



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov

westmont.illinois.gov | 630-981-6200

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

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, August 12, 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 July 08, 2026 regular meeting
8. Review of Public Hearing Procedures
9. Old Business - None
10. New Business
 - a. **PZC 023-2026**
Request from Sunflower Properties LLC for the property at 53 West 59th Street, Westmont, Illinois, 60559, 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.
 - b. **PUBLIC HEARING PZC 024-2026**
Request from Moroz Music LLC (Petitioner) and Tulip Rentals LLC (Owner) for the property at 414 Plaza Drive, Suite 103, Westmont, Illinois, 60559, for the following:
 1. Special Use Permit to operate an Instructional Service business (private music lessons) in the M Manufacturing District.
 - c. **PZC 025-2026**
Request from Treute Family, LLC d/b/a Great Lakes Plumbing & Heating Co. for the property at 430 Plaza Drive, Westmont, Illinois, 60559, for the

following:

1. Major Site Plan for a new loading dock.

d. **PZC PUBLIC HEARING 026-2026**

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

1. Zoning Ordinance Variance to the maximum size, fuel type, and location of an emergency generator;
2. Major Site Plan Amendment to accommodate the relocation of an emergency generator.

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

1. Joint PZC and Village Board Special Meeting scheduled for 6:00PM on August 26, 2026 at the Police Department (500 North Cass Avenue)
2. Next Regular PZC Meeting for 6:00PM on September 09, 2026 at Village Hall (31 West Quincy Street)

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>



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Village of Westmont Planning & Zoning Commission July 8, 2026 - Draft Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **July 8, 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), Joseph Hennerfiend (Community Development Director), Greg Ulreich (Village Engineer), John Zemenak (Village Attorney, *arrived at 6:22 p.m.*)

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 **June 10, 2026** regular meeting.

MOTION by **Charleston** to approve the regular meeting minutes from June 10, 2026.

Seconded by **Donoghue**.

VOTING:

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

Nays: 0

Motion Passed

8. Review of Public Hearing Procedures

9. Old Business

None.



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10. New Business

PUBLIC HEARING PZC 011-2025

Request from Holladay Property Services Midwest, Inc. d/b/a Holladay Properties (Petitioner) and the Village of Westmont (Owner) for the properties at 1 North Cass Avenue, 14 North Linden Avenue, and 20 North Linden Avenue, Westmont, Illinois, 60559, for the following:

- 1) Special Use Permit for a Planned Unit Development (PUD) in the B-1(A) Downtown Core District for a five-story, 119-unit mixed-use (storefront) building with parking facilities, including the following associated deviations from the Zoning Ordinance:
 - a) Minimum Front Streetwall;
 - b) Required top-story setback;
 - c) Permitted number and size of wall and ground signs;
 - d) Parking design standards;
 - e) Parking and Loading Locations;
 - f) Minimum required loading zones;
 - g) Emergency generator type and location; and
 - h) Such other deviations as may be necessary based on the Petitioner's PUD Development Plan.
- 2) Planned Unit Development (PUD) Development Plan in the B-1(A) Downtown Core District
- 3) Planned Unit Development (PUD) Major Site Plan in the B-1(A) Downtown Core District
- 4) Preliminary Plan of Subdivision to consolidate two (2) lots into one (1) (14 and 20 North Linden Avenue)
- 5) Comprehensive Plan Map Amendment to amend the future land use designation of 14 and 20 North Linden Avenue from Single Family Detached Residential to Downtown Mixed-Use.
- 6) Zoning Map Amendment to rezone the property located at 14 North Linden Avenue from the R-5 General Residential District to B-1(A) Downtown Core District.
- 7) Zoning Map Amendment to rezone the property located at 20 North Linden Avenue from the R-3 Single-Unit Residential District to B-1(A) Downtown Core District.

Presentation:

Drew Mitchell, with Holladay Properties, introduced the requests. Chris Walsh, petitioner's architect, presented the site plan. Don Tomei, with Holladay Properties, explained the apartment sizes. Lori Kappel, with Holladay Properties, gave an overview of the signage plan. Mike O'Connor, with Holladay Properties, discussed their plans for the alley and building's orientation along Cass Avenue.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained the subject properties'



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previous zoning approvals, the applicability of the People Over Parking Act, allowing flexibility for the landscaping plan in relation to the upcoming Downtown Streetscape Master Plan, and how the recommendation motions can be made.

Public Comment:

Kyle Dispensa, Westmont resident, spoke in support of the development, and commented on the parking, wishing for a two-story garage, and pedestrian safety and ADA accessibility at the alley.

Liz Edwards, Westmont resident, expressed support for the proposed development in comparison to the previously-approved development, and requested better communication with residents when public right-of-way projects are proposed. Carmichael asked staff for confirmation the North Linden alley is scheduled for reconstruction. Greg Ulreich, Village Engineer, confirmed it is scheduled for next year.

Laurel Rugen, Westmont resident, preferred a five-story building over seven, but felt that building would still tower over neighboring properties and questioned if impacts of traffic were evaluated. Mitchell and Williams responded that a traffic report was included in the meeting packet.

Kevin Kovanich, Westmont resident, asked for clarification on the landscaping and screening between his property and the proposed parking lot.

Brian Schuering, Westmont resident, voiced support for the deviation to the top-story setback.

Mitchell responded that the design will be ADA accessible.

Brendan May, petitioner's traffic and parking consultant, provided an overview of the traffic impact study.

Carmichael explained that the public parking lot on North Lincoln Street was designed to accommodate a future parking garage. Mitchell added that a parking garage can be explored in the future and that though they are not required to provide parking, the spaces provided are done so to ensure the dwelling units can be leased.

O'Connor explained the parking lot screening measures will be completed by the petitioner and said they will work with the neighbor to address his concerns. Mitchell explained their construction communication process. John Zemenak, Village Attorney, confirmed that the property must continuously maintain their landscaping if damaged. Williams explained that the plans show a 6 foot fence, which lowers to 3 feet in the front yard, plus a 5 foot landscaping buffer between the parking lot and northern neighbor.

Joseph Hennerfeind, Community Development Director, explained the Village's upcoming efforts to evaluate parking in the Downtown area.

May explained the traffic volumes and anticipated traffic flow. Commissioner Charleston and May discussed the vehicle stacking along Burlington Avenue. Charleston did not feel that a two-story parking garage would be appropriate on Linden Avenue.

Carmichael closed the public comment portion of the public hearing.



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Commissioner Comments:

Commissioner Lynn asked if the Village can require a developer to make improvements off of the subject properties. Zemenak replied it cannot be required, but private agreements can be made between property owners. Zemenak further added that improvements to public property can be made if the requested improvement is related to the proposed development.

Lynn asked about the ownership of the subject properties. Williams answered there is a Memorandum of Understanding (MOU) for the properties to be sold to the petitioner if the zoning approvals and agreements are approved.

Lynn liked the design of the project, but voiced that the off-street parking lot should be owned by the Village. Zemenak explained that the shared-use of the parking lot will be included in the agreements recorded against the properties' titles. Lynn and Zemenak discussed the future of a parking garage on the Linden properties.

Lynn voiced support for the private plaza and providing a larger front yard setback to make the sidewalk more comfortable, questioned how the property lines were set by the Village, and asked if more parallel parking spaces could be provided along Burlington. Hennerfeind replied that due to the curve of Burlington Avenue, it was felt that on-street parking could pose a safety issue.

Lynn asked if a green roof can be provided on top of the retail space. Mitchell and Walsh answered that it can be explored, but they cannot commit to it at the moment. Tomei further explained that mechanical equipment will be installed on that roof.

Lynn suggested incorporating an electronic message board (EMB) sign on the plaza for the Village's use. Zemenak explained that the Village cannot require the developer to install a sign on the plaza. Williams added that locations for community signage will be evaluated as a part of the Downtown streetscape plan and that EMB signs are not allowed in the B-1(A) district. Mitchell said that they can work with the Village about posting community signage on the property. Carmichael disagreed with an EMB sign on the plaza.

Lynn asked for clarification on the micro-retail spaces. Walsh explained that these are common sizes for micro-retailers, and it is designed for them to grow out of.

Lynn liked the art deco style of the building and asked if trees will be installed on the amenity deck. The petitioners confirmed it will be landscaped with shorter plants.

Lynn asked what the material of the public alley will be constructed of. Williams replied that it has not been decided, but will be dictated by the Village since it is in the public right-of-way. Lynn questioned if a taller fence could separate the parking lot from the neighbor. Lynn and Williams discussed fencing on other surrounding properties.

Hennerfeind and Lynn discussed the ownership of the parking lot. Hennerfeind explained that it was decided to allow the petitioner to purchase the lots since it will also have their mechanical equipment and stormwater detention facility, in addition to parking.

Commissioner Donoghue asked for clarification on the trash location in relation to the northern alley.



