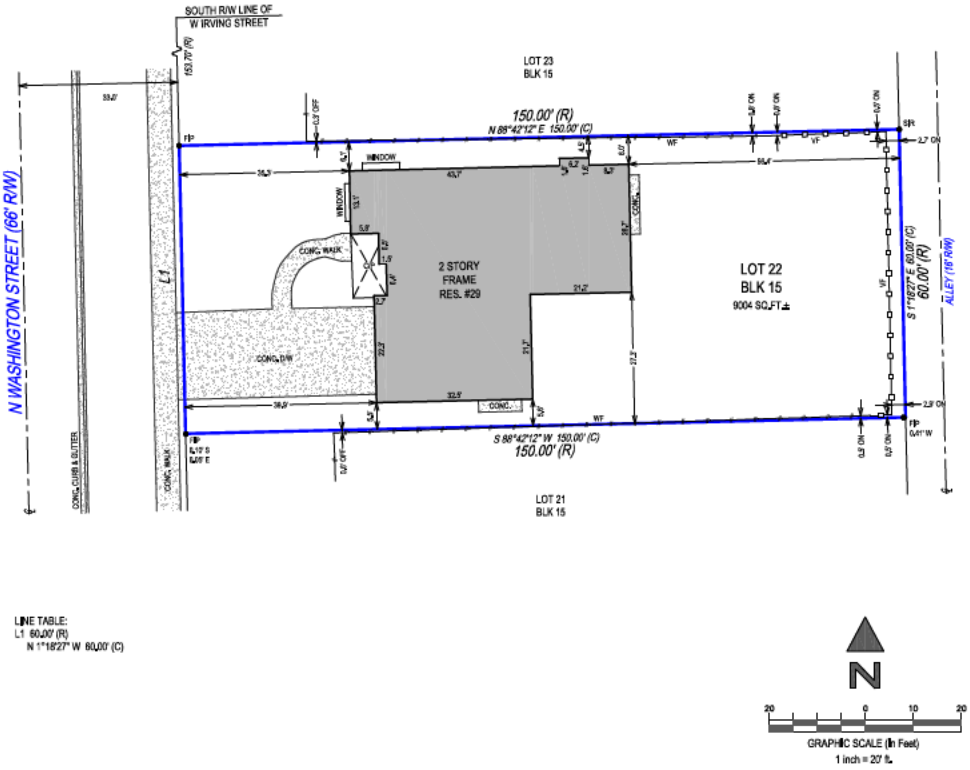
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-3229
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

EXACTA Land Surveyors, LLC

ExactaLand Surveyors, LLC
PDF # 184008059
o: 773.303.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

2509.5272
PLAT OF SURVEY
DUPAGE COUNTY, ILLINOIS



LINE TABLE:
L1 60.00' (R)
N 1°18'27" W 60.00' (C)

N

20 0 10 20
GRAPHIC SCALE (In Feet)
1 inch = 20' ft.

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

LN25 D 31849 1/2

WARRANTY DEED
Illinois Statutory

ELIZABETH M. CHAPLIN
RECORDER
DUPAGE COUNTY, IL
10/17/2025 03:31 PM
RHSP
COUNTY TAX 495.00
STATE TAX 990.00
DOC NO. R2025-065854
PAGES: 2

UNOFFICIAL COPY

THE GRANTOR(S) Christopher Balcer and Danielle Balcer, a married couple, of the County of DuPage, Village of Westmont, State of Illinois, for and in consideration of ten dollars ($10.00),and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Richard Keith Strohmaier Jr., a married man*, of the County of DuPage, Village of Westmont, State of Illinois, all interest in the following described Real Estate situated in the County of DuPage in the State of IL, to wit:

*29 North Washington St.
Westmont, IL 60559

LOT 22 IN BLOCK 15 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 NO. 144403, IN DUPAGE COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2025 and subsequent years

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(s): 09-09-219-003
Address(es) of Real Estate: 29 North Washington Street, Westmont, IL 60559

Dated this 24th day of September, 2025.

By _____
Christopher Balcer

_____
Danielle Balcer

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 Christopher Balcer and Danielle Balcer personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 24th Day of September 2025.

_____
Notary Public

OFFICIAL SEAL
GISELLE GONZALEZ
Notary Public, State of Illinois
Commission No. 991327
My Commission Expires
May 24, 2028

Prepared by:
Law Office of Michael P. Bradt
549 S. Washington St.
Naperville, IL 60540

Mail to:
Richard Strohmaier
[redacted]

Name and Address of Taxpayer:
Richard Strohmaier
[redacted]

UNOFFICIAL COPY

ATTACHMENT 2
List of Allowable Uses in the Downtown Zoning Districts (R-7, B-1(A), and B-1)

Article VI "Principal Uses", Table VI-1: Table of Allowed Uses
(edited to just the Downtown Zoning Districts)

	R-7 Downtown Residential	B-1(A) Downtown Core	B-1 Downtown Edge
P = Permitted Use | S = Special Use Approval Required | – = Prohibited Use			
RESIDENTIAL			
Household Living			
Detached House	S	–	–
Semi-detached House	–	–	–
Attached House	P	–	–
Two-unit House	–	–	–
Mixed-Use Residential	–	P [2]	P
Multi-Unit Building	P	–	P
Assisted Living Residence	–	–	–
Group Living			
Community Residence, Family	–	–	–
Community Residence, Group	–	–	–
Nursing Home	–	–	–
Other Group Living	S	–	–
COMMERCIAL			
Animal Service			
Boarding or Shelter	–	–	–
Grooming Service	–	S	S
Veterinary	–	S [5]	S [5]
Other Animal Service	–	–	–
Consumer Service			
Business Support Service	–	P	P
Maintenance and Repair Service	–	P	P
Personal Improvement Service	–	P [10]	P
Health and Fitness Service	–	P	P
Instructional Service	–	S	P
Business Training	–	–	–
Tattoo or Body Piercing Service	–	–	–
Other Consumer Service	–	S	S
Day Care Center	–	S	P
Day Care Home	P [6]	P [6]	P [6]
Eating and Drinking Place			
Bar or Tavern	–	S [8]	S [8]
Craft Alcoholic Beverage Dispenser	–	P	P
Restaurant	–	P	P

Tobacco or Vape Lounge	–	–	–
Other Eating and Drinking Place	–	S	S
Entertainment, Participant			
Arcade (non-video gaming)	–	–	–
Video Gaming, Accessory	–	P	P
Video Gaming Cafe	–	–	–
Other Participant Ent., Indoor	–	S	S
Participant Ent., Outdoor	–	–	–
Entertainment, Spectator			
Indoor	–	S	S
Outdoor	–	–	–
Financial Service			
Bank, Credit Union or Savings & Loan	–	S	S
Alternative Financial Service Est.	–	S	S
Funeral and Mortuary Service	–	–	S
Lodging	–	S	P
Office			
Business or Professional Office	–	P	P
Medical Office	–	P	P
Research Service	–	–	–
Parking, Non-Accessory	S	S	S
Parking, Off-site Nonresidential	S	S	S
Parking, Off-site Auto Dealer	–	–	–
Retail Sales			
Indoor	–	P	P
Outdoor	–	S	S
Firearms Sales	–	–	–
Tobacco and Vape Product Sales	–	–	–
Used Goods Sales	–	S	S
Self-service Storage Facility	–	–	–
Sexually Oriented Business	–	–	–
Vehicle Sales and Service			
Fueling Station	–	–	S
Minor Repair and Maintenance	–	–	S
Sales or Rentals	–	–	–
Body and Paint Shop	–	–	–
WAREHOUSE & DISTRIBUTION			
Warehouse/Logistics	–	–	–
Data Center	–	–	–
MANUFACTURING & INDUSTRY			
Building Service	–	–	–
Catering Service	–	–	–
Craft Alcoholic Beverage Producer	–	–	–

Crematorium	–	–	–
Artisan Manufacturing	–	–	–
Limited Manufacturing	–	–	–
High-Impact Manufacturing & Industry	–	–	–
Industrial Service	–	–	–
Recyclable Material Drop-off Facility	–	–	–
Recyclable Material Processing	–	–	–
Junk or Salvage Yard	–	–	–
PUBLIC & INSTITUTIONAL			
College or University	S	–	–
Community Assembly	–	–	–
Community Garden	–	–	–
Governmental Use	S	S	S
Hospital	–	–	–
Library or Cultural Exhibit	–	S	S
Parks and Recreation			
Community Park	–	–	–
Neighborhood Park	–	–	–
Religious Assembly	–	–	–
Safety Service	S	S	S
School	–	–	–
Infrastructure or Utility, Major	S	S	S
Infrastructure or Utility, Minor	P	P	P
OTHER			
Cannabis Business Establishment			
Cannabis Cultivation Center	–	–	–
Adult Use Cannabis Dispensary	–	–	–
Medical Cannabis Dispensary	–	–	–
Cannabis Craft Grower	–	–	–
Cannabis Infuser	–	–	–
Cannabis Processor	–	–	–
Cannabis Transporter	–	–	–
Drive-through Facility	–	–	–
Off-premises Outdoor Advertising Sign	–	–	–
Planned Unit Development	S	S	S
Temporary Sales [15]	–	P	P
Wireless Telecommunications Facility			
Cell Tower	–	–	–
Building-Mounted Cell Antenna	P	P	P
Tower-Mounted Cell Antenna	P	P	P

Table VI-1 Notes:

[1] Subject to the following:

(A) Proof of all required state licenses and certifications must be provided before occupancy;
(B) A separate bedroom is required for any support staff residing on the premises on a full-time basis;
(C) All other applicable codes and ordinances must be met; and
(D) An initial building inspection is required before occupancy, and annual inspections are required thereafter.

[2] Household living is permitted in the B-1(A) district only if located above the ground-floor:

[3] Requires minimum lot area of 20,000 square feet in R districts.

[4] Buildings and outdoor areas associated with such use are prohibited within 100 feet of an R-zoned lot.

[5] Permitted by right if no more than 1,000 square feet (gross floor area) and if all buildings and outdoor areas associated with such use are located at least 100 feet from any R-zoned lot. Otherwise, special use approval is required.

[6] Subject to the following:

(A) Proof of all required state licenses and certifications must be provided before occupancy; and
(B) A certificate of zoning compliance must be obtained before occupancy; and
(C) All other applicable codes and ordinances must be met.

[7] The indoor seating areas of such businesses are limited to no more than 50% of the total floor area of the premises, and outdoor seating areas are limited to no more than 50% of the total floor area of the interior seating area. Any outdoor seating areas must comply with applicable regulations of Sec. 7.20(B) and Chapter 10 of the village code.

[8] Buildings and outdoor areas associated with such use are prohibited within 1,000 feet of a school.

[9] May not occupy more than 30% of the total floor area of the building in which it is located. The building must have a gross floor area of at least 15,000 square feet and no more than 19,000 square feet. The lot on which it is located must have an area of at least 60,000 square feet.

[10] Permitted by-right only when located above the ground-floor of the building. Otherwise, special use approval is required.

[11] Only when accessory to a retail or sporting goods store containing at least 45,000 square feet of gross floor area.

[12] Only when located on lot contiguous with existing vehicle sales use under same ownership. Not allowed within 300 feet of R-zoned lot.

[13] Buildings and outdoor areas associated with such use are prohibited within 500 feet of R-zoned lot.

[14] Not allowed within 300 feet of R-zoned lot. All operations must be screened from view of abutting lots and rights-of-way in accordance with Sec. 10.07.

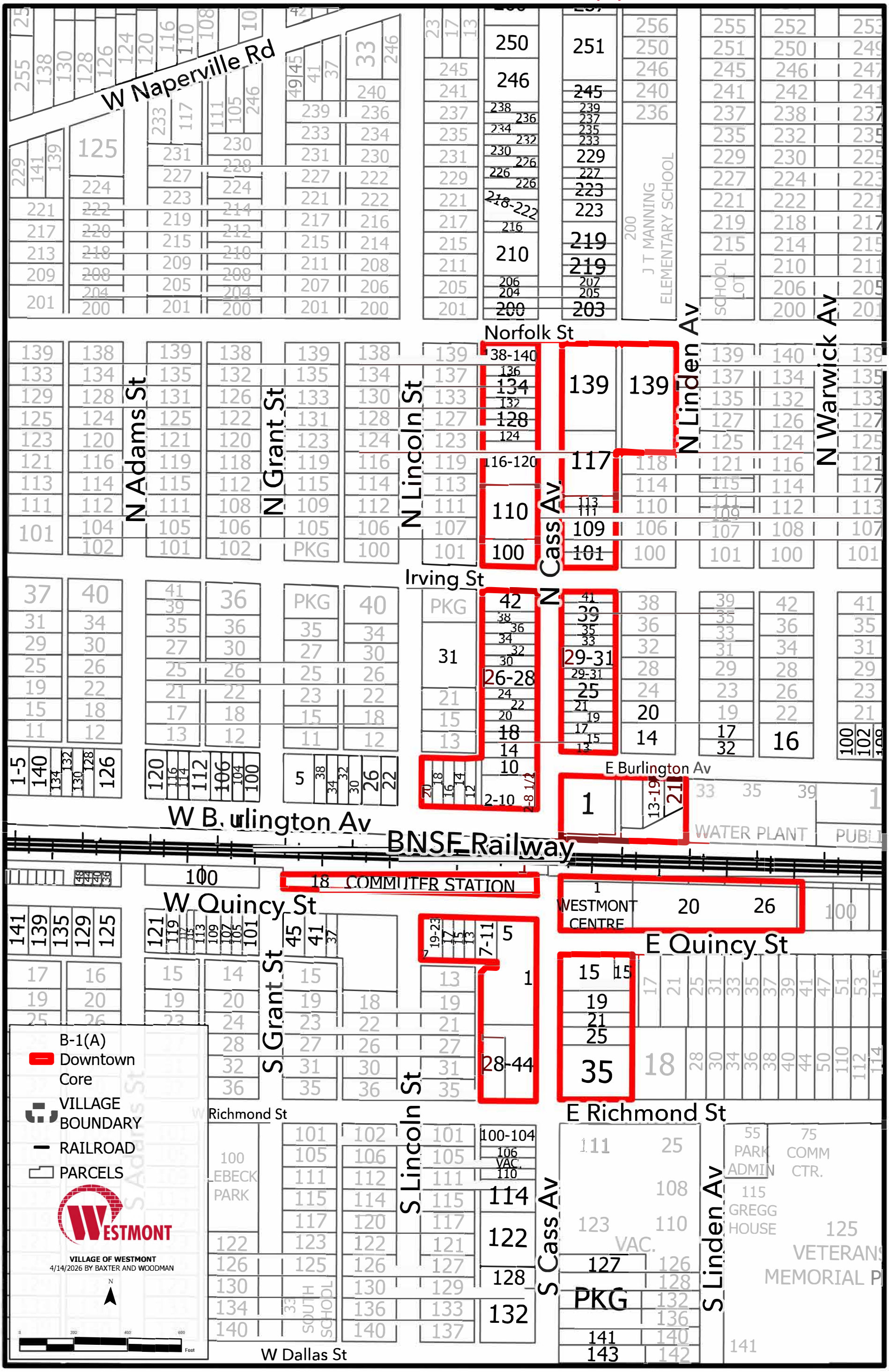
[15] Permit required in accordance with village code Chapter 22, Article XI.

ATTACHMENT 3(A)
Downtown Rezoning - B-1(A)
(B-1(A) Downtown Core Only)

VILLAGE OF WESTMONT

DuPage County

DOWNTOWN REZONING - B-1(A)

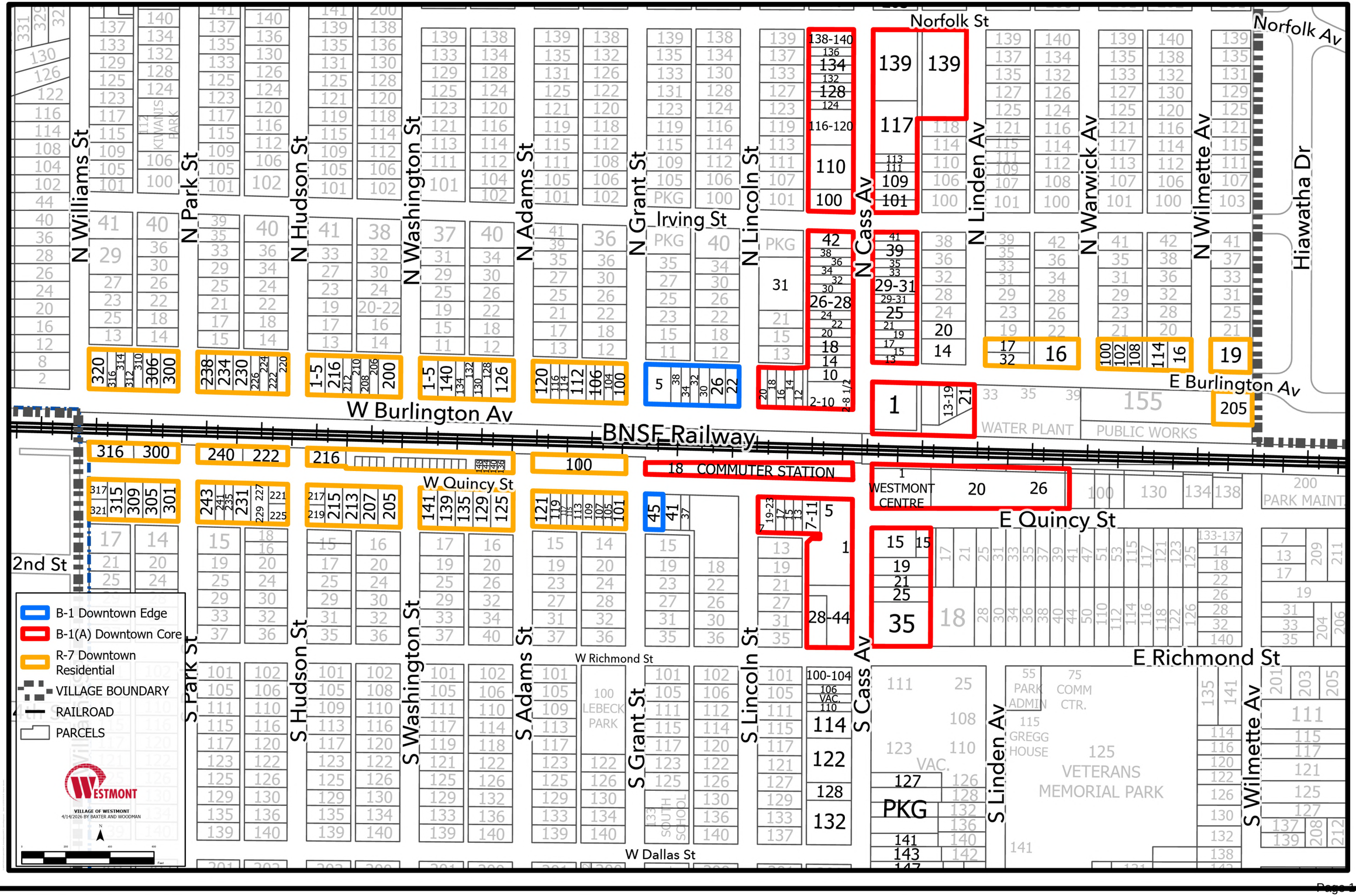


ATTACHMENT 3(B)
Combined Rezoning Proposal Map

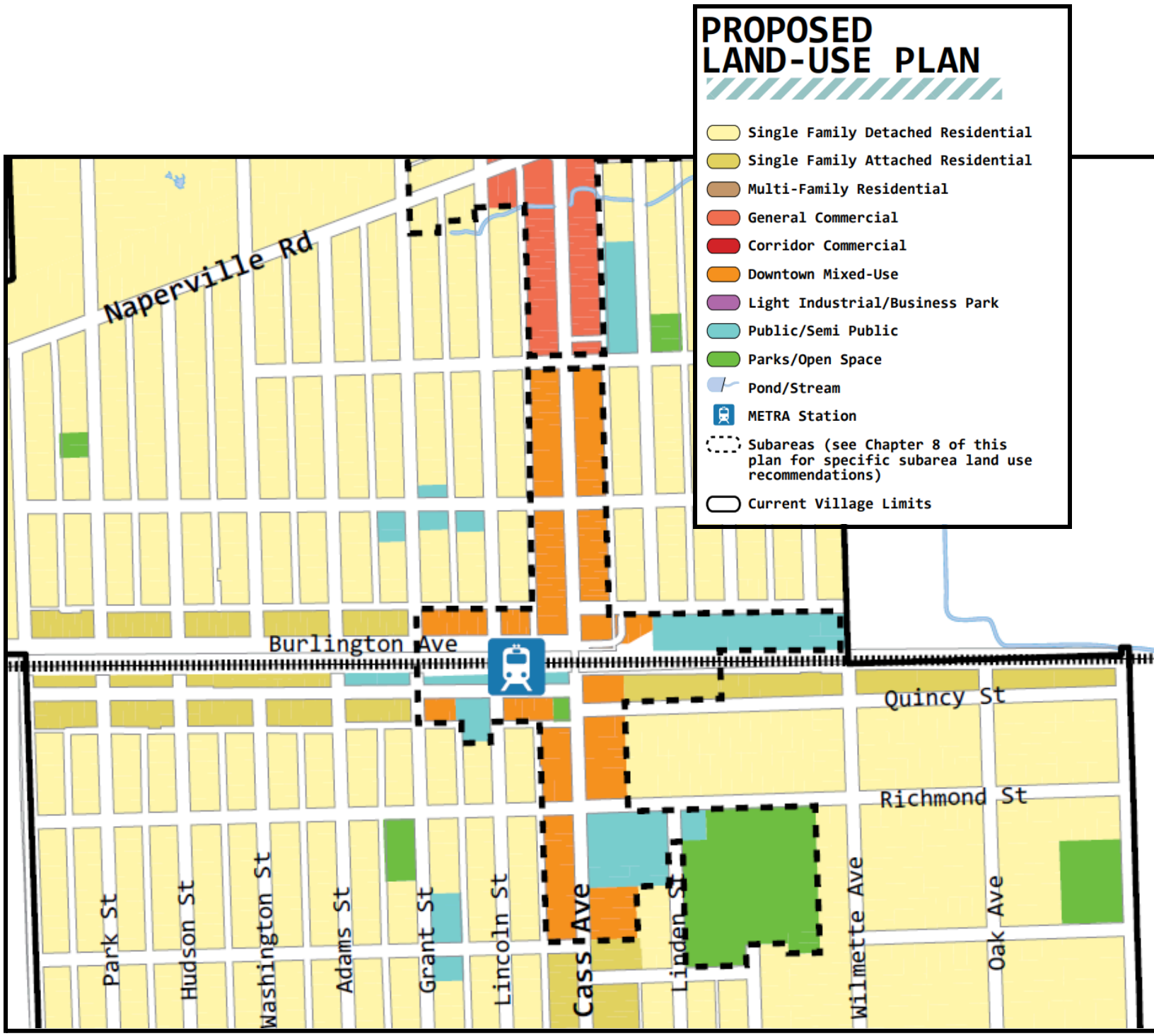
VILLAGE OF WESTMONT

DuPage County

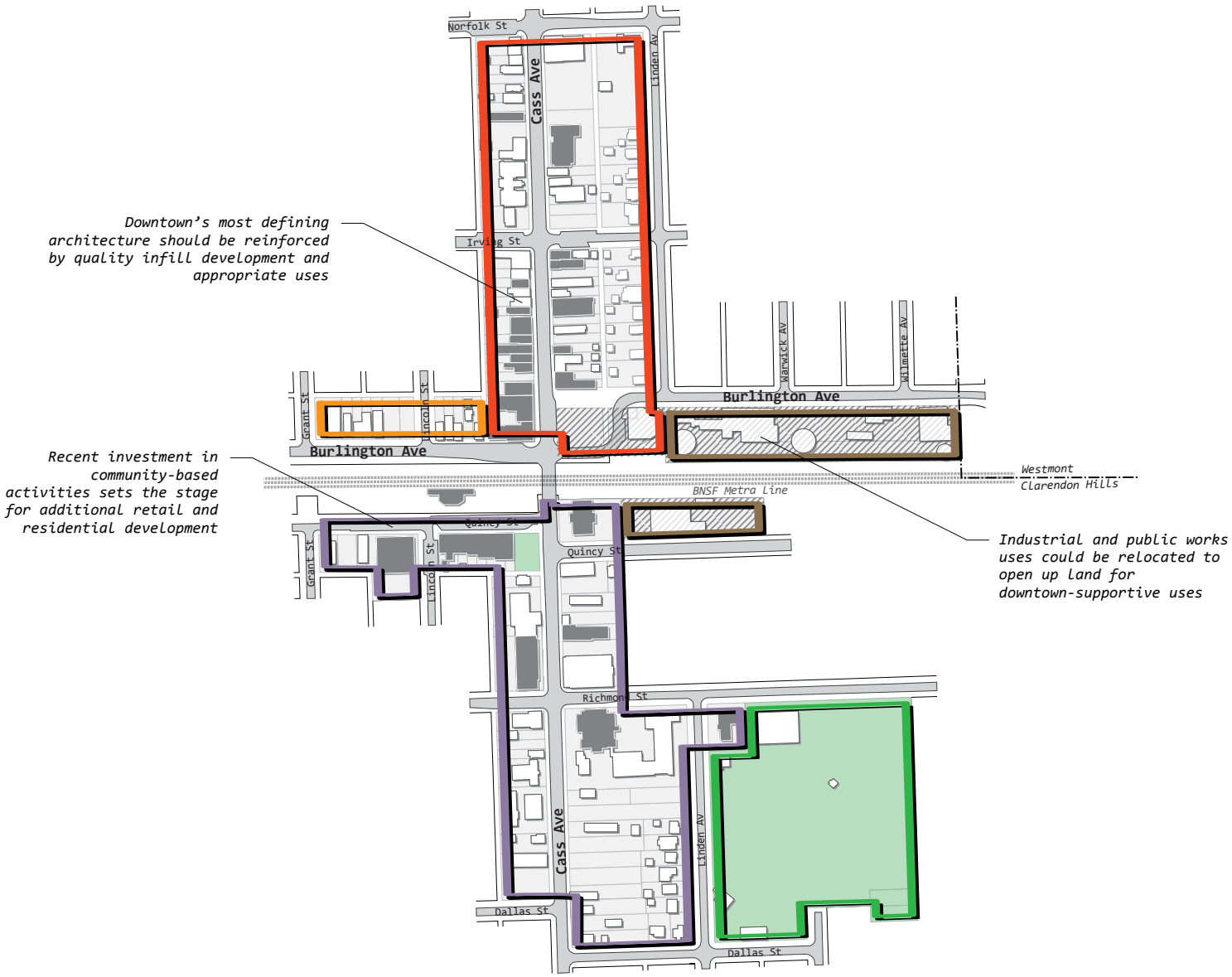
DOWNTOWN REZONING



ATTACHMENT 4(A)
Comprehensive Plan
Proposed Land Use Plan Map
(adopted 2013, edited to focus on the Downtown)


PROPOSED
LAND-USE PLAN
Single Family Detached Residential
Single Family Attached Residential
Multi-Family Residential
General Commercial
Corridor Commercial
Downtown Mixed-Use
Light Industrial/Business Park
Public/Semi Public
Parks/Open Space
Pond/Stream
METRA Station
Subareas (see Chapter 8 of this plan for specific subarea land use recommendations)
Current Village Limits
Naperville Rd
Burlington Ave
Quincy St
Richmond St
Park St
Hudson St
Washington St
Adams St
Grant St
Lincoln St
Cass Ave
Linden St
Wilmette Ave
Oak Ave

ATTACHMENT 4(B)
Comprehensive Plan
Downtown Land Use Framework
(adopted 2013)

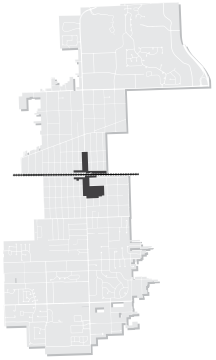


Downtown
Land Use Framework

- Mixed Use Core
- Civic Core
- Burlington West
- Burlington East
- Community Open Space
- Opportunity Sites
- Distinct Architecture

500 feet

NORTH



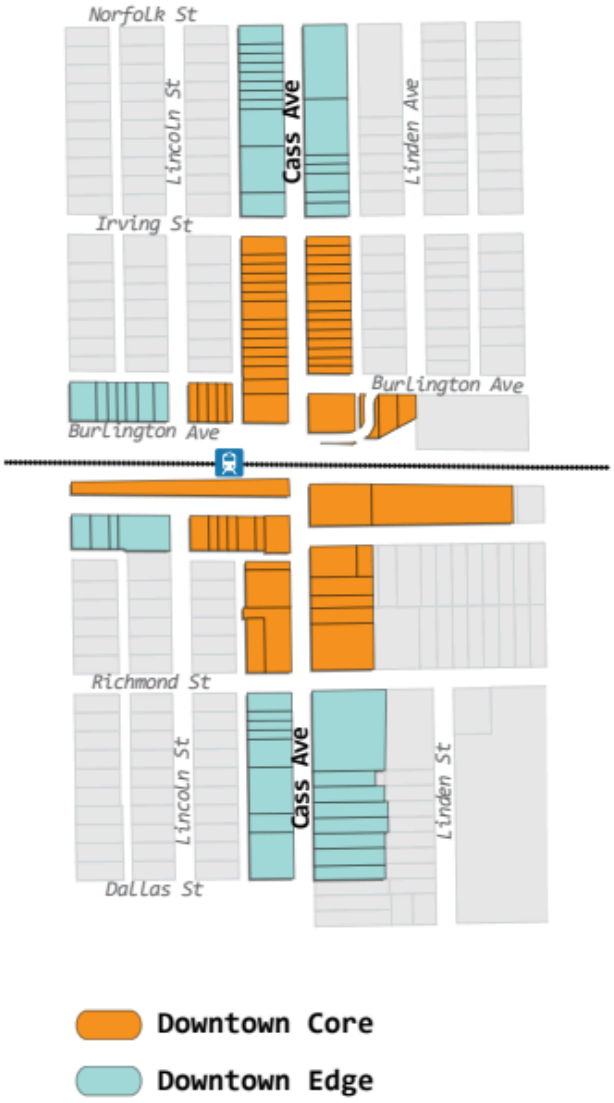
ATTACHMENT 4(C)
Commercial Design Guidelines Map
(adopted 2015)

DOWNTOWN CORE

The Downtown Core includes Cass Avenue from Irving Street to Richmond Street, as well as small segments of Burlington Avenue and Quincy Street. This is the most intact traditional portion of the Village center, and development in this area should strive to restore and/or support the unique historic character of the community.

DOWNTOWN EDGE

The Downtown Edge includes development extending beyond the Downtown Core on Cass Avenue, Burlington Avenue, and Quincy Street. In these areas, development may transition to and reflect the character of adjacent residential areas, while remaining compatible with the Downtown Core.



ATTACHMENT 5
Public Comments Received before 9:00 a.m. on Thursday, June 4, 2026.

Scott Williams <swilliams@westmont.il.gov>

rezoning

Laurel Rugen [redacted] Thu, Jun 4, 2026 at 5:51 AM
To: swilliams@westmont.il.gov

Hello Scott, just wondering when mailings are sent out about these important items, the WHOLE town is not included. Alot of people don't live on their computers, like me. Life is too busy. Also, whose idea was all this downtown mess in the first place? Straightening the Burlington curve? Seriously? The water tanks would need to be removed to truly make it straight? Tearing down 1 Quincy? It isn't that old of a construction and now removing it, another huge waste of money by this village! This isn't D.G , who this town seems to want to compete with. And the rezoning of the surrounding streets? Sounds like the village is in on a land grab, to force people out of AFFORDABLE single family homes! With yards! And I have yet to hear about controlling the traffic patterns this over crowding is contributing to, especially in the downtown area. It is already a mess, waiting at the tracks. All I hear about is the greedy contractors and how much tax revenue it will bring in! And in whose pockets? Thank you for your time.- Sincerely, Laurel Rugen

Scott Williams <swilliams@westmont.il.gov>

Downtown zoning Downtown

Karen McCurrie [redacted] Thu, Jun 4, 2026 at 8:29 AM
To: "swilliams@westmont.il.gov" <swilliams@westmont.il.gov>

Hi,

I am writing to submit several questions regarding the proposed downtown re-zoning. If you are unable to address these directly, I request that they be added to the agenda for the meeting on June 10.

1. Traffic Impact: Has a traffic survey been conducted to assess the impact of increased multi-family residential density, specifically regarding the areas crossing the train tracks? Based on recent experience, mid-day delays at these crossings can already reach ten minutes due to train freight and traffic signals. My concern is that increased density could extend these delays significantly.

2. Zoning Designations: The re-zoning map indicates Quincy Station is designated as B-1(A) Downtown Core. Does this designation for all areas marked in red allow for potential mixed-use retail and multi-family residential properties?

3. Density and Infrastructure: The current proposal includes twelve blocks designated for multi-family residential use. Was consideration given to reducing this area or limiting the number of additional residents to manage density? Beyond traffic concerns, has the impact on local resources, such as potential flooding, been evaluated? Neighboring municipalities have faced significant burdens due to increased density, in some cases requiring high-cost infrastructure projects like the Belmont underpass.

4. Re-zoning Procedures: What are the current regulations governing re-zoning? Does the board have final authority on these changes, or do the bylaws allow for a residential vote on the matter?

I look forward to your response and the upcoming discussion.

Best Regards,

Karen McCurrie

[redacted]

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: June 10, 2026 **PZC 014-2026**

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

1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the B-1 Downtown Edge District to the B-1(A) Downtown Core District.

1 North Cass Avenue
2-8 ½ North Cass Avenue; 2-10, 10a, and 10b West Burlington Avenue
10 North Cass Avenue
13 North Cass Avenue
14 North Cass Avenue
15 North Cass Avenue
17 North Cass Avenue
18 North Cass Avenue
19 North Cass Avenue
20 North Cass Avenue
21 North Cass Avenue
22 North Cass Avenue
24 North Cass Avenue
25 North Cass Avenue
26-28 North Cass Avenue
29-31 North Cass Avenue
30 North Cass Avenue
32 North Cass Avenue
33 North Cass Avenue
34 North Cass Avenue
35 North Cass Avenue
36 North Cass Avenue
38 North Cass Avenue
39 North Cass Avenue
41 North Cass Avenue
42 North Cass Avenue
100 North Cass Avenue
101 North Cass Avenue
109 North Cass Avenue
110 North Cass Avenue
111 North Cass Avenue
113 North Cass Avenue
116-120 North Cass Avenue
117 North Cass Avenue
124 North Cass Avenue
128 North Cass Avenue
132 North Cass Avenue
134 North Cass Avenue
136 North Cass Avenue
138-140 North Cass Avenue
12 West Burlington Avenue
14 West Burlington Avenue
16 West Burlington Avenue
18 West Burlington Avenue
20 West Burlington Avenue
1-5 West Quincy Street
7-11 West Quincy Street
13 West Quincy Street
15 West Quincy Street
17 West Quincy Street
19-23 West Quincy Street;
7 South Lincoln Street
15 East Quincy Street
1 South Cass Avenue
15 South Cass Avenue
19 South Cass Avenue
21 South Cass Avenue
25 South Cass Avenue
28-44 South Cass Avenue
35 South Cass Avenue

2. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the M-1 Limited Manufacturing District to the B-1(A) Downtown Core District.

20-26 East Quincy Street

3. Comprehensive Plan Map Amendment to change the future land use designation of the properties listed below, all in Westmont, Illinois, 60559, from Single Family Attached Residential to Downtown Mixed-Use.

20-26 East Quincy Street

4. Zoning Map Amendment to rezone the split-zoned property listed below, in Westmont, Illinois, 60559, from the B-1 Downtown Edge District and the R-3 Single-Unit Residential District to the B-1(A) Downtown Core District.

139 North Cass Avenue

5. Comprehensive Plan Map Amendment to change the future land use designation of the properties listed below, all in Westmont, Illinois, 60559, from Single Family Detached Residential to Downtown Mixed-Use.

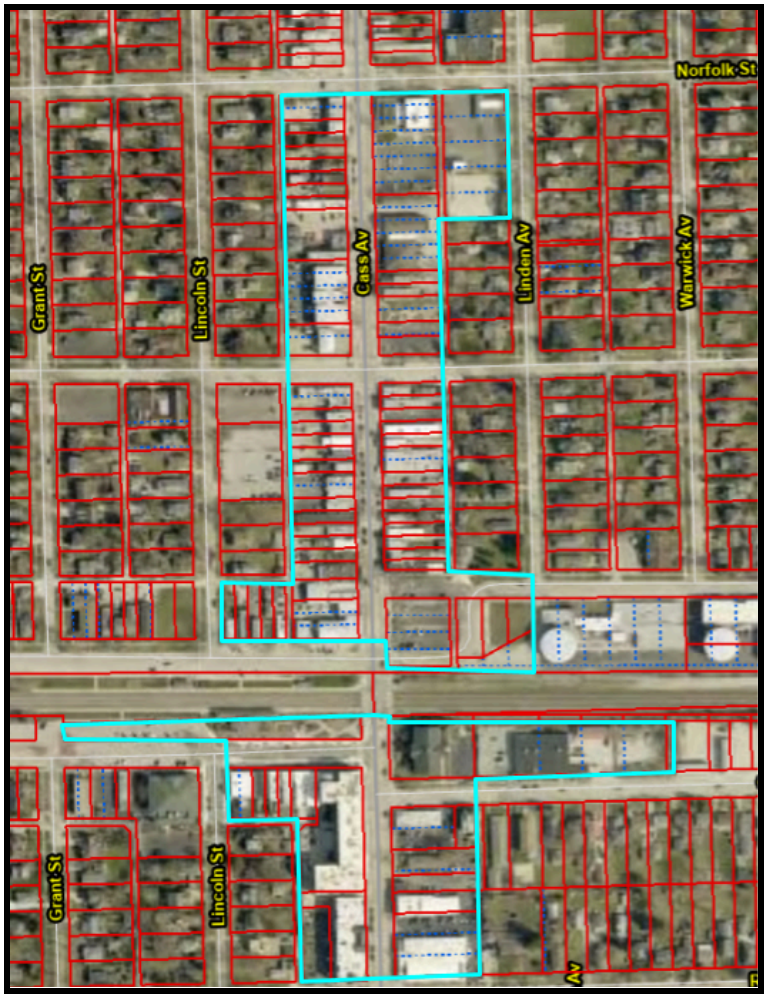
139 North Cass Avenue

6. Zoning Map Amendment to rezone the split-zoned property listed below, in Westmont, Illinois, 60559, from being partially unzoned and from the R-5 General Residential District to the B-1(A) Downtown Core District.

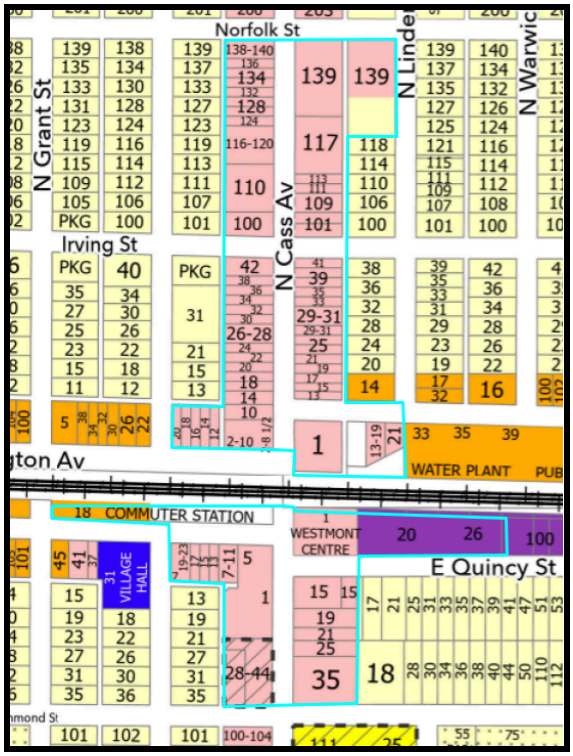
18 West Quincy Street

I. BACKGROUND OF ITEM

A. Location: The properties proposed to be rezoned to the B-1(A) Downtown Core District ("B-1(A) Proposal") are generally along Cass Avenue between Richmond and Norfolk Streets, Burlington Avenue between North Linden Avenue and North Lincoln Street, and West Quincy Street until South Lincoln Street. Being the core of Downtown Westmont, land uses in the area include restaurants, retail shops, offices, consumer services, dwelling units, parking lots, and the Westmont Metra Station.