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Walsh explained the trash will be kept in an interior room served by trash chutes, a hallway for the tenants to use, and a landscaping wall separating the public space from the trash pick-up. Mitchell explained the logistics of trash pick-up and that smells cannot be detected outside of the room. O'Connor added that the building's staff will take the trash bins out only on the pick-up day.

Charleston asked if vehicle charging stations will be provided. Mitchell answered that they will be EV-ready inside and outside. Charleston and Walsh discussed the location and use of the loading spaces and if the plaza will be public or private, which Williams confirmed will be private. Charleston supported requiring the two lots to be under common ownership. Williams stated that PUDs are required to be under common ownership.

Charleston and Mitchell discussed the design of the parking lot. Hennerfeind suggested matching parking limits to the time restrictions on Linden Avenue.

Charleston was not in favor of allowing a health and fitness business as a permitted use in the large retail spaces, finding special use approval to be more appropriate. Mitchell agreed to the recommendation.

Commissioner Simpson asked if the loading space near the building's entrance should be relocated to avoid conflicts. May responded that the location has been evaluated to ensure vehicles should be frequently able to access the left-turn lane from the loading space.

Simpson and Walsh discussed how vehicles will be prevented from accessing the alley.

Simpson suggested keeping the option open for the Village to purchase the Linden properties in the future.

Lynn voiced support for the design of the building.

Simpson asked if the public parking spaces would be free. Williams answered yes. Lynn asked how the public spaces will remain public. Zemenak answered that the redevelopment agreement will require it.

Commissioner Thomas supported the proposed development, especially in comparison to the previously-proposed development. Thomas shared Lynn's comments regarding the Village owning the Linden parking lot.

Secretary Peterson appreciated the design of the building.

Charleston asked if the petitioner has other developments with a similar amenity deck. Walsh replied that their developments in Lombard, Itasca, and Downers Grove have similarly designed amenity decks.

Mitchell said that they are open to future discussions about Linden parking lot becoming a parking garage.

Lynn wished the plaza at Cass and Burlington Avenues would be larger.



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MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Holladay Property Services Midwest, Inc. d/b/a Holladay Properties (Petitioner) and the Village of Westmont (Owner) for the properties at 1 North Cass Avenue, 14 North Linden Avenue, and 20 North Linden Avenue, Westmont, Illinois, 60559, for a ***Special Use Permit for a Planned Unit Development (PUD) in the B-1(A) Downtown Core District for a five-story, 119-unit mixed-use (storefront) building with parking facilities, including the associated deviations from the Zoning Ordinance, as listed on the agenda.***

Seconded by **Donoghue**.

DISCUSSION:

Charleston and Williams confirmed a deviation for the generator is still necessary.

VOTING:

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

Motion Passed

MOTION 2

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Holladay Property Services Midwest, Inc. d/b/a Holladay Properties (Petitioner) and the Village of Westmont (Owner) for the properties at 1 North Cass Avenue, 14 North Linden Avenue, and 20 North Linden Avenue, Westmont, Illinois, 60559, for a ***Planned Unit Development (PUD) Development Plan in the B-1(A) Downtown Core District.***

Seconded by **Charleston**.

VOTING:

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

Motion Passed

MOTION 3

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Holladay Property Services Midwest, Inc. d/b/a Holladay Properties (Petitioner) and the Village of Westmont (Owner) for the properties at 1 North Cass Avenue, 14 North Linden Avenue, and 20 North Linden Avenue, Westmont, Illinois, 60559, for a ***Planned Unit Development (PUD) Major Site Plan in the B-1(A) Downtown Core District.***



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Seconded by **Donoghue**.

VOTING:

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

Nays: 0

Motion Passed

MOTION 4

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Holladay Property Services Midwest, Inc. d/b/a Holladay Properties (Petitioner) and the Village of Westmont (Owner) for the properties at 14 North Linden Avenue and 20 North Linden Avenue, Westmont, Illinois, 60559, for a ***Preliminary Plan of Subdivision to consolidate two (2) lots into one (1) lot.***

Seconded by **Charleston**.

VOTING:

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

Nays: 0

Motion Passed

MOTION 5

Motion by **Charleston** to recommend to the Village Board of Trustees to approve a request from Holladay Property Services Midwest, Inc. d/b/a Holladay Properties (Petitioner) and the Village of Westmont (Owner) for the properties at 14 North Linden Avenue and 20 North Linden Avenue, Westmont, Illinois, 60559, for a ***Comprehensive Plan Map Amendment to amend the future land use designation from Single Family Detached Residential to Downtown Mixed-Use.***

Seconded by **Simpson**.

VOTING:

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

Nays: 0

Motion Passed

MOTION 6

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Holladay Property Services Midwest, Inc. d/b/a Holladay Properties (Petitioner) and the Village of Westmont (Owner) for the properties at 14 North Linden Avenue, Westmont, Illinois, 60559, for a ***Zoning Map***



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Amendment to rezone the property from the R-5 General Residential District to the B-1(A) Downtown Core District.

Seconded by **Thomas**.

VOTING:

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

Motion Passed

MOTION 7

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Holladay Property Services Midwest, Inc. d/b/a Holladay Properties (Petitioner) and the Village of Westmont (Owner) for the properties at 20 North Linden Avenue, Westmont, Illinois, 60559, for a ***Zoning Map Amendment to rezone the property from the R-3 Single-Unit Residential District to the B-1(A) Downtown Core District.***

Seconded by **Donoghue**.

VOTING:

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

Motion Passed

11. Open Forum

Laurel Rugen, Westmont resident, raised concerns regarding the signage and noise from Starbuds. Zemenak explained that there are regulations for this type of signage that may need to be investigated to confirm if it meets the code or not. Hennerfeind replied that sound issues can be responded to by the Police Department and that Starbuds has received temporary event permits approved by the Village Board.

12. Miscellaneous Items

- a. **Discussion — reestablishment of vice-chairperson rotation to preside over the meetings of the commission in the absence of the chairperson per Village Municipal Code, Sec. 2-446**

Carmichael explained that he will be absent next month, hence the need for the vice-chairperson rotation to be re-established. Williams explained that staff has a proposed rotation informed by seniority, attendance, and familiarity with Robert's Rules, which is: Simpson, Charleston, Donoghue, Thomas, Lynn, Peterson. The commission did not object to staff's proposed order.



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13. Adjourn

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

The motion carried on a unanimous voice vote.

Meeting adjourned at **8:43** p.m.

PZC Case Number (office use only): **PZC 023-2026****Petitioner**

Petitioner Name:	Lily Tsai	Property Owner Name:	Sunflower Properties LLC
Petitioner Address:		Owner Address:	
City, State and Zip		City, State and Zip:	
Phone:		Phone:	
Email:		Email:	

Subject Property

Property Address (Subject Property):				53 W 59TH ST WESTMONT, IL 60559			
Property Identification Number(s) PIN(s):				09-16-301-006			
Lot Width	120	Lot Depth	293.47	Lot Area:	35216.4	Lot Acreage:	.81
Current Zoning:		R-3		Current Use:		VACANT LOT	
Description of Request/Project Title:				Sunflower Properties LLC Subdivision 53 W 59th St Westmont--Request to subdivide this lot into 2 separate R-3 lots to build 2 single family homes with an ADU to market for sale.			
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format): <i>Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.</i>				LOT 6 IN BLOCK 1 IN FAIRVIEW ACRES, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1936 AS DOCUMENT 368165, IN DUPAGE COUNTY, ILLINOIS			

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:

Sunflower Properties LLC

Print Name of **Petitioner**

Lily Shaw, manager 6/22/26

Signature of **Petitioner** and Date

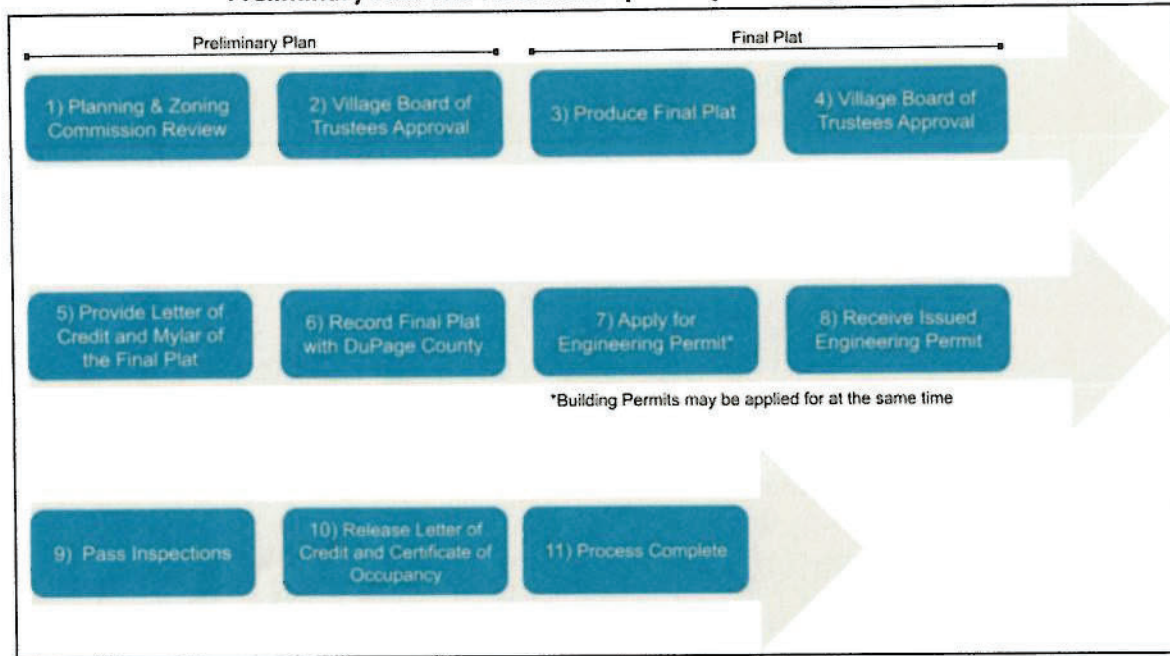
OWNER SIGNATURE

(if different than the petitioner):

Print Name of **Property Owner**

Signature of **Property Owner** and Date

Preliminary Plan and Final Plat Separately Process (Generally)



Proposed Project Detailed Description

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

The purpose of this project is to subdivide the current address of 53 w 59th St Westmont, IL into 2 single family lots zoned R-3. The proposed size of the lots will be 60 x 293.47 each. Each lot will then be redeveloped and 1 single family home will be built on each lot and marketed to sell as new construction. Access to the lots will be from 59th St.

Trustee's Deed
(Illinois)

ELIZABETH M. CHAPLIN
RECORDER
DUPAGE COUNTY, IL
01/14/2026 11:39 AM
RHSP

DOC NO. R2026-003005
PAGES: 2

THE GRANTOR, Meilie Tsai, Trustee of the Meilie Tsai Family Trust dated December 16, 2022, of the City of Downers Grove, County of DuPage and State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand aid, CONVEYS and QUIT-CLAIMS unto **THE GRANTEE, Sunflower Properties, LLC, 53W59**, a limited liability company series of 1102 Adelia Street, Downers Grove, IL the following described real estate in the County of DuPage and State of Illinois, to Wit:

LOT 6 IN BLOCK 1 IN FAIRVIEW ACRES, A SUBDIVISION OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1936 AS DOCUMENT 368165, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-16-301-006

PROPERTY ADDRESS: 53 W. 59th Street, Westmont, IL 60559

SUBJECT TO: General taxes for 2025 and subsequent years; Covenants, conditions and restrictions of record, if any;

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said trust agreement above mentioned.

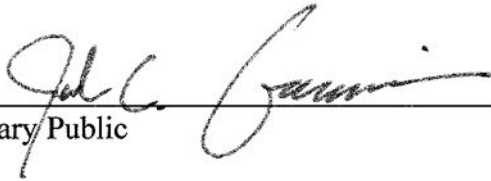
This is not homestead property as to Grantor.

Dated this 14th day of January 2026.


Meilie Tsai, Trustee

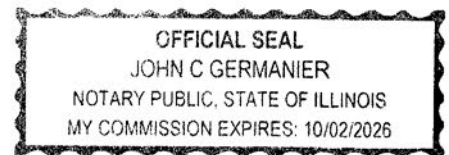
State of Illinois, County of DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Meilie Tsai as trustee aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as him free and voluntary act, for the uses and purposes therein set forth.



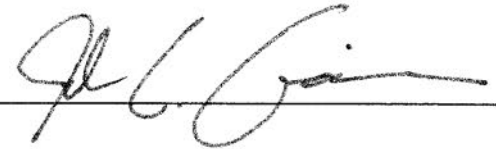
Notary Public

(Seal)



Exempt under the Real Estate Transfer Tax Law 35 ILCS 200/31-45 subparagraph e.

Date: 1.14.2026

Sign: 

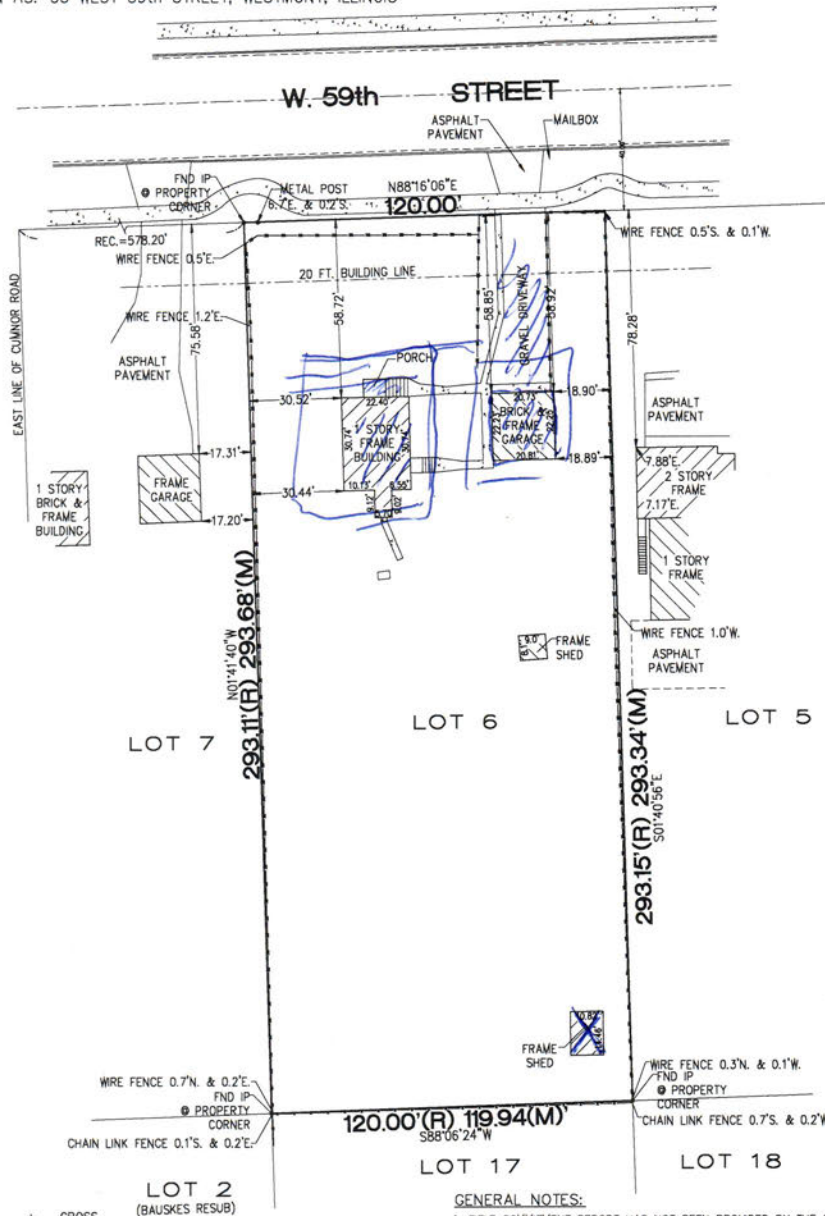
This instrument was prepared by: John C. Germanier Sisul & Germanier, LLC 5120 Main Street, Suite One Downers Grove, IL 60515	Send subsequent tax bills to: Sunflower Properties, LLC 1102 Adelia St. Downers Grove, IL 60516	Mail recorded document to: John C. Germanier Sisul & Germanier, LLC 5120 Main Street, Suite One Downers Grove, IL 60515
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PLAT OF SURVEY

OF

LOT 6 IN BLOCK 1 IN FAIRVIEW ACRES, ASUBDIVISION THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1936 AS DOCUMENT NO. 368165, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 53 WEST 59th STREET, WESTMONT, ILLINOIS



- SET IRON PIPE + CROSS
PIPE REBAR/ROD - NOTCH
- CHAIN LINK FENCE
WOOD FENCE
IRON FENCE

ABBREVIATIONS:

L = ARC LENGTH
R = RADIUS
CH = CHORD LENGTH
(r) = RECORD VALUE
(m) = MEASURED VALUE
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

N'LY = NORTHERLY
S'LY = SOUTHERLY
E'LY = EASTERLY
W'LY = WESTERLY
TYP = TYPICAL

SCALE 1 INCH EQUALS 40 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: GLENN HASS, ATTORNEY
DRAWN BY: KB
SURVEYED BY: AB/DF
ORDER NO: 18-025 PS

GENERAL NOTES:

1. TITLE COMMITMENT REPORT HAS NOT BEEN PROVIDED BY THE CLIENT FOR THIS SURVEY.
2. FOR BUILDINGS LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE COMMITMENT, ORDINANCE, ETC.
3. BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.
4. SURVEY IS BASED ON FIELD WORK COMPLETED ON JANUARY 28, 2018

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

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

WE, GEOPOOL SURVEYORS, DO HEREBY STATE THAT WE HAVE PREPARED THE BOUNDARY SURVEY DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

LEMONT, ILLINOIS

MARCH 6, 2018

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003403
MY LICENSE EXPIRES 11/30/2018



SUBMITTED BY:
Name: _____
Address: _____

RETURN TO:
VILLAGE OF WESTMONT
31 W. QUINCY STREET
WESTMONT, IL 60559
(630) 981-6210

OWNER CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

This is to certify that the undersigned are the owners of the land described in the attached plat and have caused the same to be surveyed and platted as shown by the plat for uses and purposes as indicated therein, and do hereby acknowledge and adopt the same under the style and title thereon indicated.
Also, to the best of our knowledge, the proposed subdivision plat, in the village of Westmont, county of DuPage, state of Illinois, is located within the following school districts:

(School District Name & Address)

(School District Name & Address)

(School District Name & Address)

Dated at _____, Illinois, this ____ day
of _____, 2026.