Aerial Map - B-1(A) Proposal (source: DuPage County Parcel Viewer)



Zoning Map - B-1(A) Proposal

B. Zoning Designations:

SUBJECT PROPERTIES	**B-1** Downtown Edge, **M-1** Limited Manufacturing, & **R-3** Single-Unit Residential
NORTH	**B-1** Downtown Edge & **R-3** Single-Unit Residential
EAST	**R-3** Single-Unit Residential, **R-5** General Residential, & **M-1** Limited Manufacturing
SOUTH	**B-1** Downtown Edge, **R-3** Single-Unit Residential & **R-4** General Residential/Planned Development
WEST	**R-3** Single-Unit Residential, **R-5** General Residential *(proposed R-7 & B-1)* & **P/I** Public and Institutional

C. Neighborhood Characteristics:

The B-1(A) Proposal encompasses the central blocks of Downtown Westmont. As a result, there are a wide range of businesses. This includes restaurants, retail shops, consumer services, business and medical offices, plus the occasional public and institutional use. The B-1(A) Proposal also is home to many dwelling units, including dwelling units above the ground floor, on the ground floor behind commercial spaces, and fully-residential buildings. Most buildings contribute to a strong streetwall, with buildings coming up to the front property line. The streetwall is occasionally broken up by a parking lot or vacant lot. In most cases, the B-1(A) Proposal is separated from adjacent detached houses by an alley or street right-of-way.

II. PETITIONER REQUEST:

The Village of Westmont has requested a Zoning Map Amendment to rezone all properties in the proposal area to the B-1(A) Downtown Core District. Comprehensive Plan Map amendments have been requested specifically for 20-26 East Quincy Street and 139 North Cass Avenue to change the future land use designation from Single Family Attached Residential and Single Family Detached Residential (respectively) to Downtown Mixed-Use.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

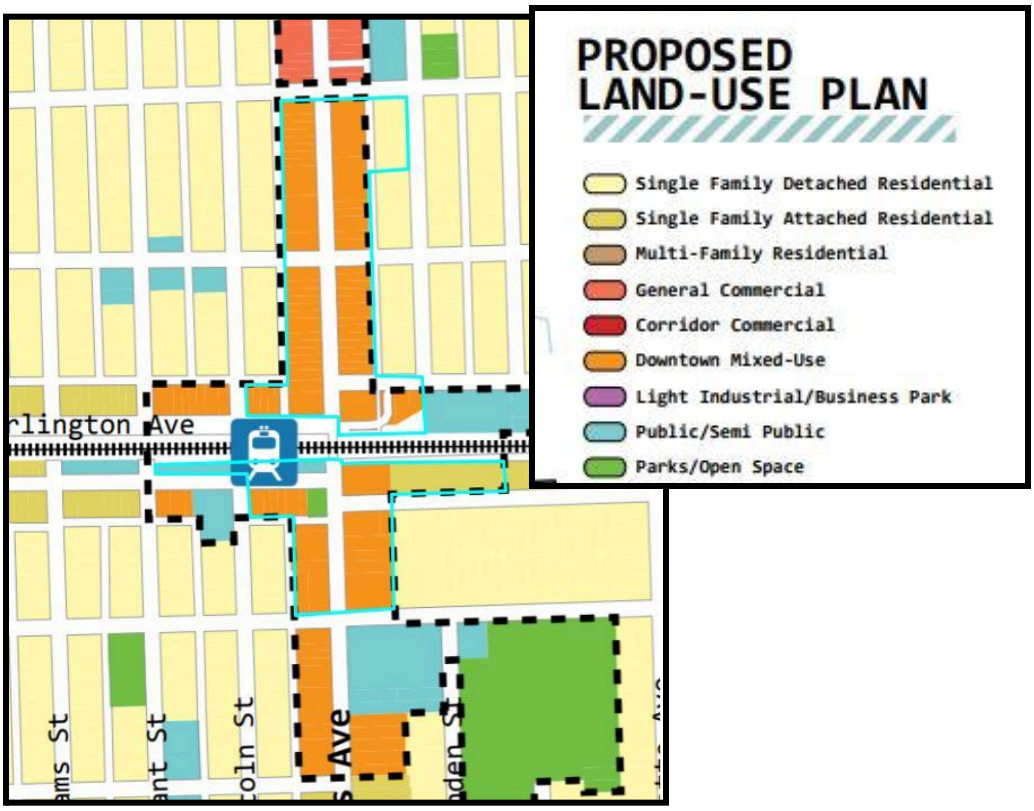
Except for 139 North Cass Avenue and 20-26 East Quincy Street, the current zoning district of the B-1(A) Proposal is B-1 Downtown Edge District, which is intended to be more flexible, allowing a wider mix of supporting uses in the downtown area, while still maintaining a high level of walkability.

139 North Cass Avenue is currently split-zoned between the B-1 Downtown Edge and R-3 Single-Unit Residential Districts. The zoning west of the alley is fully B-1 Downtown Edge, while the zoning east of the alley is roughly 60% B-1 and 40% R-3. The property is under single commercial ownership and historically used as commercial parking lots, and identified as one parcel with the accessory uses (the parcel is split-zoned, not the lots).

20-26 East Quincy Street is currently zoned M-1 Limited Manufacturing District. The manufacturing districts are intended to provide an environment suitable for manufacturing activities that require a pleasant and nuisance-free environment and that will be compatible with nearby residential and business uses.

The Comprehensive Plan designates the future land use of a majority of properties in this area as Downtown Mixed-Use. This land use designation is described as:

> *"As the Village's center and focus of a range of activities from civic and business to entertainment and residential, the downtown should provide for an appropriate variety of land uses. Mixed-use buildings should be encouraged to accommodate first floor retail/restaurant uses with office or residential above. Situated around the Westmont Metra Station, Downtown provides a tremendous opportunity for transit-oriented development which should consist primarily of mixed-use development that fosters an active pedestrian oriented node."*



Comprehensive Plan - Proposed Land Use Map - B-1(A) Proposal

139 North Cass Avenue has two (2) future land use designations: Downtown Mixed-Use west of the alley, and Single Family Detached Residential on the east side. The eastern side's designation is explained to *"... provide for freestanding residential dwellings such as single-family homes. Single-family residential areas should consist of one detached single household per lot, organized into neighborhoods or subdivisions. New homes should consider the established character of surrounding single-family areas."*

20-26 Easy Quincy Street has a future land use of Single Family Attached Residential, meaning that redeveloping this property with buildings such as duplexes, townhomes, and rowhomes are appropriate.

Furthermore, the B-1(A) Proposal is fully in the Downtown Subarea. The land use framework is split into four (4) categories, shown in attachment 4(B):

- Properties facing North Cass Avenue: Mixed-Use Core
  - *"Blocks on which specialty retail, pedestrian-intensive services, and restaurants should be focused, and buildings should be placed along the front property line and integrate a high level of design and building materials."*
- Properties facing West Burlington Avenue: Burlington West
  - *"Two-block area west of Cass Avenue containing one- to two-story mixed use buildings that host secondary office and retail uses and transition in scale and setback to adjacent neighborhoods."*
- Properties facing West Quincy Street and South Cass Avenue: Civic Core
  - *"Areas containing public offices, services, and open space, as well as secondary downtown retail and restaurant activity in a mix of building forms, including*

multi-story buildings placed at the front lot line, building with small setbacks, and residential structures converted for commercial use. "

- 20-26 East Quincy Street: Burlington East
    - *"Three-block area east of Cass Avenue currently hosting secondary retail, light industrial, or public works uses that can transform over time into Downtown supportive housing, mixed-use, and/or Downtown square."*

B. Entitlement Request

Chapter 95, Section 14.02 dictates the following regarding zoning map amendment requests:

(2) Zoning Map Amendments

(a) The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider at least the following factors:

i. The existing use and zoning of nearby property;
ii. The extent to which the particular zoning restrictions affect property values;
iii. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;
iv. The suitability of the subject property for its zoned purposes;
v. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;
vi. The value to the community of the proposed zoning map amendment; and
vii. The comprehensive plan.

(b) In acting on zoning map amendments, review and decision-making bodies are expressly authorized to recommend and approve a less intensive zoning district classification than the zoning district that was described in required public notices.

- **Zoning Map Amendment from the B-1 Downtown Edge District to the B-1(A) Downtown Core District [all properties except those listed later in this section].**

Background on the Request

When the comprehensive amendments were adopted in August of 2025, two new zoning districts were created: B-1(A) Downtown Core and the R-7 Downtown Residential. The bulk regulations of the B-1 Limited Business District were also amended, and the district was retitled "Downtown Edge".

The B-1(A) is intended to maintain and enhance a vibrant, main-street, storefront development pattern within the central business district and focus denser developments within the core of the downtown.The next step after adopting the comprehensive amendments is to request the necessary rezoning changes that are largely aligned with the adopted 2013 Comprehensive Plan and 2015 Commercial Design Guidelines. Although some requests also require updates to the comprehensive plan land use plan map to better align with the existing conditions that have emerged since its original adoption over a decade ago.

The proposed B-1(A) boundaries largely follow the Future Land Use and Downtown Subarea Plans, being within one block of the Westmont Metra Station, except for on the north side where the boundary goes up to Norfolk Street.

Building Regulations

The only building type allowed in the B-1(A) district is storefront building. This zoning district's bulk regulations were designed to focus larger and denser development near the center of the Village's Downtown and to better accommodate existing buildings. The major changes include reduced setbacks and an increased max story height of 5 stories.

Regulation	B-1(A) Downtown Core
Building Type	**Storefront Building**
Front Yard Setback	0-5 ft
Street Side Setback	0 ft
Interior Side Setback	0-5 ft
Rear Setback	20 ft
Max Height	70 ft
Stories	2-5
Min Outdoor Open Space	50 sq ft

Allowable Uses

All new buildings must be constructed as a storefront building. Household living is permitted when located above the ground floor. The uses allowed in the B-1(A) are intended to support the district's purpose statement of a vibrant, main-street storefront development pattern. Restaurants and retail businesses are allowed as permitted uses. Compared to the B-1 Downtown Edge, the B-1(A) allows more consumer services as special uses, especially when located on the ground floor. The full list of allowable uses can be found in Chapter 95, Article VI, and an abbreviated version is attached to this report.

- **Zoning Map Amendment to rezone from the M-1 Limited Manufacturing District to the B-1(A) Downtown Core District [20-26 East Quincy Street].**

The properties at 20-26 East Quincy Street were recently purchased by the Village as an opportunity site for redevelopment. The potential redevelopment of the site would also include 1 South Cass Avenue. To better align with the proposed zoning of 1 South Cass Avenue. This request would allow for a unified redevelopment in the future by having all properties zoned B-1(A). The allowable uses and building types mentioned previously for the B-1(A) would be the same for these properties if approved.

- **Comprehensive Plan Map Amendment to change the future land use designation from Single Family Attached Residential to Downtown Mixed-Use [20-26 East Quincy Street].**

The future land use designation of 20-26 East Quincy Street is currently Single Family Attached Residential. When the Comprehensive Plan was adopted in 2013, the Village envisioned that this type of redevelopment would occur along the railroad on East Quincy Street. However, since that time, the existing manufacturing uses that occupy most of this block have remained, and in 2020 the

Village approved rezoning of this block from R-5 General Residential to M-1 Limited Manufacturing.

Though the future land use plan recommends single family attached residences as appropriate, this property is part of the Downtown subarea's Burlington East framework. This section of the framework finds downtown supportive housing and mixed-use developments to be appropriate. Amending the future land use map aligns with the subarea land use framework and future redevelopment opportunities.

- **Zoning Map Amendment to rezone the split-zoned property from the B-1 Downtown Edge District and the R-3 Single-Unit Residential District to the B-1(A) Downtown Core District [139 North Cass Avenue].**

139 North Cass Avenue is currently split-zoned between two zoning districts. The single parcel consists of 13 lots, all serving Bank of America. Based on the underlying lots, 11 are presently zoned B-1 Downtown Edge, while the remaining two (2) are zoned R-3 Single-Unit Residential. Per Sec. 1.12(F) “Split-Zoned Lots”, the zoning map may not be amended to have one (1) parcel have two (2) base zoning districts. Since a majority of the property is already zoned B-1 Downtown Edge and the Comprehensive Plan and subarea plan recommends Mixed-Use as an appropriate future land use, the property is proposed to be fully rezoned B-1(A) Downtown Core.

- **Comprehensive Plan Map Amendment to change the future land use designation from Single Family Detached Residential to Downtown Mixed-Use [139 North Cass Avenue].**

As previously discussed, 139 North Cass Avenue is a single parcel with two future land use designations. The eastern half of the parcel is improved with Bank of America’s drive-through and private parking lots. The requested amendment results in the whole property’s future land use being Downtown Mixed-Use, which aligns with the Mixed Use Core designation from the Downtown Subarea’s land use framework.

- **Zoning Map Amendment to rezone the split-zoned property from being partially unzoned and from the R-5 General Residential District to the B-1(A) Downtown Core District [18 West Quincy Street, aka Westmont Metra Station].**

The western half of 18 West Quincy Street is zoned R-5 General Residential, while the eastern half is unzoned. Sec. 1.12(F) prohibits rezonings resulting in a split-zoned property. A map amendment to be fully zoned B-1(A) recognizes the station’s location at the center of the Downtown.

IV. SUMMARY

The Village of Westmont seeks a Zoning Map Amendment to rezone the properties to the B-1(A) Downtown Core District, which will eliminate two split-zoned properties. The Village has also requested Comprehensive Plan Amendments from Single Family Detached Residential and Single Family Attached Residential to Downtown Mixed-Use. Like the requested map amendment, the future land use will be more consistent and align with the existing land uses of the property and potential redevelopment opportunities.

V. LEGAL

A. Notification: A legal notice was published in Westmont Suburban Life on May 21, 2026.
B. Code References: Chapter 95, Section 4.01; Section 14.02
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 June 25, 2026.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the May 21, 2026 Westmont Suburban Life.
2. List of Allowable Uses Uses in the Downtown Zoning Districts
3. Rezoning Proposal Maps:
    a. Downtown Rezoning - B-1(A) (B-1(A) Downtown Core only)
    b. Combined Rezoning Proposal
4. Map Excerpts Focused on the Downtown Area:
    a. Comprehensive Plan Proposed Land Use Plan Map (adopted 2013, edited to focus on the Downtown)
    b. Comprehensive Plan Downtown Land Use Framework (adopted 2013)
    c. Commercial Design Guidelines Map (adopted 2015)
5. Public Comments Received before 9:00 a.m. on Thursday, June 4, 2026.

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, June 10, 2026 at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559. The purpose of the hearing is to consider requests from the Village of Westmont for the following:

1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the B-1 Downtown Edge District to the B-1(A) Downtown Core District.

2-8 ½ North Cass Avenue; 2-10, 10a, and 10b West Burlington Avenue
PIN(s): 09-09-222-027

10 North Cass Avenue
PIN(s): 09-09-222-026

13 North Cass Avenue
PIN(s): 09-10-112-014

14 North Cass Avenue
PIN(s): 09-09-222-025

15 North Cass Avenue
PIN(s): 09-10-112-013

17 North Cass Avenue
PIN(s): 09-10-112-012

18 North Cass Avenue
PIN(s): 09-09-222-023; 09-09-222-024

19 North Cass Avenue
PIN(s): 09-10-112-011

20 North Cass Avenue
PIN(s): 09-09-222-022

21 North Cass Avenue
PIN(s): 09-10-112-010

22 North Cass Avenue
PIN(s): 09-09-222-021

24 North Cass Avenue
PIN(s): 09-09-222-020

25 North Cass Avenue
PIN(s): 09-10-112-009; 09-10-112-008

26-28 North Cass Avenue
PIN(s): 09-09-222-019

29-31 North Cass Avenue
PIN(s): 09-10-112-007; 09-10-112-006

30 North Cass Avenue
PIN(s): 09-09-222-018

32 North Cass Avenue
PIN(s): 09-09-222-017

33 North Cass Avenue
PIN(s): 09-10-112-005

34 North Cass Avenue
PIN(s): 09-09-222-016

35 North Cass Avenue
PIN(s): 09-10-112-004

36 North Cass Avenue
PIN(s): 09-09-222-015

38 North Cass Avenue
PIN(s): 09-09-222-014

39 North Cass Avenue
PIN(s): 09-10-112-003; 09-10-112-002

41 North Cass Avenue
PIN(s): 09-10-112-001

42 North Cass Avenue
PIN(s): 09-09-222-013

100 North Cass Avenue
PIN(s): 09-09-215-024

101 North Cass Avenue
PIN(s): 09-10-108-011; 09-10-108-010

109 North Cass Avenue
PIN(s): 09-10-108-009

110 North Cass Avenue
PIN(s): 09-09-215-023

111 North Cass Avenue
PIN(s): 09-10-108-008

113 North Cass Avenue
PIN(s): 09-10-108-007

116-120 North Cass Avenue
PIN(s): 09-09-215-025

117 North Cass Avenue
PIN(s): 09-10-108-006

124 North Cass Avenue
PIN(s): 09-09-215-018

128 North Cass Avenue
PIN(s): 09-09-215-017; 09-09-215-016

132 North Cass Avenue
PIN(s): 09-09-215-015

134 North Cass Avenue
PIN(s): 09-09-215-014; 09-09-215-013

136 North Cass Avenue
PIN(s): 09-09-215-012

138-140 North Cass Avenue
PIN(s): 09-09-215-011

12 West Burlington Avenue
PIN(s): 09-09-222-012

14 West Burlington Avenue
PIN(s): 09-09-222-011

16 West Burlington Avenue
PIN(s): 09-09-222-010

18 West Burlington Avenue
PIN(s): 09-09-222-009

20 West Burlington Avenue
PIN(s): 09-09-222-008

1-5 West Quincy Street
PIN(s): 09-09-407-027

7-11 West Quincy Street
PIN(s): 09-09-407-022

13 West Quincy Street
PIN(s): 09-09-407-004

15 West Quincy Street
PIN(s): 09-09-407-003

17 West Quincy Street
PIN(s): 09-09-407-002

19-23 West Quincy Street; 7 South Lincoln Street
PIN(s): 09-09-407-001

15 East Quincy Street
PIN(s): 09-10-303-008

1 South Cass Avenue
PIN(s): 09-10-300-017

15 South Cass Avenue
PIN(s): 09-10-303-001

19 South Cass Avenue
PIN(s): 09-10-303-002

21 South Cass Avenue
PIN(s): 09-10-303-003

25 South Cass Avenue
PIN(s): 09-10-303-004

28-44 South Cass Avenue
PIN(s): 09-09-407-023; 09-09-430-001; 09-09-430-002; 09-09-430-003; 09-09-430-004; 09-09-430-005; 09-09-430-006; 09-09-430-007; 09-09-430-008; 09-09-430-009; 09-09-430-010; 09-09-430-011; 09-09-430-012; 09-09-430-013; 09-09-430-014; 09-09-430-015; 09-09-430-016; 09-09-430-017; 09-09-430-018; 09-09-430-019; 09-09-430-020; 09-09-430-021; 09-09-430-022; 09-09-430-023; 09-09-430-024

35 South Cass Avenue
PIN(s): 09-10-303-051

1 North Cass Avenue Legal Description: LOTS 16 THRU 22 IN BLOCK 13 IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO WESTMONT, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1921 AS DOCUMENT 150101, AND ALSO, THE VACATED 16 FOOT ALLEY BETWEEN LOT 18 AND LOTS 19 THRU 22 IN AFORESAID BLOCK 13, AND ALSO, THAT PART OF BURLINGTON AVENUE LYING EAST OF CASS AVENUE AND BETWEEN LOTS 7 AND 8 IN BLOCK 12 AND LOTS 16 THRU 19 IN SAID BLOCK 13 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19, THENCE NORTH 01 DEGREES 51 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF SAID CASS AVENUE 46.02 FEET, THENCE NORTH 89 DEGREES 36 MINUTES 48 SECONDS EAST 25.00 FEET, THENCE NORTH 00 DEGREES 23 MINUTES 12 SECONDS WEST 20.00 FEET TO THE SOUTH LINE OF SAID LOT 8, THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 48 SECONDS WEST 85.00 FEET, THENCE SOUTH 00 DEGREES 23 MINUTES 12 SECONDS EAST 16.00 FEET, THENCE NORTH 89 DEGREES 36 MINUTES 48 SECONDS EAST 181.50 FEET, THENCE SOUTH 00 DEGREES 23 MINUTES 12 SECONDS EAST TO THE NORTH LINE OF SAID LOT 16, THENCE SOUTH 89 DEGREES 36 MINUTES 48 SECONDS WEST ALONG THE NORTH LINES OF SAID LOTS 16 THRU 19 A DISTANCE OF 290.32 FEET TO THE POINT OF BEGINNING, AND ALSO, THAT PART OF LOTS 15 AND 23 IN AFORESAID BLOCK 13 LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 23, THENCE NORTH 89 DEGREES 36 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 23 A DISTANCE OF 351.80 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 23 MINUTES 12 SECONDS WEST 150.00 FEET, THENCE NORTH 28 DEGREES 54 MINUTES 39 SECONDS EAST 28.61 FEET TO THE NORTH LINE OF SAID LOT 15, ALL IN DUPAGE COUNTY, ILLINOIS

2. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the M-1 Limited Manufacturing District to the B-1(A) Downtown Core District.

20-26 East Quincy Street PIN(s): 09-10-300-014; 09-10-300-016

3. Comprehensive Plan Map Amendment to change the future land use designation of the properties listed below, all in Westmont, Illinois, 60559, from Single Family Attached Residential to Downtown Mixed-Use.

20-26 East Quincy Street PIN(s): 09-10-300-014; 09-10-300-016

4. Zoning Map Amendment to rezone the split-zoned property listed below, in Westmont, Illinois, 60559, from the B-1 Downtown Edge District and the R-3 Single-Unit Residential District to the B-1(A) Downtown Core District.

139 North Cass Avenue PIN(s): 09-10-108-019

5. Comprehensive Plan Map Amendment to change the future land use designation of the properties listed below, all in Westmont, Illinois, 60559, from Single Family Detached Residential to Downtown Mixed-Use.

139 North Cass Avenue PIN(s): 09-10-108-019

6. Zoning Map Amendment to rezone the split-zoned property listed below, in Westmont, Illinois, 60559, from being partially unzoned and from the R-5 General Residential District to the B-1(A) Downtown Core District.

18 West Quincy Street PIN(s): 09-09-502-007

Village Code(s) Applicable: Chapter 95, Section 4.01; Section 14.02

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 May 21, 2026) 2326152

IT! Call Today To Place A Classified Ad

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: June 10, 2026 **PZC 015-2026**

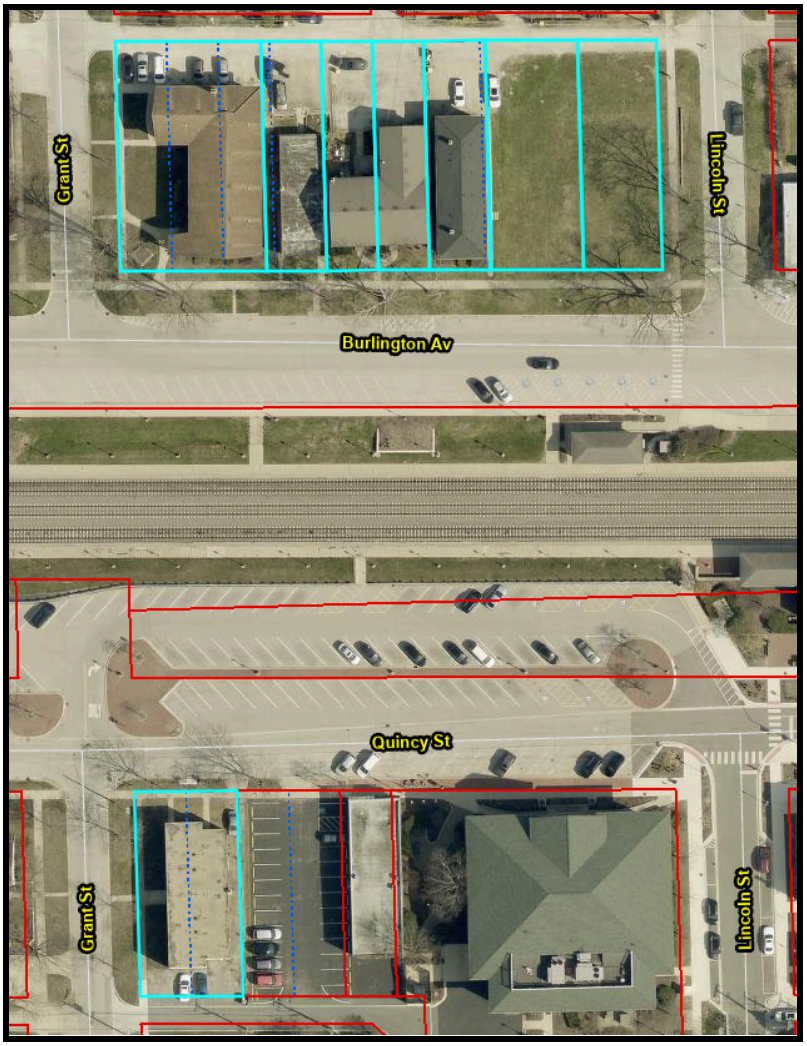
TITLE: Request from the Village of Westmont for the following:

1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the R-5 General Residential District to the B-1 Downtown Edge District:

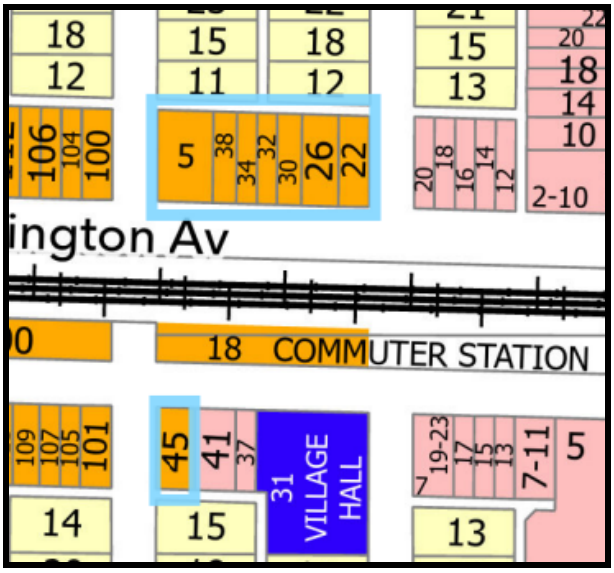
45 West Quincy Street	32 West Burlington Avenue
22 West Burlington Avenue	34 West Burlington Avenue
26 West Burlington Avenue	38 West Burlington Avenue
30 West Burlington Avenue	5 North Grant Street

I. BACKGROUND OF ITEM

A. Location: The properties proposed to be rezoned to the B-1 Downtown Edge District ("B-1 Proposal") are along West Burlington Avenue between North Grant and North Lincoln Streets and at the southeast corner of West Quincy and South Grant Streets. Land uses in this area include vacant lots, two-story multi-unit residential buildings, a single-story medical office, and a two-story building formerly occupied by business offices, but is currently sitting vacant.



To the right:
Aerial Map - B-1 Proposal
(source: DuPage County Parcel Viewer)



Zoning Map - B-1 Proposal

B. Zoning Designations:

SUBJECT PROPERTIES	**R-5** General Residential
NORTH & SOUTH	**R-3** Single-Unit Residential
EAST	**B-1** Downtown Edge *(proposed B-1(A) Downtown Core on Burlington)*
WEST	**R-5** General Residential *(proposed R-7 Downtown Residential)*

C. Neighborhood Characteristics:

The B-1 Proposal area is bordered by a mix of housing types to the west, commercial properties to the east, detached houses to the north and south, and is bisected by the BNSF railroad. The proposal area serves as an east-west transition from commercial to residential and as a buffer separating the established detached residential neighborhood from the railroad.

II. PETITIONER REQUEST:

The Village of Westmont has requested a Zoning Map Amendment to rezone these properties from the R-5 General Residential District to the B-1 Downtown Edge District.

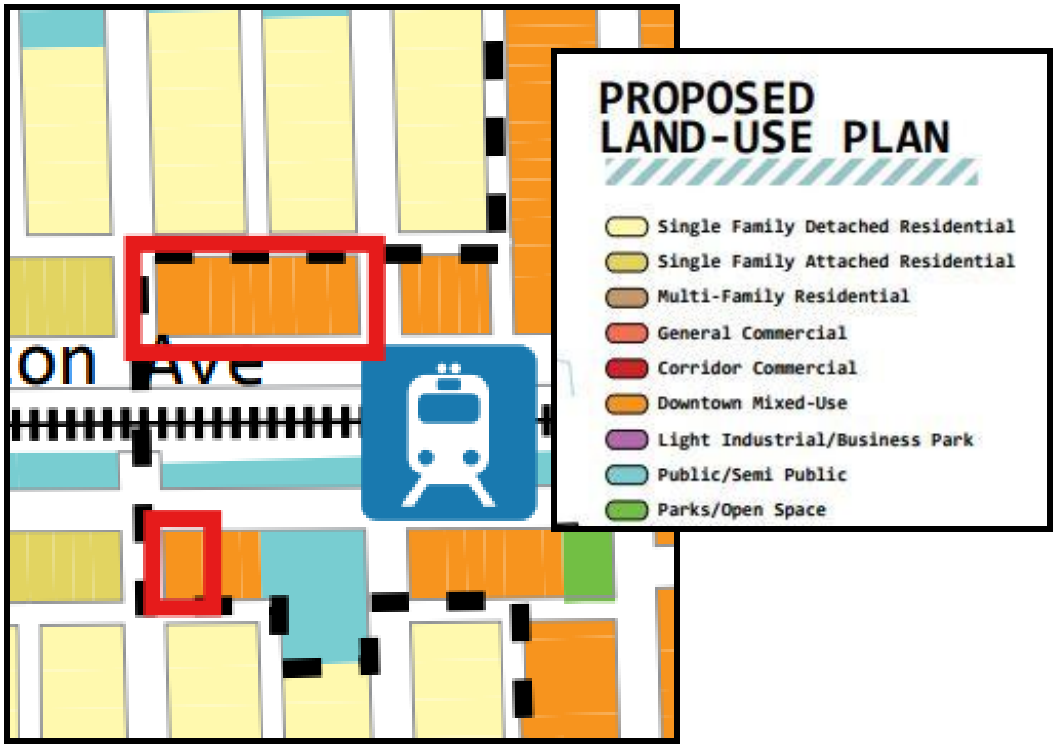
III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is R-5 General Residential District, which is intended to promote a variety of housing opportunities, ranging from detached houses to multi-unit residential buildings.

The Comprehensive Plan designates the future land use in this area as Downtown Mixed-Use. This land use designation is described as:

> *"As the Village's center and focus of a range of activities from civic and business to entertainment and residential, the downtown should provide for an appropriate variety of land uses. Mixed-use buildings should be encouraged to accommodate first floor retail/restaurant uses with office or residential above. Situated around the Westmont Metra Station, Downtown provides a tremendous opportunity for transit-oriented development which should consist primarily of mixed-use development that fosters an active pedestrian oriented node."*



Comprehensive Plan - Proposed Land Use Map - B-1 Proposal

Furthermore, the subject properties are in the Downtown Subarea. The land use framework is split in two. 45 West Quincy Street is part of the civic core area. This land use designation is described as:

> *"Areas containing public offices, services, and open space, as well as secondary downtown retail and restaurant activity in a mix of building forms, including multi-story buildings placed at the front lot line, building with small setbacks, and residential structures converted for commercial use.."*

The properties along Burlington Avenue are part of the Burlington West framework. This framework recognizes that this area contains "*...one- to two-story mixed use buildings that host secondary office and retail uses and transition in scale and setback to adjacent neighborhoods."*

B. Entitlement Request

- **Zoning Map Amendment from the R-5 General Residential District to the R-7 Downtown Residential District.**

Chapter 95, Section 14.02 dictates the following regarding zoning map amendment request:

(2) Zoning Map Amendments

(a) The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider at least the following factors:

i. The existing use and zoning of nearby property;
ii. The extent to which the particular zoning restrictions affect property values;
iii. The extent to which any diminution in property value is offset by an increase in

the public health, safety and welfare;
iv. The suitability of the subject property for its zoned purposes;
v. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;
vi. The value to the community of the proposed zoning map amendment; and
vii. The comprehensive plan.

(b) In acting on zoning map amendments, review and decision-making bodies are expressly authorized to recommend and approve a less intensive zoning district classification than the zoning district that was described in required public notices.

Background on the Request

When the comprehensive zoning ordinance amendments were adopted in August of 2025, two new zoning districts were created: B-1(A) Downtown Core and the R-7 Downtown Residential. The bulk regulations of the B-1 Limited Business District were also amended, and the district was retitled "Downtown Edge". Although the regulations and allowed uses largely stayed the same, the amendments re-examined the building typology to provide better clarity for property owners, businesses, and developers. Buildings located in the B-1 Downtown Edge may be fully-residential, fully-commercial, or mixed-use.

As discussed above in Section III(A), the Comprehensive Plan finds the Downtown Mixed-Use is an appropriate future land use. According to the Plan, new developments on the subject properties should feature commercial uses on the ground floor and dwelling units above. Building on this designation, the Downtown Subarea plan recognizes the existing character of these blocks as a secondary downtown area that transitions from the Downtown's core and the BNSF railroad to adjacent residential uses. The B-1 district accomplishes the Plan's vision, while also allowing smaller buildings.

Having already completed comprehensive zoning ordinance amendments, the next step is to request rezonings to the newly-created and amended districts. The rezoning proposals are heavily influenced by the 2013 Comprehensive Plan and 2015 Commercial Design Guidelines.

Building Regulations

The B-1 allows for two building types: storefront and general. This zoning district's bulk regulations were designed to be very similar to what was allowed in the B-1 Limited Business District prior to the comprehensive amendments.

Regulation	B-1 Downtown Edge	
Building Type	**Storefront Building**	**General Building**
Front Yard Setback	0-5 ft	5-20 ft
Street Side Setback	0 ft	5 ft
Interior Side Setback	0-5 ft	0-5 ft
Rear Setback	20 ft	20 ft

Max Height	46 ft	46 ft
Stories	1-3	1-3.5
Min Outdoor Open Space	50 sq ft	50 sq ft

Both building types have smaller front, street side, and interior side yard setbacks than the R-5 General Residential District. Though the setbacks are smaller, they result in buildings being closer to the street than to the detached houses across the alley. Buildings can also be up to 46 feet tall, which is 11 feet taller than the maximum height of 35 feet in the R-5 district.

Allowable Uses

The intent of the B-1 district is to be more flexible both in terms of built form and allowable uses. Whereas the B-1(A) district is meant to primarily accommodate restaurants and retail businesses, the B-1 allows for a wider range of supporting uses, such as salons on the ground floor, instructional services (e.g. dance schools), funeral and mortuary services, and even fully-residential buildings. The full list of allowable uses can be found in Chapter 95, Article VI, and an abbreviated version is attached to this report.

IV. SUMMARY

The Village of Westmont seeks a Zoning Map Amendment to rezone the subject properties from the R-5 General Residential District to the B-1 Downtown Edge District. The proposed map amendment is consistent with the recommendations of the Comprehensive Plan to see mixed-use developments in this area, while also transitioning in scale from the more intense Downtown Core to adjacent residential properties.

V. LEGAL

A. Notification: A legal notice was published in Westmont Suburban Life on May 21, 2026.
B. Code References: Chapter 95, Section 4.01; Section 14.02
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 June 25, 2026.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the May 21, 2026 Westmont Suburban Life.
2. List of Allowable Uses in the Downtown Zoning Districts
3. Rezoning Proposal Maps:
    a. Downtown Rezoning - B-1 (B-1 Downtown Edge only)
    b. Combined Rezoning Proposal
4. Map Excerpts Focused on the Downtown Area:
    a. Comprehensive Plan Proposed Land Use Plan Map (adopted 2013, edited to focus on the Downtown)
    b. Comprehensive Plan Downtown Land Use Framework (adopted 2013)
    c. Commercial Design Guidelines Map (adopted 2015)
5. Public Comments Received before 9:00 a.m. on Thursday, June 4, 2026.

Certificate of the Publication

Westmont Suburban Life

Description:B-1 EDGE REZONING
2326042

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
05/21/2026

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
21st day of May, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10074602

Amount $137.90

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, June 10, 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 the Village of Westmont for the following:

1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the R-5 General Residential District to the B-1 Downtown Edge District.

45 West Quincy Street
PIN(s): 09-09-406-001

22 West Burlington Avenue
PIN(s): 09-09-221-022

26 West Burlington Avenue
PIN(s): 09-09-221-021

30 West Burlington Avenue
PIN(s): 09-09-221-023

32-34 West Burlington Avenue
PIN(s): 09-09-221-017 ;
09-09-221-018

38 West Burlington Avenue
PIN(s): 09-09-221-016

5 North Grant Street
PIN(s): 09-09-221-015

Village Code(s) Applicable: Chapter 95, Section 4.01; Section 14.02
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 May 21, 2026) 2326042

ATTACHMENT 2
List of Allowable Uses in the Downtown Zoning Districts (R-7, B-1(A), and B-1)

Article VI "Principal Uses", Table VI-1: Table of Allowed Uses
(edited to just the Downtown Zoning Districts)

	R-7 Downtown Residential	B-1(A) Downtown Core	B-1 Downtown Edge
P = Permitted Use | S = Special Use Approval Required | – = Prohibited Use			
RESIDENTIAL			
Household Living			
Detached House	S	–	–
Semi-detached House	–	–	–
Attached House	P	–	–
Two-unit House	–	–	–
Mixed-Use Residential	–	P [2]	P
Multi-Unit Building	P	–	P
Assisted Living Residence	–	–	–
Group Living			
Community Residence, Family	–	–	–
Community Residence, Group	–	–	–
Nursing Home	–	–	–
Other Group Living	S	–	–
COMMERCIAL			
Animal Service			
Boarding or Shelter	–	–	–
Grooming Service	–	S	S
Veterinary	–	S [5]	S [5]
Other Animal Service	–	–	–
Consumer Service			
Business Support Service	–	P	P
Maintenance and Repair Service	–	P	P
Personal Improvement Service	–	P [10]	P
Health and Fitness Service	–	P	P
Instructional Service	–	S	P
Business Training	–	–	–
Tattoo or Body Piercing Service	–	–	–
Other Consumer Service	–	S	S
Day Care Center	–	S	P
Day Care Home	P [6]	P [6]	P [6]
Eating and Drinking Place			
Bar or Tavern	–	S [8]	S [8]
Craft Alcoholic Beverage Dispenser	–	P	P
Restaurant	–	P	P

Tobacco or Vape Lounge	–	–	–
Other Eating and Drinking Place	–	S	S
Entertainment, Participant			
Arcade (non-video gaming)	–	–	–
Video Gaming, Accessory	–	P	P
Video Gaming Cafe	–	–	–
Other Participant Ent., Indoor	–	S	S
Participant Ent., Outdoor	–	–	–
Entertainment, Spectator			
Indoor	–	S	S
Outdoor	–	–	–
Financial Service			
Bank, Credit Union or Savings & Loan	–	S	S
Alternative Financial Service Est.	–	S	S
Funeral and Mortuary Service	–	–	S
Lodging	–	S	P
Office			
Business or Professional Office	–	P	P
Medical Office	–	P	P
Research Service	–	–	–
Parking, Non-Accessory	S	S	S
Parking, Off-site Nonresidential	S	S	S
Parking, Off-site Auto Dealer	–	–	–
Retail Sales			
Indoor	–	P	P
Outdoor	–	S	S
Firearms Sales	–	–	–
Tobacco and Vape Product Sales	–	–	–
Used Goods Sales	–	S	S
Self-service Storage Facility	–	–	–
Sexually Oriented Business	–	–	–
Vehicle Sales and Service			
Fueling Station	–	–	S
Minor Repair and Maintenance	–	–	S
Sales or Rentals	–	–	–
Body and Paint Shop	–	–	–
WAREHOUSE & DISTRIBUTION			
Warehouse/Logistics	–	–	–
Data Center	–	–	–
MANUFACTURING & INDUSTRY			
Building Service	–	–	–
Catering Service	–	–	–
Craft Alcoholic Beverage Producer	–	–	–

Crematorium	–	–	–
Artisan Manufacturing	–	–	–
Limited Manufacturing	–	–	–
High-Impact Manufacturing & Industry	–	–	–
Industrial Service	–	–	–
Recyclable Material Drop-off Facility	–	–	–
Recyclable Material Processing	–	–	–
Junk or Salvage Yard	–	–	–
PUBLIC & INSTITUTIONAL			
College or University	S	–	–
Community Assembly	–	–	–
Community Garden	–	–	–
Governmental Use	S	S	S
Hospital	–	–	–
Library or Cultural Exhibit	–	S	S
Parks and Recreation			
Community Park	–	–	–
Neighborhood Park	–	–	–
Religious Assembly	–	–	–
Safety Service	S	S	S
School	–	–	–
Infrastructure or Utility, Major	S	S	S
Infrastructure or Utility, Minor	P	P	P
OTHER			
Cannabis Business Establishment			
Cannabis Cultivation Center	–	–	–
Adult Use Cannabis Dispensary	–	–	–
Medical Cannabis Dispensary	–	–	–
Cannabis Craft Grower	–	–	–
Cannabis Infuser	–	–	–
Cannabis Processor	–	–	–
Cannabis Transporter	–	–	–
Drive-through Facility	–	–	–
Off-premises Outdoor Advertising Sign	–	–	–
Planned Unit Development	S	S	S
Temporary Sales [15]	–	P	P
Wireless Telecommunications Facility			
Cell Tower	–	–	–
Building-Mounted Cell Antenna	P	P	P
Tower-Mounted Cell Antenna	P	P	P

Table VI-1 Notes:

[1] Subject to the following:

(A) Proof of all required state licenses and certifications must be provided before occupancy;
(B) A separate bedroom is required for any support staff residing on the premises on a full-time basis;
(C) All other applicable codes and ordinances must be met; and
(D) An initial building inspection is required before occupancy, and annual inspections are required thereafter.