SUNFLOWER PROPERTIES LLC

BY: _____
Meilie Tsai (Manager / Agent)

BY: _____
Lily Tsai (Manager / Agent)

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

I, _____, a notary public in and for the said county and state aforesaid, do hereby certify that _____ who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the said instruments as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____, 2026.

NOTARY PUBLIC
My Commission Expires: _____

SURVEYOR CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF WALWORTH) S.S.

This is to certify that I, Sean T. Krisch, Illinois Professional Land Surveyor No. 035-3082, have surveyed and subdivided the following described property:

LOT 6 IN BLOCK 1 IN FAIRVIEW ACRES, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1936 AS DOCUMENT 368165, IN DuPAGE COUNTY, ILLINOIS.

as shown by the annexed plat which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof. I further certify that all regulations enacted by the Village of Westmont relative to plats and subdivisions have been complied with in the preparation of this plat. I further certify that the land shown on this plat is not located within a special flood hazard area as identified by the Federal Emergency Management Agency per FIRM panel 17043C01881 effective date 8/1/2019.

Given under my hand and seal at Lake Geneva, Wisconsin, this 11th day of June, 2026.

Sean T. Krisch
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3082.
LICENSE EXPIRES NOVEMBER 30, 2026

RECORDER OF DEEDS CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS INSTRUMENT NUMBER _____
WAS FILED FOR RECORD

IN THE RECORDER'S OFFICE OF DuPAGE COUNTY,
AFORESAID, ON THE ____ DAY

OF _____ A.D. 2026, AT ____
O'CLOCK ____ M.

RECORDER OF DEEDS

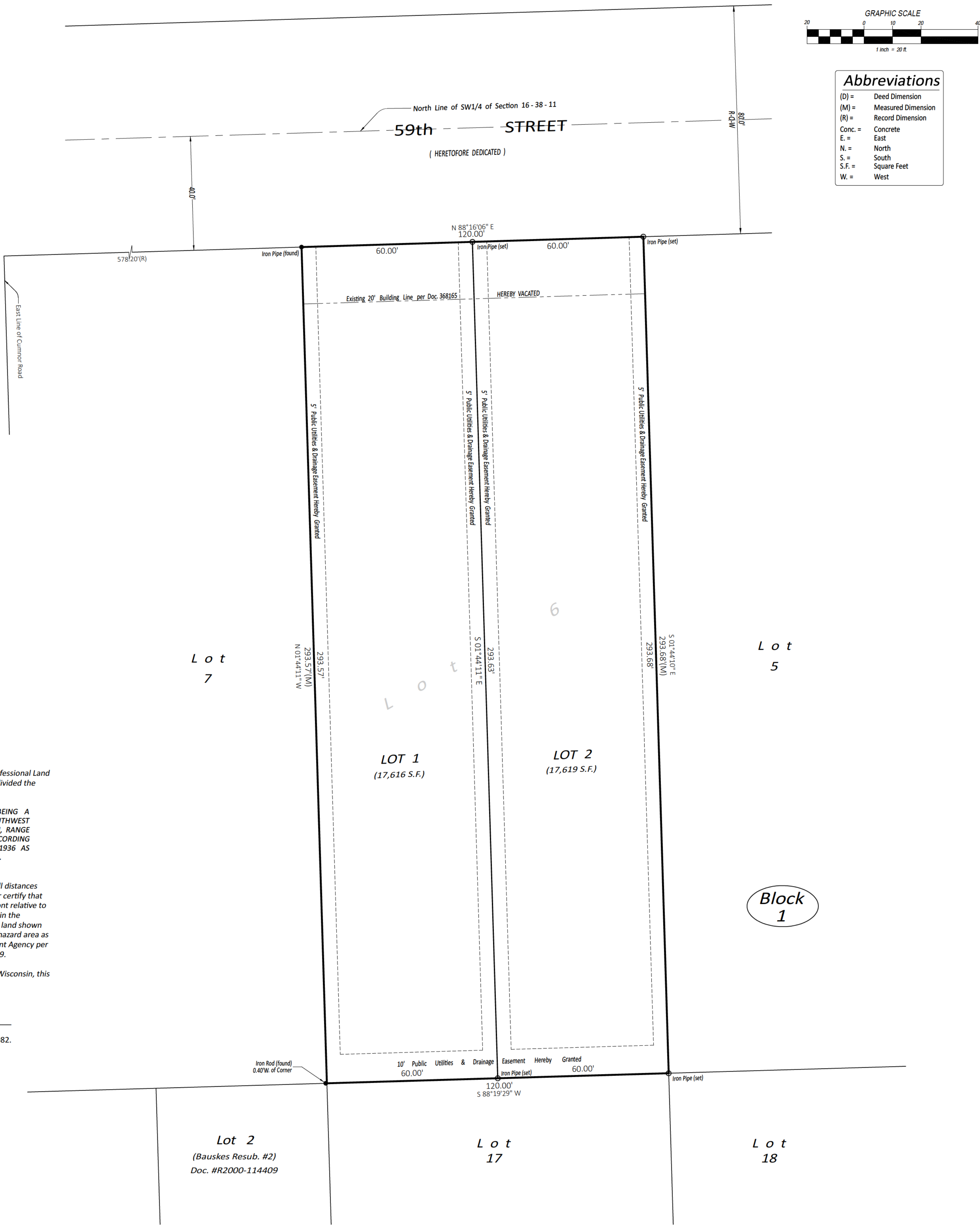
PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS:
Easements are hereby reserved for and granted to the Village of Westmont, Illinois, and those public utility companies operating under franchise from the Village of Westmont, including, but not limited to Commonwealth Edison Company, Northern Illinois Gas Company, SBC, and Comcast, and Downers Grove Sanitary District and to their successors and assigns, jointly and severally over all of the areas marked "Public Utilities and Drainage Easement" or marked P.U. & D.E. on the plat for the perpetual right, privilege and authority to install, construct, reconstruct, repair, inspect, maintain, operate and remove, from time to time, facilities used in connection with various utility transmission and distribution systems, including electricity, sounds and signals, gas pipelines, water pipelines, storm and sanitary sewers, and stormwater drainage paths, together with any and all necessary manholes, catch basins, connections, appliances, and other structures and appurtenances as may be deemed necessary, over, upon, along, under, and through said indicated easements, together with the right of access across the property as necessary. The right is also granted to cut down, trim or to remove any trees, roots, shrubs, or other plants on said indicated easements, as may reasonably be required incident to the right herein given, that interfere with the operation of the drainage path or utility, and the right to enter upon the property for all such purposes.

No permanent buildings or obstructions shall be placed on said indicated easements, without the prior written consent of Grantees, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses and rights. After installation of any such facilities, the grade of said easement shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Where said indicated easements are used both for drainage, sewers and other utilities, the other utility installation(s) shall be subject to the ordinances of the Village of Westmont.

FINAL PLAT OF SUNFLOWER ESTATES SUBDIVISION

- of -

LOT 6 IN BLOCK 1 IN FAIRVIEW ACRES, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1936 AS DOCUMENT 368165, IN DuPAGE COUNTY, ILLINOIS.



PLANNING & ZONING COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, Chairman of the Village Planning and Zoning Commission, certify that on the ____ day of _____, 2026, this plat of subdivision was duly approved by the planning and zoning commission.

Chairman

Attest: _____
Secretary

SANITARY DISTRICT CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, EXECUTIVE DIRECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DuPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN CONFIRMED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT _____, ILLINOIS, THIS ____ DAY
OF _____ A.D. 2026.