[2] Household living is permitted in the B-1(A) district only if located above the ground-floor:

[3] Requires minimum lot area of 20,000 square feet in R districts.

[4] Buildings and outdoor areas associated with such use are prohibited within 100 feet of an R-zoned lot.

[5] Permitted by right if no more than 1,000 square feet (gross floor area) and if all buildings and outdoor areas associated with such use are located at least 100 feet from any R-zoned lot. Otherwise, special use approval is required.

[6] Subject to the following:

(A) Proof of all required state licenses and certifications must be provided before occupancy; and
(B) A certificate of zoning compliance must be obtained before occupancy; and
(C) All other applicable codes and ordinances must be met.

[7] The indoor seating areas of such businesses are limited to no more than 50% of the total floor area of the premises, and outdoor seating areas are limited to no more than 50% of the total floor area of the interior seating area. Any outdoor seating areas must comply with applicable regulations of Sec. 7.20(B) and Chapter 10 of the village code.

[8] Buildings and outdoor areas associated with such use are prohibited within 1,000 feet of a school.

[9] May not occupy more than 30% of the total floor area of the building in which it is located. The building must have a gross floor area of at least 15,000 square feet and no more than 19,000 square feet. The lot on which it is located must have an area of at least 60,000 square feet.

[10] Permitted by-right only when located above the ground-floor of the building. Otherwise, special use approval is required.

[11] Only when accessory to a retail or sporting goods store containing at least 45,000 square feet of gross floor area.

[12] Only when located on lot contiguous with existing vehicle sales use under same ownership. Not allowed within 300 feet of R-zoned lot.

[13] Buildings and outdoor areas associated with such use are prohibited within 500 feet of R-zoned lot.

[14] Not allowed within 300 feet of R-zoned lot. All operations must be screened from view of abutting lots and rights-of-way in accordance with Sec. 10.07.

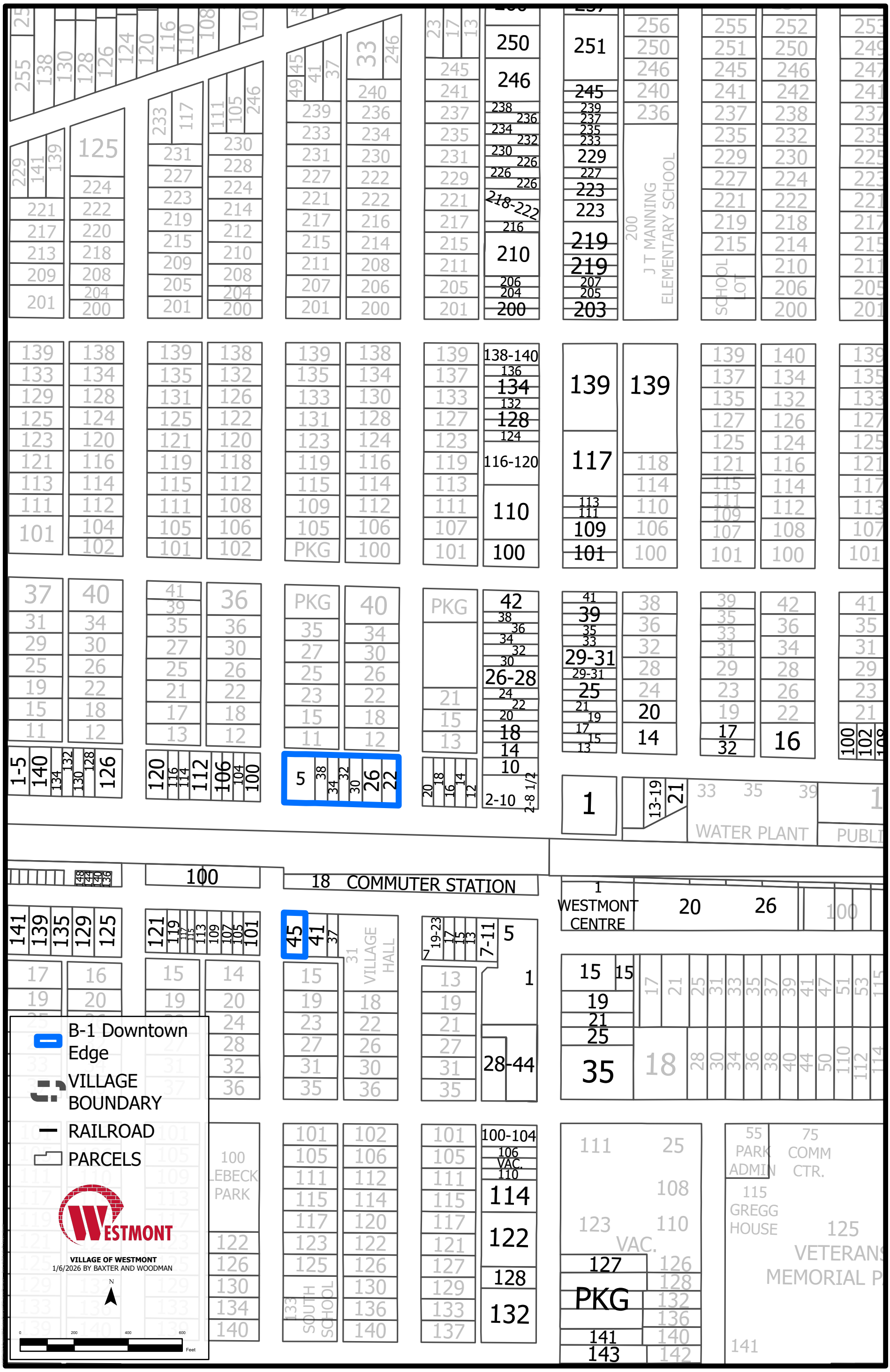
[15] Permit required in accordance with village code Chapter 22, Article XI.

ATTACHMENT 3(A)
Downtown Rezoning - B-1
(B-1 Downtown Edge Only)

VILLAGE OF WESTMONT

DuPage County

DOWNTOWN REZONING - B-1

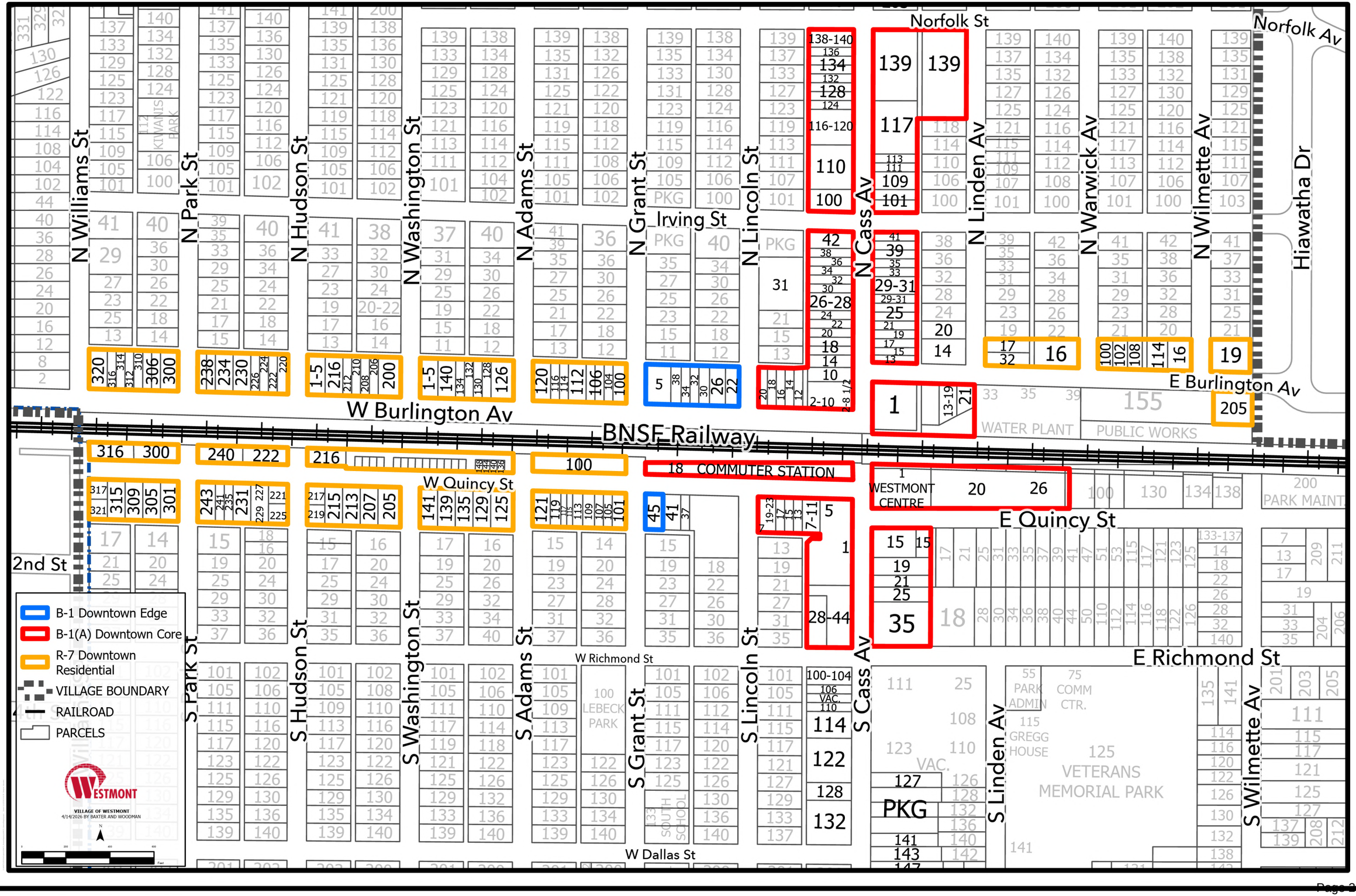


ATTACHMENT 3(B)
Combined Rezoning Proposal Map

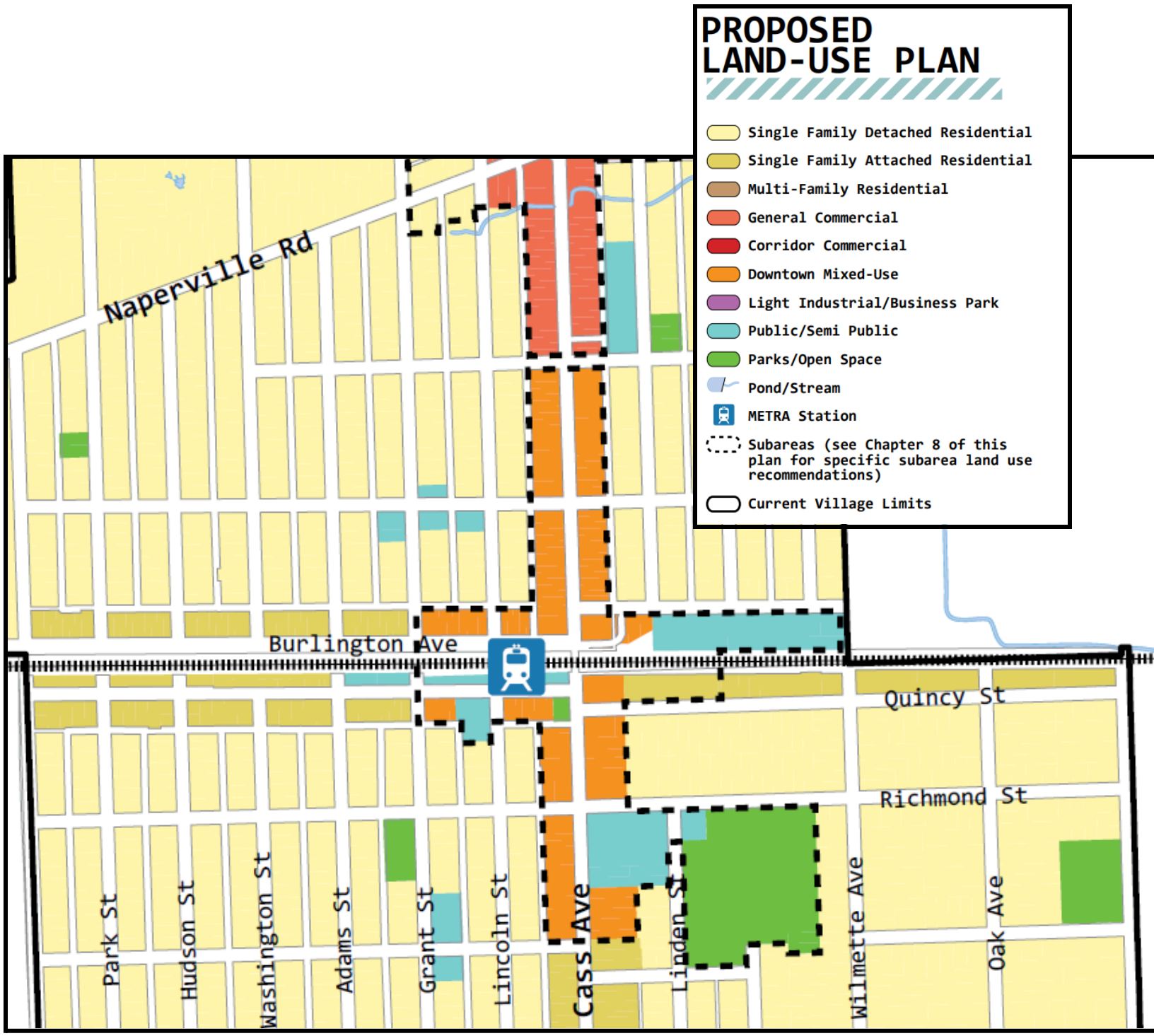
VILLAGE OF WESTMONT

DuPage County

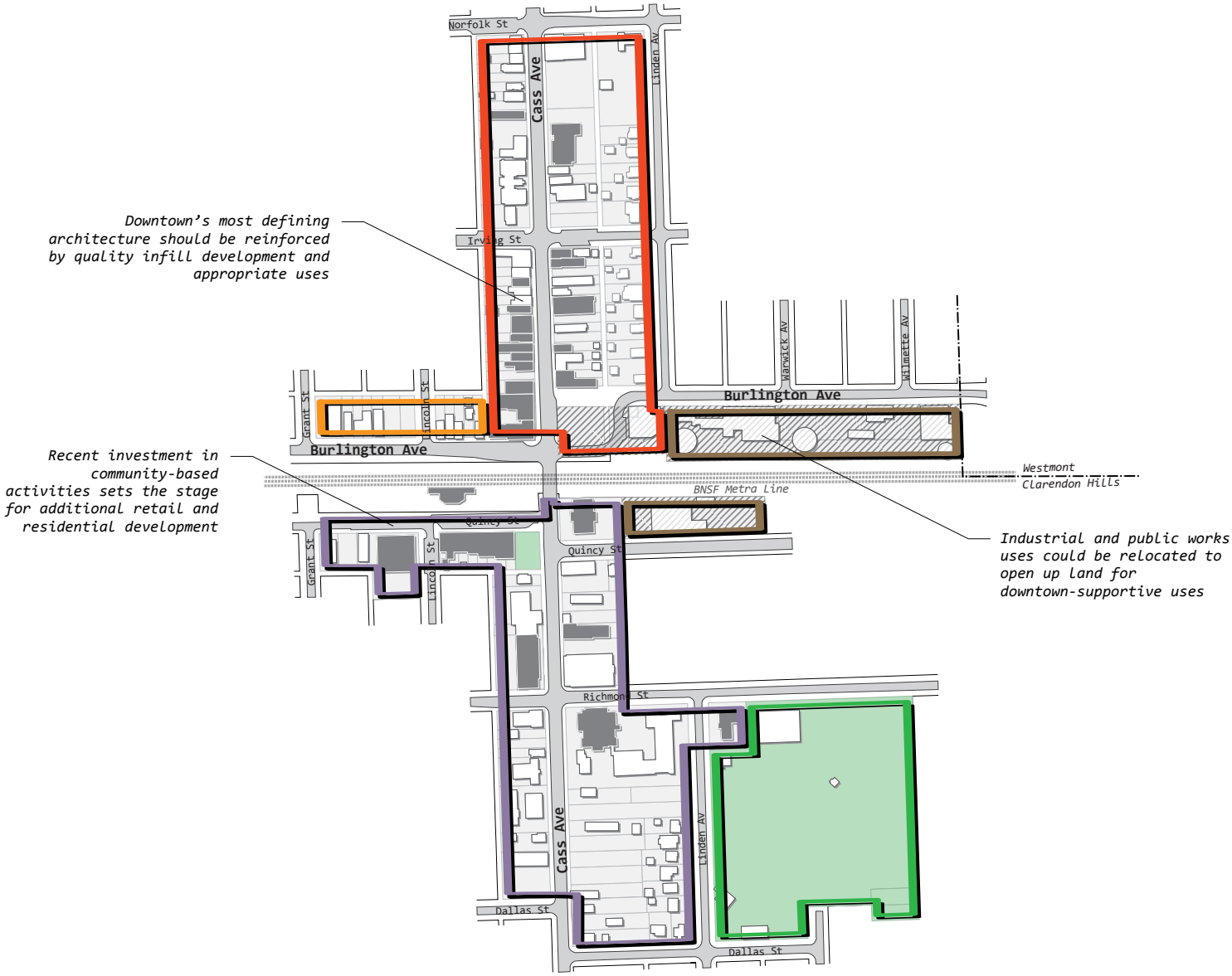
DOWNTOWN REZONING



ATTACHMENT 4(A)
Comprehensive Plan
Proposed Land Use Plan Map
(adopted 2013, edited to focus on the Downtown)


PROPOSED
LAND-USE PLAN
Single Family Detached Residential
Single Family Attached Residential
Multi-Family Residential
General Commercial
Corridor Commercial
Downtown Mixed-Use
Light Industrial/Business Park
Public/Semi Public
Parks/Open Space
Pond/Stream
METRA Station
Subareas (see Chapter 8 of this plan for specific subarea land use recommendations)
Current Village Limits
Naperville Rd
Burlington Ave
Quincy St
Richmond St
Park St
Hudson St
Washington St
Adams St
Grant St
Lincoln St
Cass Ave
Linden St
Wilmette Ave
Oak Ave

ATTACHMENT 4(B)
Comprehensive Plan
Downtown Land Use Framework
(adopted 2013)

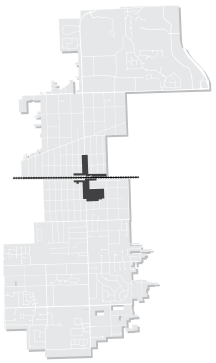


Downtown
Land Use Framework

- Mixed Use Core
- Civic Core
- Burlington West
- Burlington East
- Community Open Space
- Opportunity Sites
- Distinct Architecture

500 feet

NORTH



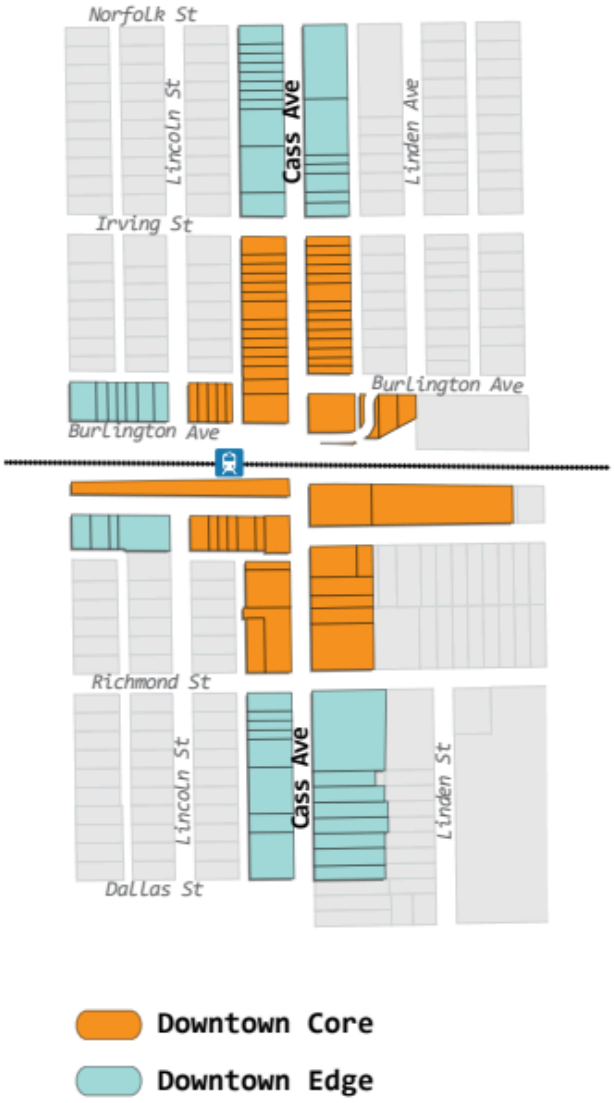
ATTACHMENT 4(C)
Commercial Design Guidelines Map
(adopted 2015)

DOWNTOWN CORE

The Downtown Core includes Cass Avenue from Irving Street to Richmond Street, as well as small segments of Burlington Avenue and Quincy Street. This is the most intact traditional portion of the Village center, and development in this area should strive to restore and/or support the unique historic character of the community.

DOWNTOWN EDGE

The Downtown Edge includes development extending beyond the Downtown Core on Cass Avenue, Burlington Avenue, and Quincy Street. In these areas, development may transition to and reflect the character of adjacent residential areas, while remaining compatible with the Downtown Core.



ATTACHMENT 5
Public Comments Received before 9:00 a.m. on Thursday, June 4, 2026.

Scott Williams <swilliams@westmont.il.gov>

Downtown zoning Downtown

Karen McCurrie [redacted] Thu, Jun 4, 2026 at 8:29 AM
To: "swilliams@westmont.il.gov" <swilliams@westmont.il.gov>

Hi,

I am writing to submit several questions regarding the proposed downtown re-zoning. If you are unable to address these directly, I request that they be added to the agenda for the meeting on June 10.

1. Traffic Impact: Has a traffic survey been conducted to assess the impact of increased multi-family residential density, specifically regarding the areas crossing the train tracks? Based on recent experience, mid-day delays at these crossings can already reach ten minutes due to train freight and traffic signals. My concern is that increased density could extend these delays significantly.

2. Zoning Designations: The re-zoning map indicates Quincy Station is designated as B-1(A) Downtown Core. Does this designation for all areas marked in red allow for potential mixed-use retail and multi-family residential properties?

3. Density and Infrastructure: The current proposal includes twelve blocks designated for multi-family residential use. Was consideration given to reducing this area or limiting the number of additional residents to manage density? Beyond traffic concerns, has the impact on local resources, such as potential flooding, been evaluated? Neighboring municipalities have faced significant burdens due to increased density, in some cases requiring high-cost infrastructure projects like the Belmont underpass.

4. Re-zoning Procedures: What are the current regulations governing re-zoning? Does the board have final authority on these changes, or do the bylaws allow for a residential vote on the matter?

I look forward to your response and the upcoming discussion.

Best Regards,

Karen McCurrie

[redacted]

Scott Williams <swilliams@westmont.il.gov>

rezoning

Laurel Rugen [redacted] Thu, Jun 4, 2026 at 5:51 AM
To: swilliams@westmont.il.gov

Hello Scott, just wondering when mailings are sent out about these important items, the WHOLE town is not included. Alot of people don't live on their computers, like me. Life is too busy. Also, whose idea was all this downtown mess in the first place? Straightening the Burlington curve? Seriously? The water tanks would need to be removed to truly make it straight? Tearing down 1 Quincy? It isn't that old of a construction and now removing it, another huge waste of money by this village! This isn't D.G , who this town seems to want to compete with. And the rezoning of the surrounding streets? Sounds like the village is in on a land grab, to force people out of AFFORDABLE single family homes! With yards! And I have yet to hear about controlling the traffic patterns this over crowding is contributing to, especially in the downtown area. It is already a mess, waiting at the tracks. All I hear about is the greedy contractors and how much tax revenue it will bring in! And in whose pockets? Thank you for your time.- Sincerely, Laurel Rugen

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: June 10, 2026 **PZC 016-2026**

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

1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the R-5 General Residential District to the R-7 Downtown Residential District.

100 West Quincy Street
101 West Quincy Street
105 West Quincy Street
107 West Quincy Street
109 West Quincy Street
113 West Quincy Street
115 West Quincy Street
117 West Quincy Street
119 West Quincy Street
121 West Quincy Street
125 West Quincy Street
129 West Quincy Street
135 West Quincy Street
136 West Quincy Street
139 West Quincy Street
140 West Quincy Street
141 West Quincy Street
144 West Quincy Street
148 West Quincy Street
205 West Quincy Street
207 West Quincy Street
213 West Quincy Street
215 West Quincy Street
216 West Quincy Street
217 West Quincy Street
219 West Quincy Street
221 West Quincy Street
222 West Quincy Street
225 West Quincy Street
227 West Quincy Street
229 West Quincy Street
231 West Quincy Street
235 West Quincy Street
240 West Quincy Street
241 West Quincy Street
243 West Quincy Street
300 West Quincy Street
301 West Quincy Street
305 West Quincy Street
309 West Quincy Street
315 West Quincy Street
316 West Quincy Street
317 West Quincy Street
321 West Quincy Street
100 West Burlington Avenue
104 West Burlington Avenue
106 West Burlington Avenue
112 West Burlington Avenue
114 West Burlington Avenue
116 West Burlington Avenue
120 West Burlington Avenue
126 West Burlington Avenue
128 West Burlington Avenue
130 West Burlington Avenue
132 West Burlington Avenue
134 West Burlington Avenue
140 West Burlington Avenue
200 West Burlington Avenue
206 West Burlington Avenue
208 West Burlington Avenue
210 West Burlington Avenue
212 West Burlington Avenue
216 West Burlington Avenue
220 West Burlington Avenue
222 West Burlington Avenue
224 West Burlington Avenue
226 West Burlington Avenue
230 West Burlington Avenue
234 West Burlington Avenue
238 West Burlington Avenue
300 West Burlington Avenue
306 West Burlington Avenue
310 West Burlington Avenue
312 West Burlington Avenue
314 West Burlington Avenue
316 West Burlington Avenue
320 West Burlington Avenue
1-5 North Washington Street
1-5 North Hudson Street
32 East Burlington Avenue
100 East Burlington Avenue

102 East Burlington Avenue	205 East Burlington Avenue	16 North Wilmette Avenue
108 East Burlington Avenue	17 North Linden Avenue	19 North Wilmette Avenue
114 East Burlington Avenue	16 North Warwick Avenue	

More Common Location: Unaddressed West Quincy Street (Quincy Street Station Homes)
PINS(s): 09-09-226-041; 09-09-226-023; 09-09-226-024; 09-09-226-025; 09-09-226-026; 09-09-226-027; 09-09-226-028; 09-09-226-029; 09-09-226-030; 09-09-226-031; 09-09-226-032; 09-09-226-033; 09-09-226-034; 09-09-226-035; 09-09-226-036

2. Comprehensive Plan Amendment to change the future land use designation of the properties listed below, all in Westmont, Illinois, 60559, from Single Family Detached Residential to Single Family Attached Residential.

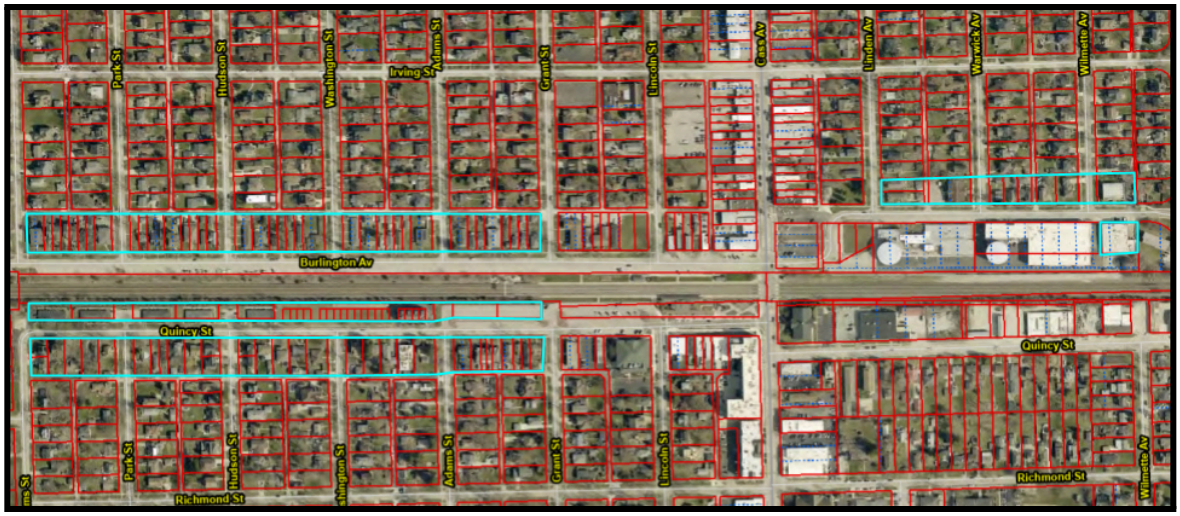
32 East Burlington Avenue	108 East Burlington Avenue	16 North Warwick Avenue
100 East Burlington Avenue	114 East Burlington Avenue	16 North Wilmette Avenue
102 East Burlington Avenue	17 North Linden Avenue	19 North Wilmette Avenue

3. Comprehensive Plan Amendment to change the future land use designation of the property listed below, in Westmont, Illinois, 60559, from Public/Semi Public to Single Family Attached Residential.

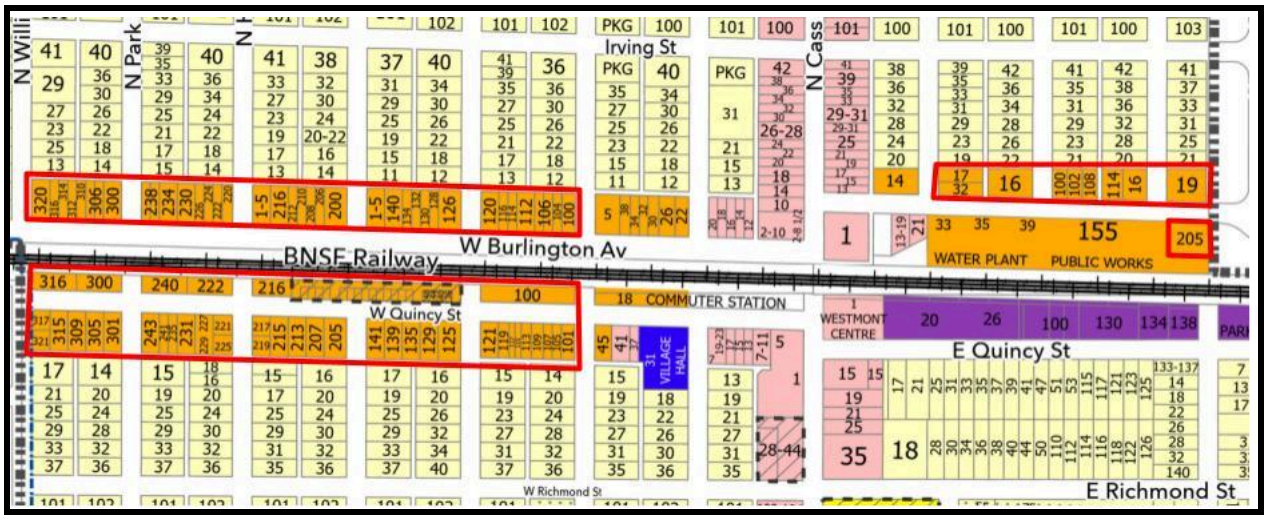
205 East Burlington Avenue

I. BACKGROUND OF ITEM

A. Location: The properties proposed to be rezoned to the R-7 Downtown Residential District (“R-7 Proposal”) are along West Quincy Street and West Burlington Avenue between Grant and Williams Streets and along East Burlington Avenue between North Linden Avenue and the eastern border with the Village of Clarendon Hills. All properties are currently zoned R-5 General Residential District, and contain a wide range of housing including detached, semi-detached, attached, and multi-unit residences, as well as the Metra parking lot and a nonconforming industrial building.



Aerial Map - R-7 Proposal (source: DuPage County Parcel Viewer)



Zoning Map - R-7 Proposal

B. Zoning Designations:

WESTERN SECTION (West Burlington + West Quincy)

SUBJECT PROPERTIES	**R-5** General Residential
NORTH & SOUTH	**R-3** Single-Unit Residential
EAST	**R-5** General Residential *(proposed B-1 Downtown Edge & B-1(A) Downtown Core)*
WEST	**R-3** Single-Unit Residential & **Village of Downers Grove** M1 Light Manufacturing

EASTERN SECTION (East Burlington)

SUBJECT PROPERTIES	**R-5** General Residential
NORTH	**R-3** Single-Unit Residential
EAST	**Village of Clarendon Hills** R-1 Single Family Residential & R-3 Multi-Family Residential
WEST & SOUTH	**R-5** General Residential

C. Neighborhood Characteristics:

The R-7 Proposal is bisected by the BNSF railroad and is generally bordered to the north and south by detached homes. Similarly, the two sections are separated by Cass Avenue and corresponding commercially-zoned properties. The entire proposal area hosts a mixture of housing types ranging from detached homes to multi-unit residences, and just about everything in between.

In the late 1990s to the mid 2010s, many properties in the Western Section were redeveloped into semi-detached and attached residences. However, this redevelopment trend has largely been stagnant for the last 10 years.

II. PETITIONER REQUEST:

The Village of Westmont has requested a Zoning Map Amendment to rezone these properties from the R-5 General Residential District to the R-7 Downtown Residential District. The request is split into two (2) sections:

- "Western Section": which includes all properties along West Burlington Avenue and West Quincy Street.
- "Eastern Section": which includes all properties along East Burlington Avenue.

In addition to the map amendment request, two comprehensive plan map amendments are requested for the Eastern Section. The first is to change the future land use from Public/Semi Public to Single Family Attached Residential for 205 East Burlington Avenue. The remaining properties in the Eastern Section are proposed to change the future land use from Single Family Detached Residential to Single-Family Attached Residential.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

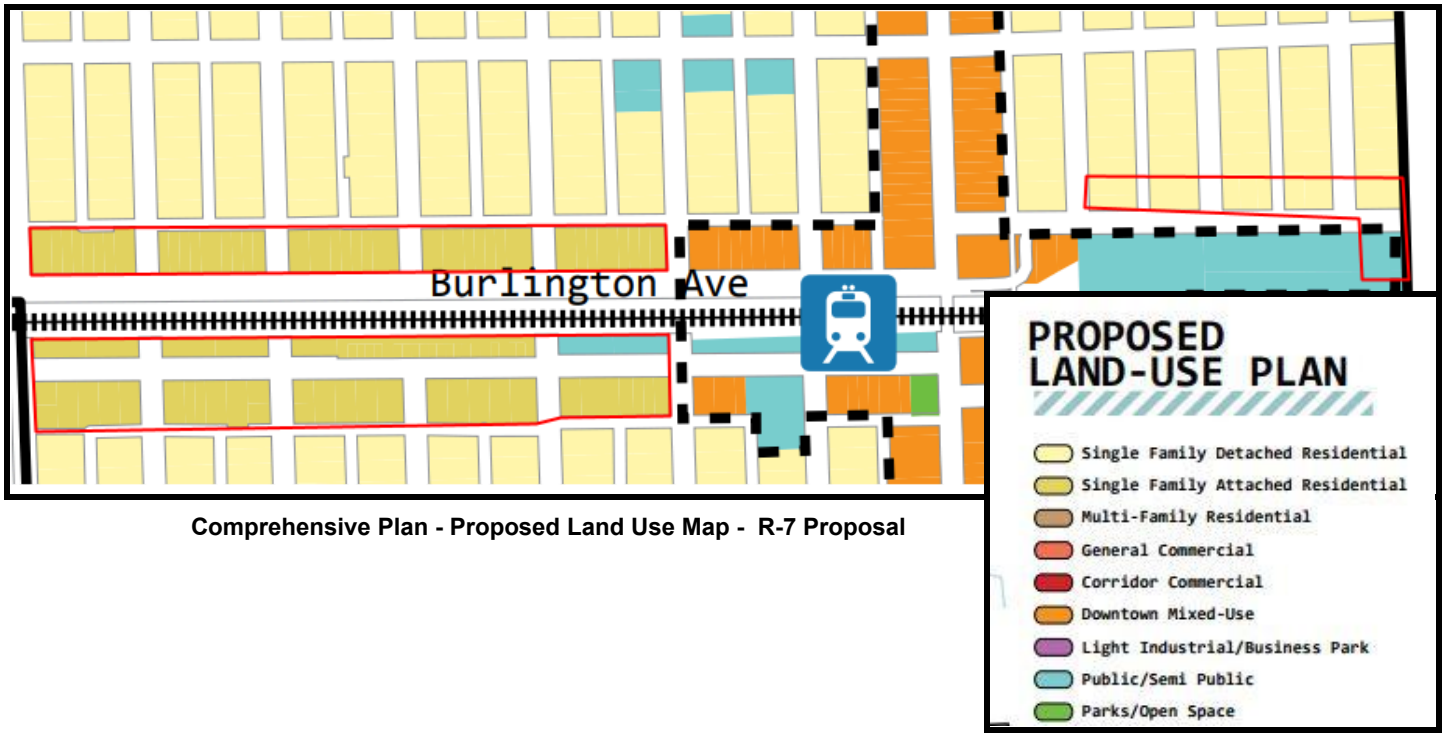
The current zoning of the R-7 Proposal is R-5 General Residential District. This district is intended to promote a variety of housing opportunities, including, but not limited to, detached houses, attached houses, and multi-unit residential buildings.

The Comprehensive Plan designates the future land use of the Western Section as Single Family Attached Residential. This land use designation is described as:

> *"Areas designated as Single-Family Attached Residential provide for single-family homes that share a common wall such as duplexes, townhomes, and rowhomes. Single-family attached residential development exists in several locations in the Village and additional areas are recommended to increase density near Downtown and the Metra Station and to serve as a transitional land use between business uses and single family neighborhoods."*

The Comprehensive Plan designates the future land use of 205 East Burlington Avenue as Public/Semi Public. This designation is intended for government facilities, religious institutions, and community service providers. This property is currently improved with a nonconforming industrial building. Per available Village records, it has not been occupied by an institutional user.

The rest of the Eastern Section has a future land use of Single Family Detached Residential. However, the current zoning and presence of two multi-unit residential buildings do not align with this future land use.



Comprehensive Plan - Proposed Land Use Map - R-7 Proposal

B. Entitlement Request

- **Zoning Map Amendment from the R-5 General Residential District to the R-7 Downtown Residential District.**

Chapter 95, Section 14.02 dictates the following regarding zoning map amendment request:

(2) Zoning Map Amendments

(a) The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider at least the following factors:

i. The existing use and zoning of nearby property;
ii. The extent to which the particular zoning restrictions affect property values;
iii. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;
iv. The suitability of the subject property for its zoned purposes;
v. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;
vi. The value to the community of the proposed zoning map amendment; and
vii. The comprehensive plan.

(b) In acting on zoning map amendments, review and decision-making bodies are expressly authorized to recommend and approve a less intensive zoning district classification than the zoning district that was described in required public notices.

Background on the Request

When the comprehensive amendments were adopted in August of 2025, two new zoning districts were created: B-1(A) Downtown Core and the R-7 Downtown Residential. The bulk regulations of the B-1 Limited Business District were also amended, and the district was retitled “Downtown Edge”. The R-7 district was primarily intended to accommodate residential uses in a variety of building forms and is further intended to accommodate the transition from the downtown area into low-density residential neighborhoods bordering downtown.