EXECUTIVE DIRECTOR

CERTIFICATE AS TO SPECIAL ASSESSMENTS:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, VILLAGE TREASURER OF THE VILLAGE OF WESTMONT, ILLINOIS, DO CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED AT WESTMONT, DuPAGE COUNTY, ILLINOIS, THIS ____
DAY OF _____ A.D. 2026.

TREASURER

COUNTY CLERK CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, COUNTY CLERK OF DuPAGE COUNTY, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE DuPAGE COUNTY CLERK AT WHEATON, ILLINOIS, THIS ____ DAY
OF _____ A.D. 2026.

DuPAGE COUNTY CLERK

VILLAGE CLERK CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, Village Clerk of the Village of Westmont, Illinois, hereby certify that this plat was presented to and by resolution duly approved by the Board of Trustees of said Village at its meeting held on _____, 2026, and that the required bond or other guarantee has been posted for the completion of the improvements required by the regulations of said Village.

In witness whereof I have hereto set my hand and seal of the Village of Westmont, Illinois this ____ day of _____, 2026.

VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, village engineer of the Village of Westmont, Illinois, hereby certify that the improvements described in this plat and the plans and specifications therefor meet the minimum requirements of said Village and have been approved by all public authorities having jurisdiction thereof.

Dated at Westmont, DuPage County, Illinois, this ____ day
of _____, 2026.

Village Engineer

P.I.N.: 09-16-301-006-0000

Date Prepared: June 11, 2026

PROJECT
26-032
CAD NAME
26-032_SP.dwg
SCALE
1" = 20'
SHEET
1 of 1
DRAWN BY
STK

PROJECT
SUNFLOWER ESTATES SUBDIVISION
PROPERTY ADDRESS:
51 & 53 W. 59th STREET
WESTMONT, IL 60559

PREPARED FOR:
SUNFLOWER PROPERTIES, LLC
1102 ADELIA STREET
DOWNERS GROVE, IL 60516

2.)	07.18.26	Village Review & Comment	STK		
1.)	07.08.26	Village Review & Comment	STK		
No.	Date	Revision Description	By:		



KRISCH LAND SURVEYING LLC
6718 REVERE Rd. DOWNERS GROVE, IL 60516
PHONE (630) 627-5589 / FAX (630) 627-5594
www.krischlandsurveying.com
IL. PROFESSIONAL DESIGN FIRM LICENSE No. 184-006866
COPYRIGHT © 2026
ALL RIGHTS RESERVED



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

MEETING DATE: August 12, 2026

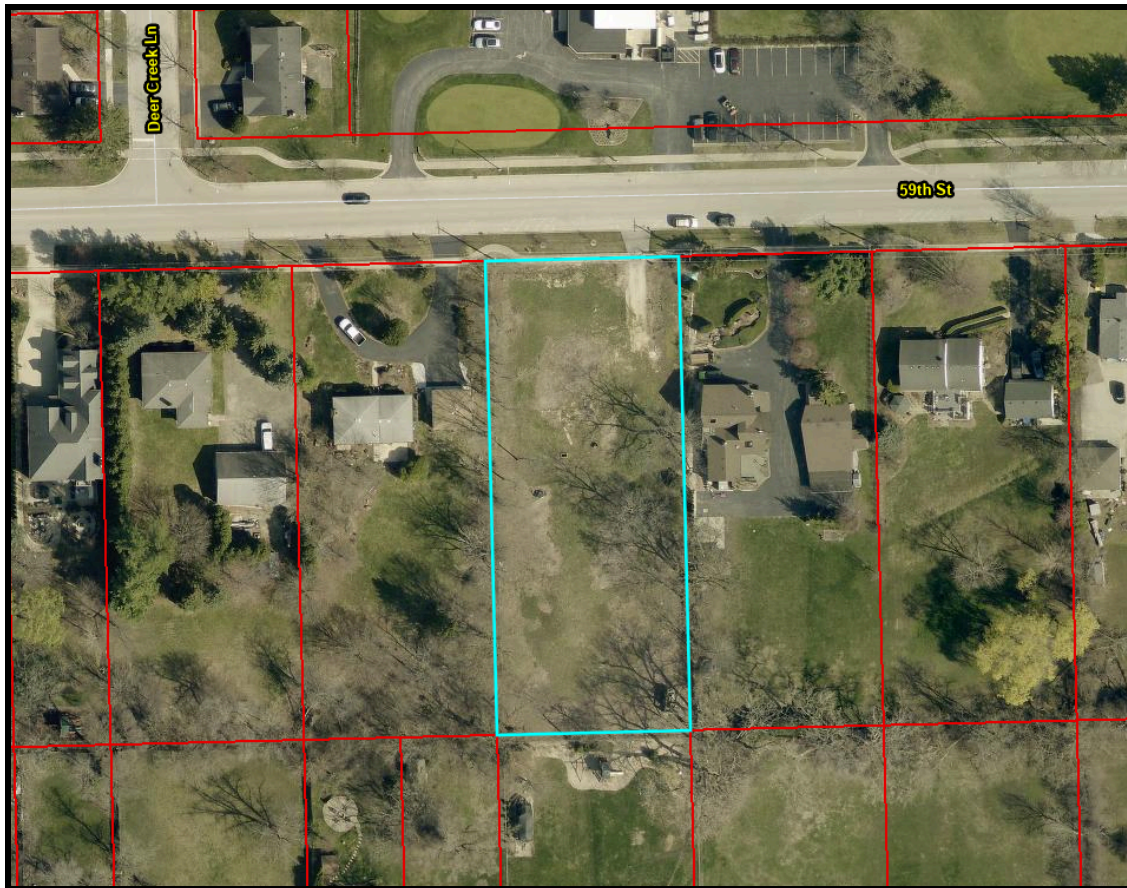
PZC 023-2026

TITLE: Request from Sunflower Properties LLC for the property at 53 West 59th Street, Westmont, Illinois, 60559, for the following:

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

I. BACKGROUND OF ITEM

- A. Location: 53 West 59th Street is located on the south side of 59th Street between Williams Street and Cumnor Road. The subject property is currently vacant, but was formerly improved with a detached single-unit home and a detached garage. Both buildings were demolished in 2019. The lot is currently 120 feet wide by 293 feet deep, for an area of 35,235 square feet, or 0.81 acres.



Aerial Map - 53 West 59th Street (source: DuPage County Parcel Viewer)



Zoning Map - 53 West 59th Street

B. Zoning Designations:

SUBJECT PROPERTY

R-3 Single-Unit Residential District

ALL ADJACENT PROPERTIES

R-3 Single-Unit Residential District

C. Neighborhood Characteristics

The lot is located in the Fairview Acres Subdivision, which was recorded in 1936. At the time of subdivision, the prominent lot size in this subdivision is 120 feet wide by 297 feet deep, similar to the subject property. Over the last 90 years, a majority of the properties to the south and west were subdivided into two 60 foot wide lots. All adjacent properties are zoned R-3 and except for the Twin Lakes Golf Club, are improved with detached houses. Multi-unit residential complexes exist within two blocks.



Street View - 53 West 59th Street

II. PETITIONER REQUEST:

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

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is R-3 Single-Unit Residential District, which is intended to create, maintain, and promote detached houses (f.k.a. single-family homes).

The Comprehensive Plan designates the future land use in this area as Single Family Detached Residential. Through this designation, the plan recommends that the design of new detached homes “...consider the established character of surrounding single-family areas.” The plan also recommends preserving and enhancing the Village’s housing stock through appropriately designed and scaled new construction.

B. Entitlement Request

The petitioner has provided plans and supporting documentation for the following request. Any corresponding code sections for entitlement approval consideration can be referenced in item V(B) below.

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

A preliminary plan of subdivision must be reviewed and approved prior to approval of the final plat of subdivision. In this particular case, there are no structures to be demolished and the public right-of-way is fully improved. Since no engineering improvements are necessary, the Village’s consulting engineer waived the requirement to provide a separate preliminary plan. However, the requirement to receive approval of a preliminary plan cannot be waived. Therefore, the submitted plat, which is labeled as the final plat of subdivision, will serve as both the preliminary plan and final plat of subdivision.

The proposed plat of subdivision demonstrates substantial compliance with the applicable requirements of Appendix B - Land Development. The table below lists the minimum lot width, depth, and area requirements for lots in the R-3 district and shows that the preliminary plan exceeds all minimums.

Chapter 95, Sec. 2.05: Lot and Building Regulations

R-3 Single-Unit Residential	Minimum Required	Proposed (both lots)	Compliance
Lot Width	50 ft.	60 ft.	Minimum met
Lot Depth	125 ft.	~293 ft.	Minimum met
Lot 1 Area	7,800 sq. ft.	17,616 sq. ft.	Minimum met
Lot 2 Area	7,800 sq. ft.	17,619 sq. ft.	Minimum met

If approved, the petitioner intends to build one detached house on each lot. As mentioned in the application, they are exploring the possibility of constructing an accessory dwelling unit (ADU) with the new homes.