The R-7 district was established as a unique residential classification specifically designed to manage transitional residential uses on the periphery of downtown. The existing R-5 district cannot fulfill this role effectively because its application is too broad and scattered across various locations throughout the Village, encompassing housing types from densely populated apartment complexes to planned attached housing developments. Additionally, it is also the goal to allow existing single family property owners to continue to exercise their property rights by allowing them to improve their properties as they are currently able to do, while still allowing for more focused redevelopment opportunities.

Building Regulations

The R-7 allows three building types: general, row, and detached houses. The table below lists the building siting and height requirements. Sec. 4.09 “General Buildings” and Sec. 4.10 “Row Buildings” state all regulations.

Regulation	R-7 Downtown Residential	
Building Type	**General Building**	**Row Building**
Front Yard Setback	10-25 ft	10 ft
Street Side Setback	10 ft	10 ft
Interior Side Setback	5-10 ft	5 ft
Rear Setback	20 ft (5 ft if adjacent to a railroad right-of-way)	20 ft
Max Height	46 ft	42 ft
Stories	2-3.5	2-3.5
Min Outdoor Open Space	100 sq ft	100 sq ft

While the R-7 is primarily tailored towards general and row buildings, it is recognized that many detached houses exist in the R-7 Proposal. Sec. 4.11 “Detached Houses” allows existing detached houses to continue as a permitted use, which should not create any unnecessary regulatory or procedural obstacles when improvements such as additions or new accessory structures are proposed. New detached houses can be allowed in the R-7 with special use permit approval. In both cases, detached houses in the R-7 must comply with the lot and building regulations that apply to detached houses in the R-5 General Residential District. Therefore, the proposed rezoning does not impact what can be currently done to a detached house in the proposal area.

Allowable Uses

New detached houses are allowed as a special use, while multi-unit residential buildings (a.k.a. general buildings) and attached houses (a.k.a. row buildings) are allowed as permitted uses. Select non-residential and public and institutional uses are also allowed in this zoning district. The full list of allowable uses can be found in Chapter 95, Article VI, and an abbreviated version is attached to this report.

- **Comprehensive Plan Amendment to change the future land use designation from Public/Semi Public to Single Family Attached Residential [205 East Burlington Avenue].**

The future land use designation of 205 East Burlington Avenue is currently Public/Semi-Public. When the Comprehensive Plan was adopted in 2013, the Village’s Water Division and a Westmont Park District yard were adjacent to 205 East Burlington. Through this designation, it appears that the Plan saw the incorporation of this property into a larger institutional redevelopment project as appropriate. However, 205 East Burlington was not included when the new Public Works building was constructed and remains privately owned. The Village is proposing a zoning map amendment and a comprehensive plan amendment for this property to establish uniformity along Burlington Avenue and prevent the spot zoning of an individual property. While the existing non-conforming manufacturing use of the property remains unaffected by the rezoning, these changes will ensure the property aligns with the surrounding area.

- **Comprehensive Plan Amendment to change the future land use designation from Single Family Detached Residential to Single Family Attached Residential [remaining properties in the Eastern Section].**

The remaining properties in the Eastern Section have a future land use designation of Single Family Detached Residential, despite being zoned for multiple residential building types. Approval of the comprehensive plan amendment aligns the future land use with the current zoning, as well as aligning the zoning and future land use with the Western Section.

IV. SUMMARY

The Village of Westmont seeks a Zoning Map Amendment to rezone the properties from the R-5 General Residential District to the R-7 Downtown Residential District. The Village also requests Comprehensive Plan amendments for the Eastern Section to change the future land use designation from Single Family Detached Residential and Public/Semi Public to Single Family Attached Residential. If approved, greater consistency of the zoning and future land use designation will be achieved across the proposal area.

V. LEGAL

A. Notification: A legal notice was published in Westmont Suburban Life on May 21, 2026.
B. Code References: Chapter 95, Section 4.01; Section 14.02
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 June 25, 2026.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the May 21, 2026 Westmont Suburban Life.
2. List of Allowable Uses in the Downtown Zoning Districts
3. Rezoning Proposal Maps:
    a. Downtown Rezoning - R-7 (R-7 Downtown Residential only)
    b. Combined Rezoning Proposal
4. Map Excerpts Focused on the Downtown Area:
    a. Comprehensive Plan Proposed Land Use Plan Map (adopted 2013, edited to focus on the Downtown)
    b. Comprehensive Plan Residential Areas Plan Map (adopted 2013, edited to focus on the Downtown)
    c. Commercial Design Guidelines Map (adopted 2015)
5. Public Comments Received before 9:00 a.m. on Thursday, June 4, 2026.

Certificate of the Publication

Westmont Suburban Life

Description:R-7 DOWNTOWN RESI REZONIN
2326156

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
05/21/2026

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
21st day of May, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10074602

Amount $554.06

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, June 10, 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 the Village of Westmont for the following: 1. Zoning Map Amendment to rezone the properties listed below, all in Westmont, Illinois, 60559, from the R-5 General Residential District to the R-7 Downtown Residential District.

100 West Quincy Street PIN(s): 09-09-227-002; 09-09-227-001

101 West Quincy Street PIN(s): 09-09-404-007

105 West Quincy Street PIN(s): 09-09-404-006

107 West Quincy Street PIN(s): 09-09-404-005

109 West Quincy Street PIN(s): 09-09-404-004

113 West Quincy Street PIN(s): 09-09-404-024

115 West Quincy Street PIN(s): 09-09-404-023

117 West Quincy Street PIN(s): 09-09-404-022

119 West Quincy Street PIN(s): 09-09-404-021

121 West Quincy Street PIN(s): 09-09-404-001

125 West Quincy Street PIN(s): 09-09-403-005

129 West Quincy Street PIN(s): 09-09-403-004

135 West Quincy Street PIN(s): 09-09-403-003

136 West Quincy Street PIN(s): 09-09-226-040

139 West Quincy Street PIN(s): 09-09-403-002

140 West Quincy Street PIN(s): 09-09-226-039

141 West Quincy Street PIN(s): 09-09-403-001

144 West Quincy Street PIN(s): 09-09-226-038

148 West Quincy Street PIN(s): 09-09-226-037

205 West Quincy Street PIN(s): 09-09-402-005

207 West Quincy Street PIN(s): 09-09-402-004

213 West Quincy Street PIN(s): 09-09-402-003

215 West Quincy Street PIN(s): 09-09-402-002

216 West Quincy Street PIN(s): 09-09-225-001

217 West Quincy Street PIN(s): 09-09-402-019

219 West Quincy Street PIN(s): 09-09-402-020

221 West Quincy Street PIN(s): 09-09-401-020

222 West Quincy Street PIN(s): 09-09-224-002

225 West Quincy Street PIN(s): 09-09-401-021

227 West Quincy Street PIN(s): 09-09-429-001

229 West Quincy Street PIN(s): 09-09-429-002

231 West Quincy Street PIN(s): 09-09-401-004

235 West Quincy Street PIN(s): 09-09-401-003

240 West Quincy Street PIN(s): 09-09-224-001

241 West Quincy Street PIN(s): 09-09-401-002

243 West Quincy Street PIN(s): 09-09-401-001

300 West Quincy Street PIN(s): 09-09-223-002

301 West Quincy Street PIN(s): 09-09-400-005

305 West Quincy Street PIN(s): 09-09-400-004

309 West Quincy Street PIN(s): 09-09-400-003

315 West Quincy Street PIN(s): 09-09-400-002

316 West Quincy Street PIN(s): 09-09-223-001

317 West Quincy Street PIN(s): 09-09-400-018

321 West Quincy Street PIN(s): 09-09-400-019

100 West Burlington Avenue PIN(s): 09-09-220-023

104 West Burlington Avenue PIN(s): 09-09-220-022

106 West Burlington Avenue PIN(s): 09-09-220-021; 09-09-220-020

112 West Burlington Avenue PIN(s): 09-09-220-019

114 West Burlington Avenue PIN(s): 09-09-220-018

116 West Burlington Avenue PIN(s): 09-09-220-017

120 West Burlington Avenue PIN(s): 09-09-220-016

126 West Burlington Avenue PIN(s): 09-09-219-021

128 West Burlington Avenue PIN(s): 09-09-219-020

130 West Burlington Avenue PIN(s): 09-09-219-019

132 West Burlington Avenue PIN(s): 09-09-219-018

134 West Burlington Avenue PIN(s): 09-09-219-017

140 West Burlington Avenue PIN(s): 09-09-219-016

200 West Burlington Avenue PIN(s): 09-09-218-021

206 West Burlington Avenue PIN(s): 09-09-218-022

208 West Burlington Avenue PIN(s): 09-09-218-023

210 West Burlington Avenue PIN(s): 09-09-218-019

212 West Burlington Avenue PIN(s): 09-09-218-018

216 West Burlington Avenue PIN(s): 09-09-218-017

220 West Burlington Avenue PIN(s): 09-09-217-024

222 West Burlington Avenue PIN(s): 09-09-217-023

224 West Burlington Avenue PIN(s): 09-09-217-022

226 West Burlington Avenue PIN(s): 09-09-217-021

230 West Burlington Avenue PIN(s): 09-09-217-020

234 West Burlington Avenue PIN(s): 09-09-217-025;

238 West Burlington Avenue PIN(s): 09-09-217-016; 09-09-217-017

300 West Burlington Avenue PIN(s): 09-09-216-023; 09-09-216-024; 09-09-216-025; 09-09-216-026

306 West Burlington Avenue PIN(s): 09-09-216-020; 09-09-216-019

310 West Burlington Avenue PIN(s): 09-09-216-028

312 West Burlington Avenue PIN(s): 09-09-216-027

314 West Burlington Avenue PIN(s): 09-09-216-032

316 West Burlington Avenue PIN(s): 09-09-216-031

320 West Burlington Avenue PIN(s): 09-09-216-022

1-5 North Washington Street PIN(s): 09-09-219-015

1-5 North Hudson Street PIN(s): 09-09-218-016

32 East Burlington Avenue PIN(s): 09-10-113-009

100 East Burlington Avenue PIN(s): 09-10-114-013

102 East Burlington Avenue PIN(s): 09-10-114-014

108 East Burlington Avenue PIN(s): 09-10-114-015

114 East Burlington Avenue PIN(s): 09-10-114-016

205 East Burlington Avenue PIN(s): 09-10-120-010

17 North Linden Avenue PIN(s): 09-10-113-008

16 North Warwick Avenue PIN(s): 09-10-113-016

16 North Wilmette Avenue PIN(s): 09-10-114-017

19 North Wilmette Avenue PIN(s): 09-10-115-007

More Common Location: Unaddressed West Quincy Street (Quincy Street Station Homes) PINS(s): 09-09-226-041; 09-09-226-023; 09-09-226-024; 09-09-226-025; 09-09-226-026; 09-09-226-027; 09-09-226-028; 09-09-226-029; 09-09-226-030; 09-09-226-031; 09-09-226-032; 09-09-226-033; 09-09-226-034; 09-09-226-035; 09-09-226-036

2. Comprehensive Plan Amendment to change the future land use designation of the properties listed below, all in Westmont, Illinois, 60559, from Single Family Detached Residential to Single Family Attached Residential.

32 East Burlington Avenue PIN(s): 09-10-113-009

100 East Burlington Avenue PIN(s): 09-10-114-013

102 East Burlington Avenue PIN(s): 09-10-114-014

108 East Burlington Avenue PIN(s): 09-10-114-015

114 East Burlington Avenue PIN(s): 09-10-114-016

17 North Linden Avenue PIN(s): 09-10-113-008

16 North Warwick Avenue PIN(s): 09-10-113-016

16 North Wilmette Avenue PIN(s): 09-10-114-017

19 North Wilmette Avenue PIN(s): 09-10-115-007

3. Comprehensive Plan Amendment to change the future land use designation of the property listed below, in Westmont, Illinois, 60559, from Public/Semi Public to Single Family Attached Residential. 205 East Burlington Avenue PIN(s): 09-10-120-010 Village Code(s) Applicable: Chapter 95, Section 4.01; Section 14.02

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 May 21, 2026) 2326156

ATTACHMENT 2
List of Allowable Uses in the Downtown Zoning Districts (R-7, B-1(A), and B-1)

Article VI "Principal Uses", Table VI-1: Table of Allowed Uses
(edited to just the Downtown Zoning Districts)

	R-7 Downtown Residential	B-1(A) Downtown Core	B-1 Downtown Edge
P = Permitted Use | S = Special Use Approval Required | – = Prohibited Use			
RESIDENTIAL			
Household Living			
Detached House	S	–	–
Semi-detached House	–	–	–
Attached House	P	–	–
Two-unit House	–	–	–
Mixed-Use Residential	–	P [2]	P
Multi-Unit Building	P	–	P
Assisted Living Residence	–	–	–
Group Living			
Community Residence, Family	–	–	–
Community Residence, Group	–	–	–
Nursing Home	–	–	–
Other Group Living	S	–	–
COMMERCIAL			
Animal Service			
Boarding or Shelter	–	–	–
Grooming Service	–	S	S
Veterinary	–	S [5]	S [5]
Other Animal Service	–	–	–
Consumer Service			
Business Support Service	–	P	P
Maintenance and Repair Service	–	P	P
Personal Improvement Service	–	P [10]	P
Health and Fitness Service	–	P	P
Instructional Service	–	S	P
Business Training	–	–	–
Tattoo or Body Piercing Service	–	–	–
Other Consumer Service	–	S	S
Day Care Center	–	S	P
Day Care Home	P [6]	P [6]	P [6]
Eating and Drinking Place			
Bar or Tavern	–	S [8]	S [8]
Craft Alcoholic Beverage Dispenser	–	P	P
Restaurant	–	P	P

Tobacco or Vape Lounge	–	–	–
Other Eating and Drinking Place	–	S	S
Entertainment, Participant			
Arcade (non-video gaming)	–	–	–
Video Gaming, Accessory	–	P	P
Video Gaming Cafe	–	–	–
Other Participant Ent., Indoor	–	S	S
Participant Ent., Outdoor	–	–	–
Entertainment, Spectator			
Indoor	–	S	S
Outdoor	–	–	–
Financial Service			
Bank, Credit Union or Savings & Loan	–	S	S
Alternative Financial Service Est.	–	S	S
Funeral and Mortuary Service	–	–	S
Lodging	–	S	P
Office			
Business or Professional Office	–	P	P
Medical Office	–	P	P
Research Service	–	–	–
Parking, Non-Accessory	S	S	S
Parking, Off-site Nonresidential	S	S	S
Parking, Off-site Auto Dealer	–	–	–
Retail Sales			
Indoor	–	P	P
Outdoor	–	S	S
Firearms Sales	–	–	–
Tobacco and Vape Product Sales	–	–	–
Used Goods Sales	–	S	S
Self-service Storage Facility	–	–	–
Sexually Oriented Business	–	–	–
Vehicle Sales and Service			
Fueling Station	–	–	S
Minor Repair and Maintenance	–	–	S
Sales or Rentals	–	–	–
Body and Paint Shop	–	–	–
WAREHOUSE & DISTRIBUTION			
Warehouse/Logistics	–	–	–
Data Center	–	–	–
MANUFACTURING & INDUSTRY			
Building Service	–	–	–
Catering Service	–	–	–
Craft Alcoholic Beverage Producer	–	–	–

Crematorium	–	–	–
Artisan Manufacturing	–	–	–
Limited Manufacturing	–	–	–
High-Impact Manufacturing & Industry	–	–	–
Industrial Service	–	–	–
Recyclable Material Drop-off Facility	–	–	–
Recyclable Material Processing	–	–	–
Junk or Salvage Yard	–	–	–
PUBLIC & INSTITUTIONAL			
College or University	S	–	–
Community Assembly	–	–	–
Community Garden	–	–	–
Governmental Use	S	S	S
Hospital	–	–	–
Library or Cultural Exhibit	–	S	S
Parks and Recreation			
Community Park	–	–	–
Neighborhood Park	–	–	–
Religious Assembly	–	–	–
Safety Service	S	S	S
School	–	–	–
Infrastructure or Utility, Major	S	S	S
Infrastructure or Utility, Minor	P	P	P
OTHER			
Cannabis Business Establishment			
Cannabis Cultivation Center	–	–	–
Adult Use Cannabis Dispensary	–	–	–
Medical Cannabis Dispensary	–	–	–
Cannabis Craft Grower	–	–	–
Cannabis Infuser	–	–	–
Cannabis Processor	–	–	–
Cannabis Transporter	–	–	–
Drive-through Facility	–	–	–
Off-premises Outdoor Advertising Sign	–	–	–
Planned Unit Development	S	S	S
Temporary Sales [15]	–	P	P
Wireless Telecommunications Facility			
Cell Tower	–	–	–
Building-Mounted Cell Antenna	P	P	P
Tower-Mounted Cell Antenna	P	P	P

Table VI-1 Notes:

[1] Subject to the following:

(A) Proof of all required state licenses and certifications must be provided before occupancy;
(B) A separate bedroom is required for any support staff residing on the premises on a full-time basis;
(C) All other applicable codes and ordinances must be met; and
(D) An initial building inspection is required before occupancy, and annual inspections are required thereafter.

[2] Household living is permitted in the B-1(A) district only if located above the ground-floor:

[3] Requires minimum lot area of 20,000 square feet in R districts.

[4] Buildings and outdoor areas associated with such use are prohibited within 100 feet of an R-zoned lot.

[5] Permitted by right if no more than 1,000 square feet (gross floor area) and if all buildings and outdoor areas associated with such use are located at least 100 feet from any R-zoned lot. Otherwise, special use approval is required.

[6] Subject to the following:

(A) Proof of all required state licenses and certifications must be provided before occupancy; and
(B) A certificate of zoning compliance must be obtained before occupancy; and
(C) All other applicable codes and ordinances must be met.

[7] The indoor seating areas of such businesses are limited to no more than 50% of the total floor area of the premises, and outdoor seating areas are limited to no more than 50% of the total floor area of the interior seating area. Any outdoor seating areas must comply with applicable regulations of Sec. 7.20(B) and Chapter 10 of the village code.

[8] Buildings and outdoor areas associated with such use are prohibited within 1,000 feet of a school.

[9] May not occupy more than 30% of the total floor area of the building in which it is located. The building must have a gross floor area of at least 15,000 square feet and no more than 19,000 square feet. The lot on which it is located must have an area of at least 60,000 square feet.

[10] Permitted by-right only when located above the ground-floor of the building. Otherwise, special use approval is required.

[11] Only when accessory to a retail or sporting goods store containing at least 45,000 square feet of gross floor area.

[12] Only when located on lot contiguous with existing vehicle sales use under same ownership. Not allowed within 300 feet of R-zoned lot.

[13] Buildings and outdoor areas associated with such use are prohibited within 500 feet of R-zoned lot.

[14] Not allowed within 300 feet of R-zoned lot. All operations must be screened from view of abutting lots and rights-of-way in accordance with Sec. 10.07.