When a property is subdivided, impact fees are collected for the new lot(s) and are paid to the Westmont Park District, Westmont Library District, and the school districts serving the subject property. In this case, only one new lot is created, so only one set of impact fees must be paid. Each lot will pay ½ of the fee. The dollar amount is dependent on the bedroom count, and will be determined when a building permit is applied for.

Although stormwater detention is not required for a subdivision of this size, Best Management Practices (BMPs) will be required. Further details on the BMPs will be worked out when a building permit for the new homes are submitted.

IV. SUMMARY

The petitioner has requested a preliminary plan of subdivision to subdivide 53 West 59th Street from one (1) lot into two (2) lots. The proposed plan meets the zoning and land development requirements for lots in the R-3 Single-Unit Residential district and is consistent with the recommendations of the Comprehensive Plan.

V. LEGAL

- A. Notification: No notification is required for subdivisions.
- B. Code References: Appendix B
- C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated for September 3, 2026. The final plat of subdivision will also be reviewed by the Board at this meeting.

VI. DOCUMENTS ATTACHED:

- 1. Petitioner Attachments received June 22, 2026 (Edited for PZC):
 - a. Planning & Zoning Development Application, including the project narrative
 - b. Proof of Ownership
 - c. Plat of Survey
 - d. Preliminary Plan and Final Plat of Subdivision

Certificate of the Publication

Westmont Suburban Life

Description: 414 PLAZA DR STE 103
2338640

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 07/23/2026

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

In witness, Shaw Media has signed this certificate by Jennifer Heintzelman, its Director of Public Notices, at Westmont, Illinois, on 23rd day of July, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: Jennifer Heintzelman/
its Director of Public Notices

Account Number 10074602

Amount \$95.74

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, August
12, 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
Moroz Music LLC (Petitioner)
and Tulip Rentals LLC
(Owner) for the property at
414 Plaza Drive, Suite 103,
Westmont, Illinois, 60559,
for the following:
1. Special Use Permit to
operate an Instructional
Service business (private
music lessons) in the M
Manufacturing District.
PIN: 09-03-214-003
More Common Location:
414 Plaza Drive, Suite 103,
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 July 23,
2026) 2338640

PZC Case Number (office use only): **PZC 024-2026****Petitioner**

Petitioner Name:	Moroz Music LLC	Property Owner Name:	Tulip Rentals LLC
Petitioner Address:	414 Plaza Dr Suite 103	Owner Address:	414 Plaza Dr Suite 101
City, State and Zip	Westmont, IL 60559	City, State and Zip:	Westmont, IL 60559
Phone:		Phone:	
Email:		Email:	

Subject Property

Property Address (Subject Property):				414 Plaza Dr Suite 103			
Property Identification Number(s) PIN(s):				09-03-214-003			
Lot Width	240	Lot Depth	350	Lot Area:	84000	Lot Acreage:	1.9
Current Zoning:		M Manufacturing		Current Use:		Offices	
Description of Request/Project Title:				Special Use Permit for Instructional Services in the M District			
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format): <i>Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.</i>							

Signature(s)

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

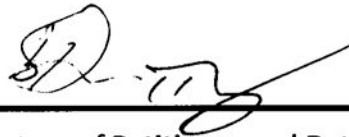
BY SIGNING BELOW, THE PROPERTY OWNER (1) GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO SEEK THE ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE APPLICATION FOR THE PROPERTY, AND (2) AGREES TO BE BOUND BY AND TO COMPLY WITH ANY CONDITIONS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

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

PETITIONER SIGNATURE:

Moroz Music LLC, Dan Moroz, Manager

Print Name of **Petitioner**

 6/30/26

Signature of **Petitioner** and Date

OWNER SIGNATURE

(if different than the petitioner):

Tulip Rentals LLC, Salvador Reyes, Manager

Print Name of **Property Owner**

 06/30/26

Signature of **Property Owner** and Date



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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

PZC Case Number (office use only):

PZC 024-2026

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.

Ch. 95, Sec 6.01 - I am seeking a Special Use Permit to allow instructional services (private saxophone lessons) out of my office at 414 Plaza Dr Suite 103. This will have no impact on parking, as instruction is one client at a time. There will be no construction or impact to the building, grounds, or surrounding area in any way. The owner has approved this usage and has agreed that sound mitigation or other accomadations aren't necessary.

Special Use Standards

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

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

Ch. 95, Sec 6.01 allows instructional services as a special use in the M district.

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

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

The proposed usage will provide appointment-based music education for residents of Westmont and the surrounding communities. It offers a low-impact educational service that supports arts education, personal development, and community enrichment while making productive use of existing office space.

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.

Lessons will operate by appointment only with one student at a time, generating minimal traffic, no outdoor activity, and no impacts on public health or safety.

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

The proposed use complements surrounding commercial and industrial development by utilizing existing office space without altering the property's existing use or limiting future development.

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

The existing building provides adequate utilities, parking, access, drainage, and other necessary infrastructure to support the proposed use without modification.

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

The proposed special use will comply with all applicable requirements of the Village of Westmont Zoning Ordinance. No variances are requested, and the use will operate in accordance with all conditions of Special Use approval and other applicable Village 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.



DAN MOROZ

414 Plaza Dr Suite 103
Westmont, IL 60559



June 30th, 2026

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

Re: Special Use Permit Application – Private Music Instruction

Dear Planning and Zoning Staff,

Please accept this letter in support of my application for a Special Use Permit to operate a part-time, private saxophone instruction studio within my existing ground-floor office space. The office is primarily used for administrative work related to my music education consulting business, including email, marketing, virtual meetings, curriculum development, music composition, and editing. I also provide professional consulting and coaching for music educators through virtual meetings and administrative support. The proposed secondary use is limited in scope and intensity. Instruction will consist exclusively of one-on-one lessons conducted by appointment, with only one student on the premises at any given time. I will be the sole employee and instructor, and no additional staff are proposed.

The teaching studio will operate primarily Monday through Thursday from 4:00 p.m. to 9:00 p.m. Should demand increase, limited Saturday morning and/or Sunday evening lesson times may be added while maintaining the same one-student-at-a-time operating model. General operations are straightforward and low impact. Students will arrive individually for scheduled lessons, receive instruction, and depart before the next appointment. There will be no group classes, recitals, retail sales, or other activities that would increase occupancy, parking demand, or traffic.

The proposed use is compatible with the property's M District zoning designation and is well suited for the existing office environment. The building provides effective sound isolation, existing parking is more than adequate during the proposed operating hours, and the anticipated traffic generated by the business is negligible.

I respectfully request the Village's consideration and approval of this Special Use Permit. I appreciate your time and review of my application and would be pleased to provide any additional information or answer any questions the Village may have.

Thank you for your consideration.

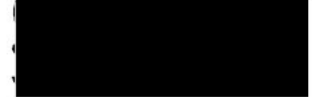
Sincerely,

Dan Moroz



DAN MOROZ

414 Plaza Dr Suite 103
Westmont, IL 60559



The Request: Special Use Permit to allow part-time, one-on-one saxophone instruction within an existing ground-floor office space.

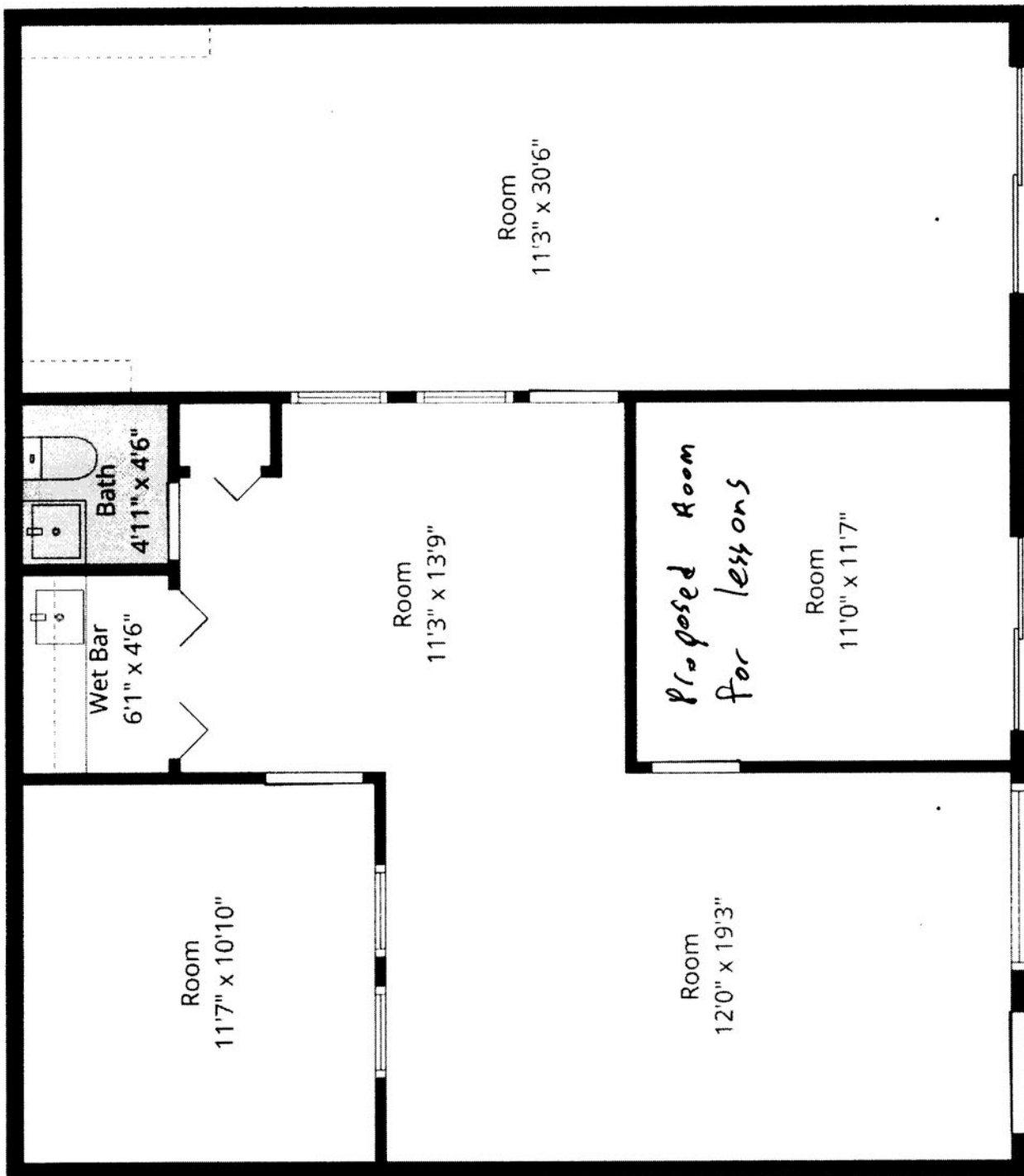
Zoning Compliance: Located in the M District, where educational and low-impact professional services are compatible as a special use.

The Operation: Private lessons will occur Monday through Thursday from 4:00 PM to 9:00 PM, and will be one student on-site at a time. Saturday mornings and/or Sunday evenings may be added if weekday capacity is reached.

Acoustic Impact: The building structure natively isolates sound; the adjacent primary tenant (the property landlord) has verified that live saxophone testing is completely inaudible from inside his shared-wall office space. The sound is mildly audible on the outside, but quieter than cars in the parking lot, trucks driving past on the street, or people having a conversation outdoors. It is the belief of both property owner and tenant that sound mitigation is unnecessary for the intended use.

Traffic & Parking: The multi-unit complex features a dedicated off-street parking lot with ample stall capacity during the requested evening hours. This will in no way add to the flow of traffic or stress the current parking situation.

Vacant



Vacant

Owners office

outside

Total: 1065 sq. ft
1st Floor: 1065 sq. ft
Excluded Areas: Walls: 66 sq. ft



DAN MOROZ

414 Plaza Dr Suite 103
Westmont, IL 60559



Traffic Impact Statement

This Traffic Impact Statement is submitted in support of the Special Use Permit application for the operation of a private music instruction studio at the above-referenced property.

The proposed use consists exclusively of one-on-one music lessons conducted by appointment. Only a single student (and, when applicable, a parent or guardian) will be present for each lesson. Lessons are scheduled individually with sufficient time between appointments to prevent overlap and eliminate congestion.

The proposed operation is expected to generate only a minimal number of vehicle trips, comparable to or less than those associated with a typical residential use. There will be no group classes, performances, special events, or high-volume customer traffic. As a result, the business will not create any measurable increase in traffic volume, parking demand, or congestion on adjacent streets.

The existing roadway network and available on-site parking are sufficient to accommodate the limited vehicle trips associated with the proposed use. No modifications to traffic circulation, access, or parking are anticipated or required.

Based on the nature and scale of the proposed operation, the business is not expected to have any adverse impact on traffic conditions or public safety. The proposed use is therefore considered to have a negligible traffic impact on the surrounding neighborhood.

XXI. Waiver. Waiver by Lessor of a default under this Lease shall not constitute a waiver of a subsequent default of any nature.

XXII. Governing Law. This Lease shall be governed by the laws of the State of
ILLINOIS _____.

XXIII. Notices. Payments and notices shall be addressed to the following:

Lessor

Tulip Rentals LLC

414 Plaza Drive, Unit 100, Westmont, IL 60559

Lessee

Moroz Music LLC

XXIV. Amendment. No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

XXV. Binding Effect. This Lease and any amendments thereto shall be binding upon the Lessor and the Lessees and/or their respective successors, heirs, assigns, executors and administrators.

IN WITNESS WHEREOF, the parties hereto set their hands and seal this ____ day of _____, 20____.

Lessee's Signature

Signed by:

Dan Moroz 6/18/2026

13643573EAB94BA...

Printed Name

Dan Moroz

Lessor's Signature

DocuSigned by:

Salvador Reyes 6/18/2026

5DAF201194BA4EC...

Printed Name

Salvador Reyes

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF _____

_____ County, ss.

On this ____ day of _____, 20____, before me appeared _____, as **LESSOR** of this Commercial Lease Agreement who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

My commission expires: _____



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

MEETING DATE: August 12, 2026

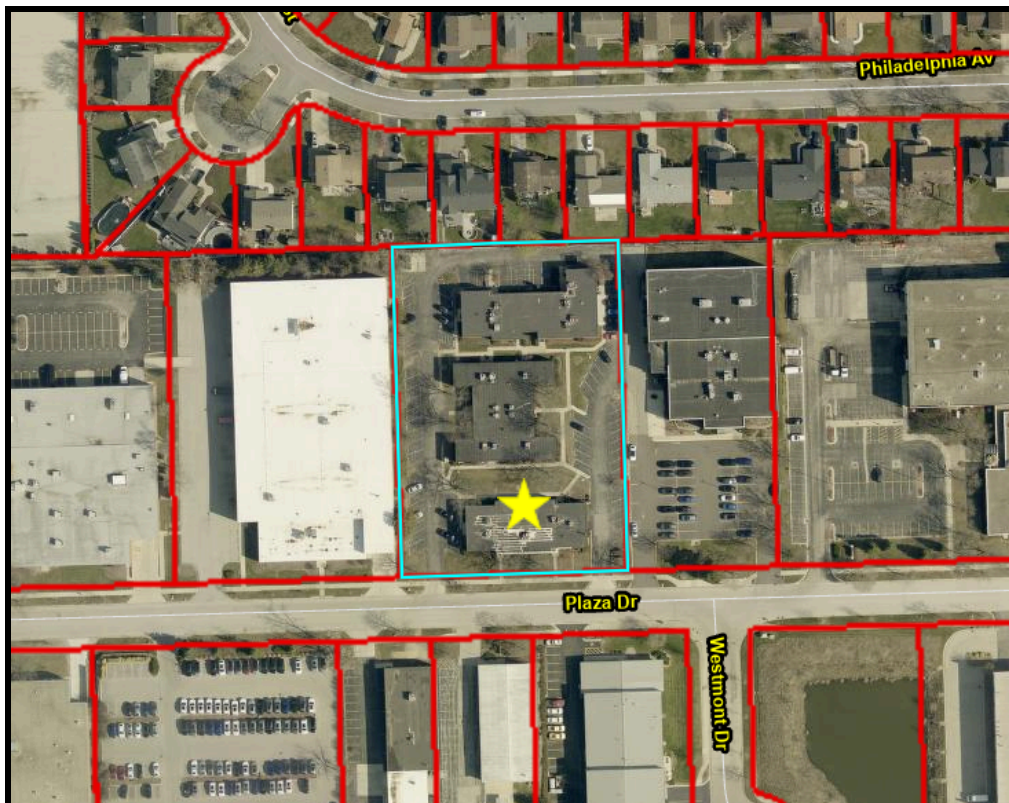
PZC 024-2026

TITLE: Request from Moroz Music LLC (Petitioner) and Tulip Rentals LLC (Owner) for the property at 414 Plaza Drive, Suite 103, Westmont, Illinois, 60559, for the following:

1. Special Use Permit to operate an Instructional Service business (private music lessons) in the M Manufacturing District.