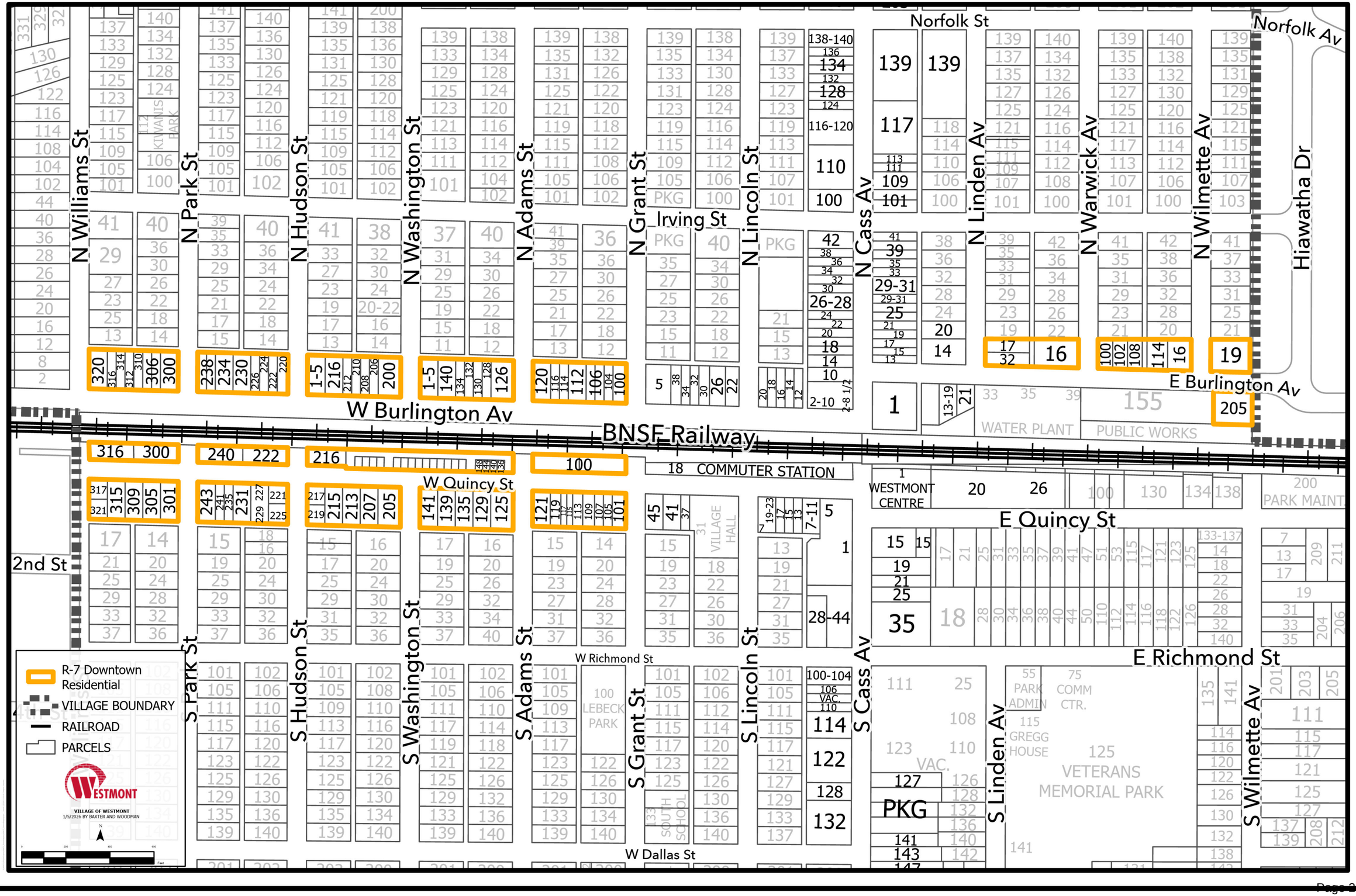
[15] Permit required in accordance with village code Chapter 22, Article XI.

ATTACHMENT 3(A)
Downtown Rezoning - R-7
(R-7 Downtown Residential Only)

VILLAGE OF WESTMONT

DuPage County

DOWNTOWN REZONING - R-7

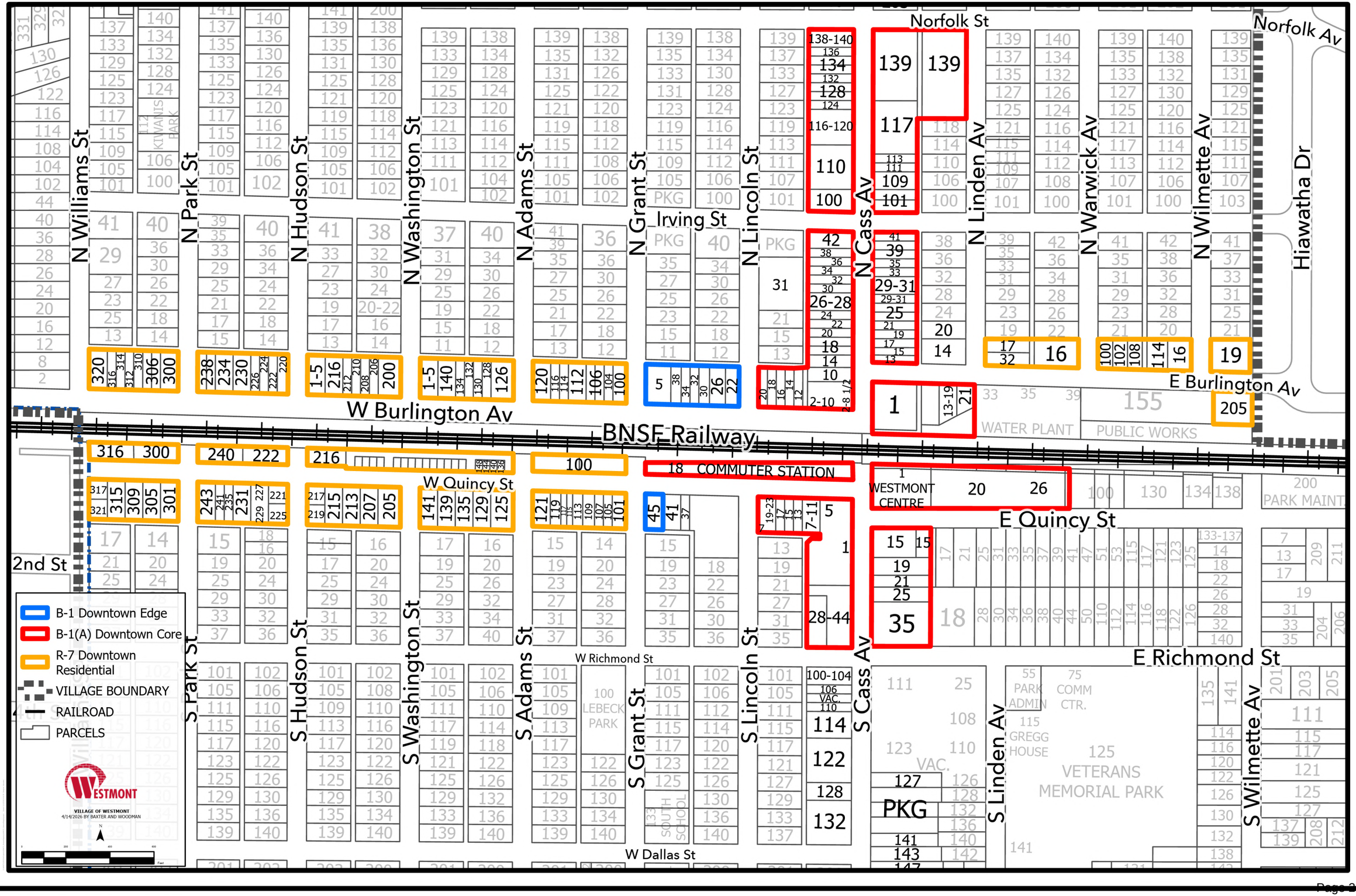


ATTACHMENT 3(B)
Combined Rezoning Proposal Map

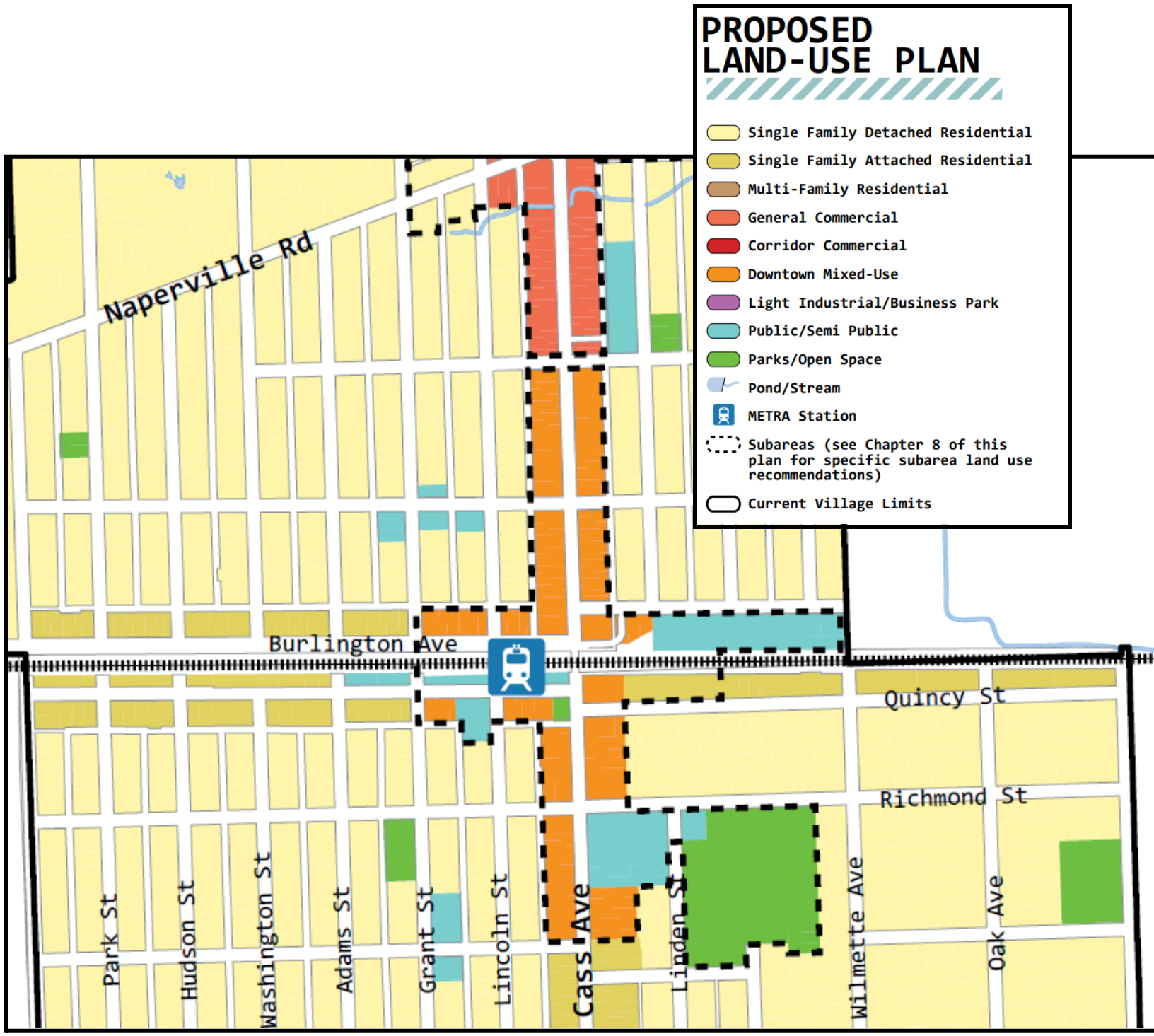
VILLAGE OF WESTMONT

DuPage County

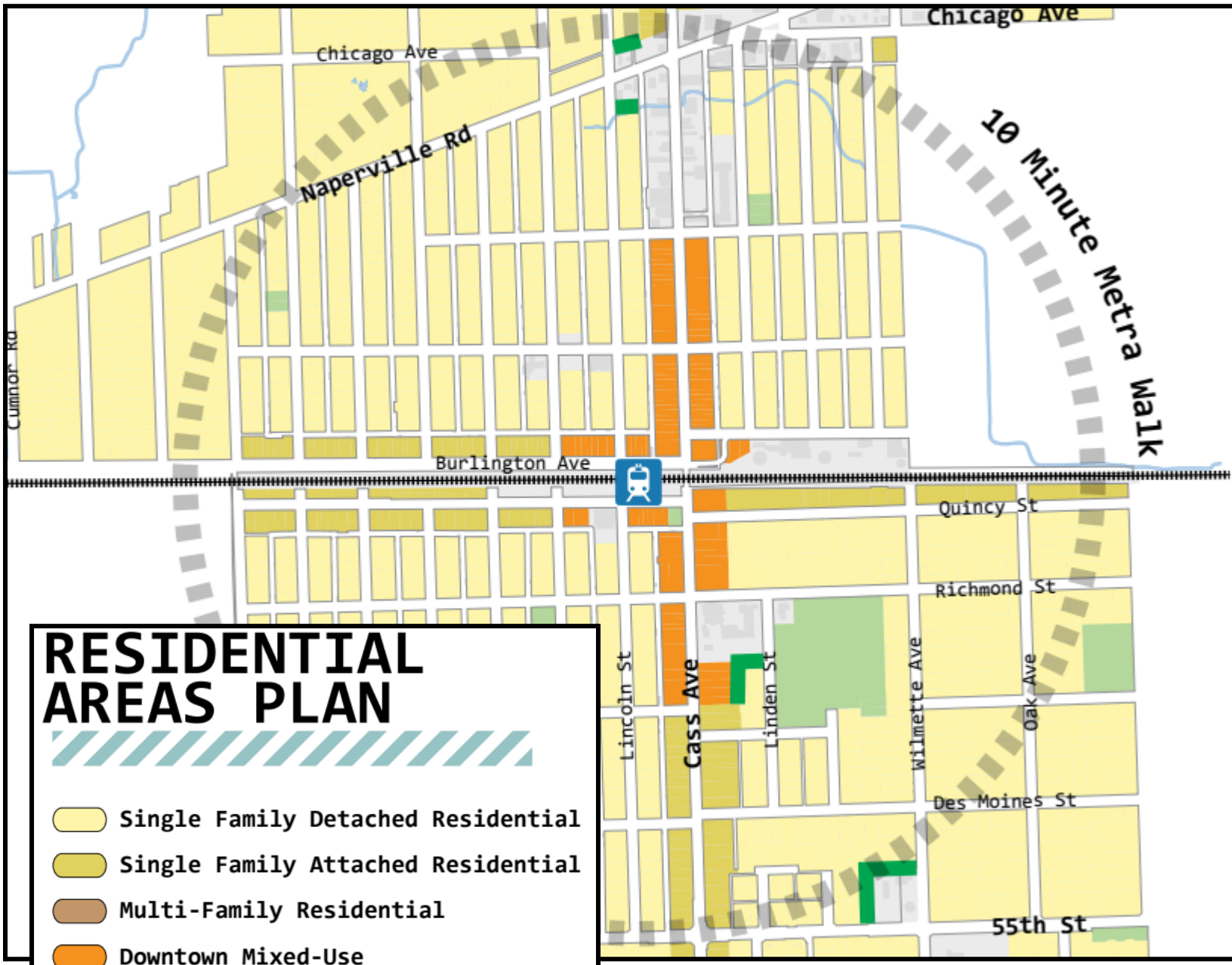
DOWNTOWN REZONING



ATTACHMENT 4(A)
Comprehensive Plan
Proposed Land Use Plan Map
(adopted 2013, edited to focus on the Downtown)


PROPOSED
LAND-USE PLAN
Single Family Detached Residential
Single Family Attached Residential
Multi-Family Residential
General Commercial
Corridor Commercial
Downtown Mixed-Use
Light Industrial/Business Park
Public/Semi Public
Parks/Open Space
Pond/Stream
METRA Station
Subareas (see Chapter 8 of this plan for specific subarea land use recommendations)
Current Village Limits
Naperville Rd
Burlington Ave
Quincy St
Richmond St
Park St
Hudson St
Washington St
Adams St
Grant St
Lincoln St
Cass Ave
Linden St
Wilmette Ave
Oak Ave

ATTACHMENT 4(B)
Comprehensive Plan Residential Areas Plan Map (adopted 2013, edited to focus on the Downtown)



RESIDENTIAL AREAS PLAN

- Single Family Detached Residential
- Single Family Attached Residential
- Multi-Family Residential
- Downtown Mixed-Use
- Parks/Open Space
- Pond/Stream
- Buffering/Screening
- Metra Station

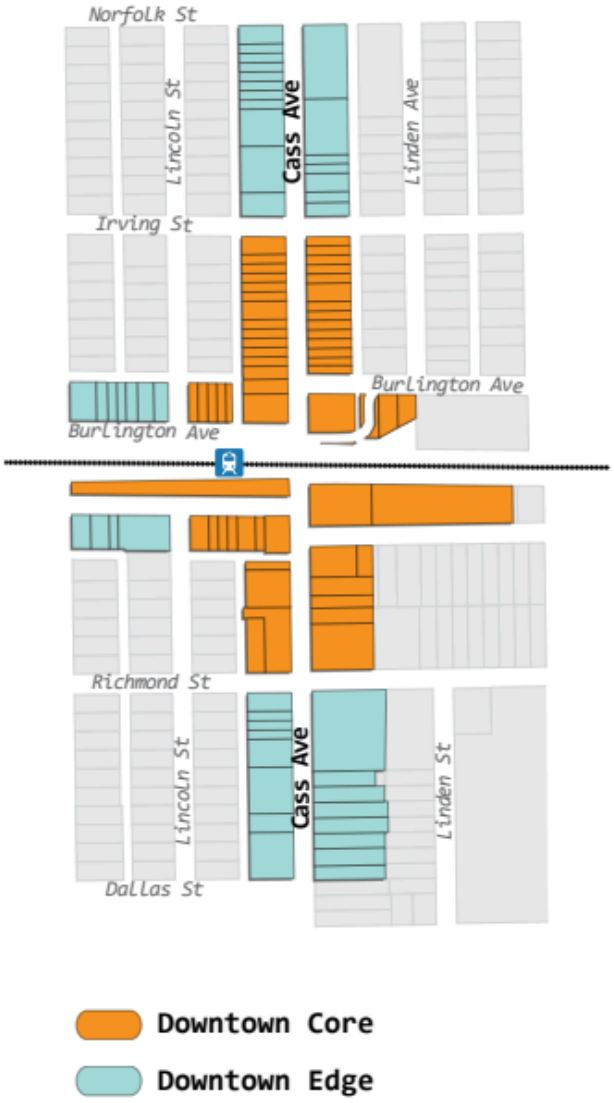
ATTACHMENT 4(C)
Commercial Design Guidelines Map
(adopted 2015)

DOWNTOWN CORE

The Downtown Core includes Cass Avenue from Irving Street to Richmond Street, as well as small segments of Burlington Avenue and Quincy Street. This is the most intact traditional portion of the Village center, and development in this area should strive to restore and/or support the unique historic character of the community.

DOWNTOWN EDGE

The Downtown Edge includes development extending beyond the Downtown Core on Cass Avenue, Burlington Avenue, and Quincy Street. In these areas, development may transition to and reflect the character of adjacent residential areas, while remaining compatible with the Downtown Core.



ATTACHMENT 5
Public Comments Received before 9:00 a.m. on Thursday, June 4, 2026.

Scott Williams <swilliams@westmont.il.gov>

rezoning

Laurel Rugen [redacted] Thu, Jun 4, 2026 at 5:51 AM
To: swilliams@westmont.il.gov

Hello Scott, just wondering when mailings are sent out about these important items, the WHOLE town is not included. Alot of people don't live on their computers, like me. Life is too busy. Also, whose idea was all this downtown mess in the first place? Straightening the Burlington curve? Seriously? The water tanks would need to be removed to truly make it straight? Tearing down 1 Quincy? It isn't that old of a construction and now removing it, another huge waste of money by this village! This isn't D.G , who this town seems to want to compete with. And the rezoning of the surrounding streets? Sounds like the village is in on a land grab, to force people out of AFFORDABLE single family homes! With yards! And I have yet to hear about controlling the traffic patterns this over crowding is contributing to, especially in the downtown area. It is already a mess, waiting at the tracks. All I hear about is the greedy contractors and how much tax revenue it will bring in! And in whose pockets? Thank you for your time.- Sincerely, Laurel Rugen

Scott Williams <swilliams@westmont.il.gov>

Downtown zoning Downtown

Karen McCurrie [redacted] Thu, Jun 4, 2026 at 8:29 AM
To: "swilliams@westmont.il.gov" <swilliams@westmont.il.gov>

Hi,

I am writing to submit several questions regarding the proposed downtown re-zoning. If you are unable to address these directly, I request that they be added to the agenda for the meeting on June 10.

1. Traffic Impact: Has a traffic survey been conducted to assess the impact of increased multi-family residential density, specifically regarding the areas crossing the train tracks? Based on recent experience, mid-day delays at these crossings can already reach ten minutes due to train freight and traffic signals. My concern is that increased density could extend these delays significantly.

2. Zoning Designations: The re-zoning map indicates Quincy Station is designated as B-1(A) Downtown Core. Does this designation for all areas marked in red allow for potential mixed-use retail and multi-family residential properties?

3. Density and Infrastructure: The current proposal includes twelve blocks designated for multi-family residential use. Was consideration given to reducing this area or limiting the number of additional residents to manage density? Beyond traffic concerns, has the impact on local resources, such as potential flooding, been evaluated? Neighboring municipalities have faced significant burdens due to increased density, in some cases requiring high-cost infrastructure projects like the Belmont underpass.

4. Re-zoning Procedures: What are the current regulations governing re-zoning? Does the board have final authority on these changes, or do the bylaws allow for a residential vote on the matter?

I look forward to your response and the upcoming discussion.

Best Regards,

Karen McCurrie

[redacted]