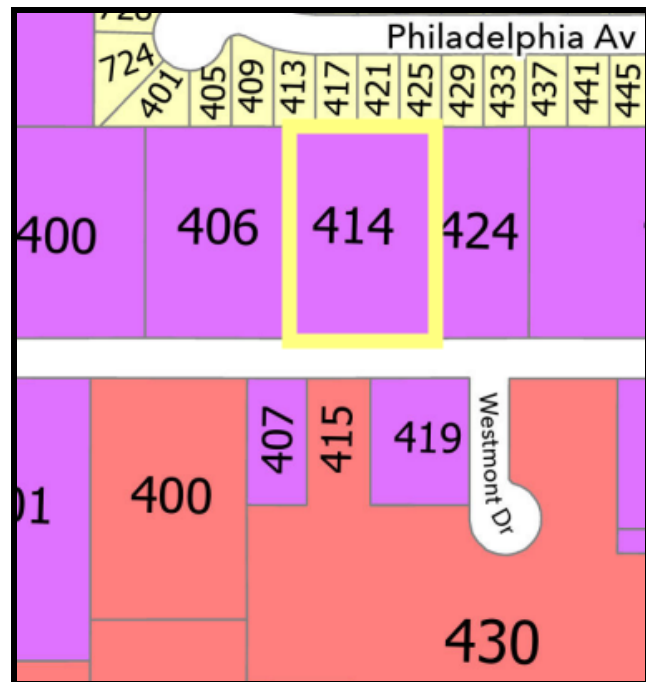
I. BACKGROUND OF ITEM

- A. Location: 414 Plaza Drive, Suite 103, is located northwest of the intersection of Plaza Drive and Westmont Drive. The subject property is about 1.93 acres in area, and is improved with three single-story office buildings. The majority of uses on the subject property include business offices, building services (contractor's offices), and instructional services (dance school and ceramic studio). The subject unit is located on the north side of the southernmost building.



Aerial Map - 414 Plaza Dr, Suite 103 (source: DuPage County Parcel Viewer)

Zoning Map - 414 Plaza Drive



B. Zoning Designations:

SUBJECT PROPERTY

M Manufacturing

NORTH

R-3 Single-Unit Residential

EAST & WEST

M Manufacturing

SOUTH

M Manufacturing & B-2 General Business

C. Neighborhood Characteristics

The lot is located in the Oakwood Industrial Plaza Unit 2 Subdivision, which was recorded in 1972. This is a phase of a planned industrial park, which was a component of an even larger development effort of the properties northeast of Cass and Ogden Avenues. The subject property contains three separate buildings, each containing office condominiums. Known businesses operating on this property include professional offices, building services (contractor's offices), research services, and instructional services (dance school and art lessons). Nearby land uses include the Westmont Park District Fitness Club, manufacturing uses along Plaza Drive, Laurel BMW of Westmont to the south, and detached homes in the Oakwood Subdivision to the north.

Front View - 414 Plaza Drive, Suite 103



II. **PETITIONER REQUEST:**

The petitioner has requested a Special Use Permit to operate an Instructional Service business in conjunction with a Professional Office in the M Manufacturing District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning of the property is M Manufacturing District, which is intended to provide for 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 in this area as Light Industrial/Business Park, which describes the designation as an employment center with more “industrial type uses” closer to Ty Warner Park. The Comprehensive Plan set the goal to support a strong and diversified office and industrial base in this employment center.

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 Instructional Service business in the M Manufacturing District.**

Chapter 95, Section 6.01 requires that all instructional service businesses obtain a Special Use Permit in the M District to assess impacts like activities, noise, traffic, number of employees, and operating hours.

The petitioner proposes to operate Moroz Music LLC at 414 Plaza Drive, Suite 103. The petitioner will have two principal uses operating on site: a professional office for music consulting and an instructional service for private saxophone lessons. This is an example of a hybrid use allowed by Sec. 6.02(D)(2). Professional offices are a permitted use in the M district, and the petitioner is already operating the consulting business. Instructional services are allowed as a special use, hence the requested special use permit (SUP). Should the SUP be approved, the petitioner can begin offering private lessons out of the space in addition to the on-going office use.

The private music lessons will be for one student at a time, and the petitioner will be the only instructor on-site. Lessons are expected to be offered primarily Monday through Thursday between 4:00 p.m. and 9:00 p.m. If needed, lessons may occasionally be held on the weekend. The lessons will occur in a separate northern room adjacent to the exterior of the building. The office will take place in the western room, and the rest of the space will be used for music storage, support room, and a waiting area for parents. The location of the lessons helps mitigate noise impacts from adjacent units. The petitioner further explains that on-site testing with the landlord verified that any noise from the lesson room is practically inaudible from an adjacent unit.

While not subject to special use permit approval, the petitioner explains that their music consulting office encompasses consulting and coaching for music educators, as well as personal curriculum development and music composition and editing. A business registration for the office has already been approved and issued by the Village.

Chapter 95, Section 9.02 requires 2.5 parking spaces per 1,000 square feet of floor area for offices and 1 space per 7 students + 1 per employee for instructional services. The submitted floor plan shows that the unit is approximately 1,044 square feet. This results in a total parking minimum of 4 spaces. The entire property contains 72 spaces, which is sufficient parking to meet the minimum requirement for all known uses. The petitioner has provided a traffic statement, explaining that the one-on-one lesson structure should not burden the complex’s parking lot, as it is expected that only

two parking spaces will be needed at a time (one for the petitioner and the other for a student).

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 an Instructional Service business in conjunction with a Professional Office in the M Manufacturing 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 July 23, 2026.
- B. Code References: Chapter 95, Sections 6.01; 14.04
- C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be on September 3, 2026.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the July 23, 2026 Westmont Suburban Life.
2. Petitioner Attachments received June 30, 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. Proof of Site Control (signed lease agreement)

PZC Case Number (office use only):

Petitioner

Petitioner Name:	Mitchell Dvorak	Property Owner Name:	Treute Family LLC
Petitioner Address:		Owner Address:	
City, State and Zip		City, State and Zip:	
Phone:		Phone:	
Email:		Email:	

Subject Property

Property Address (Subject Property):				430 Plaza Dr			
Property Identification Number(s) PIN(s):				09-03-205-025-0000			
Lot Width	480'	Lot Depth	350'	Lot Area:	168000	Lot Acreage:	3.875
Current Zoning:				Current Use:			
Description of Request/Project Title:				Paving, Dock door/ Rear warehouse dock door			
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format): <i>Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.</i>				Lot 1 in Intervarsity press re-subdivision, being a subdivision in the north half of section 3, township 38 North, Range 11, east of the third principal meridian, according to the pat thereof recorded march 27th, 2007 as document R2007-056512, in Dupage county, Illinois			

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.

Scope:

This is a zoned commercial property owned by Great Lakes Plumbing and Heating who is the only tenant

This project would entail paving from the existing parking lot to the new dock door location along the north side of the property, addition of a dock door and loader, and an access door with a staircase. Prior to paving new underground sewers will bring runoff water to a designated retention area on the northeast of the property.

Gross paving area

3965 sq/ft bituminous HMA Pavement

2632 sq/ft concrete pavement

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.

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:

Matt Treutelaar

Print Name of **Petitioner**

 6/30/2026
Signature of **Petitioner** and Date

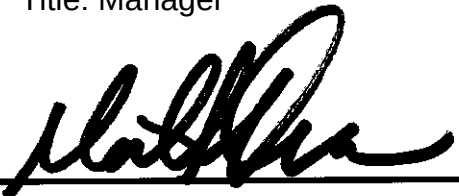
Title: Manager

OWNER SIGNATURE

(if different than the petitioner):

Treute Family LLC

Print Name of **Property Owner**

 6/30/2026
Signature of **Property Owner** and Date



DVORAK RENOVATIONS LLC

Mitchell Dvorak

[REDACTED]
Dvorak Renovations LLC
[REDACTED]

Date (0619/26)

PROJECT: Dock Door & Man door, stairs, paving, grading, retention

Customer: Great Lakes Plumbing and Heating
Address: 430 Plaza dr
Westmont, IL 60559

To whom it may concern,

Dvorak Renovations is submitting on behalf of Great Lakes Plumbing and Heating to add a Loading Dock door including a man door with stairs on the north side of their building. This added loading location will increase efficiency and limit loading fabricated products through the main warehouse and onto a truck in the parking lot. In addition to being more efficient for Great Lakes this will reduce the amount of time trucks and forklifts would be operating in the parking lot making noise.

This project would entail paving from the existing parking lot to the new dock door location along the north side of the property, addition of the dock door and loader, and an access door with a staircase. Prior to paving new underground sewars will bring runoff to a designated retention area on the North east of the property.

Included for your consideration is the following...

- Civil engineer sealed permit drawings
- Architectural sealed drawings for construction to the building itself.
- Plat of survey
- Civil survey
- Proof of ownership (Illinois Commercial Lease Agreement)
- Sealed Landscaping plans
- Escrow form

Please feel free to reach out with any questions or if any other documents are needed

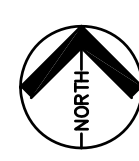
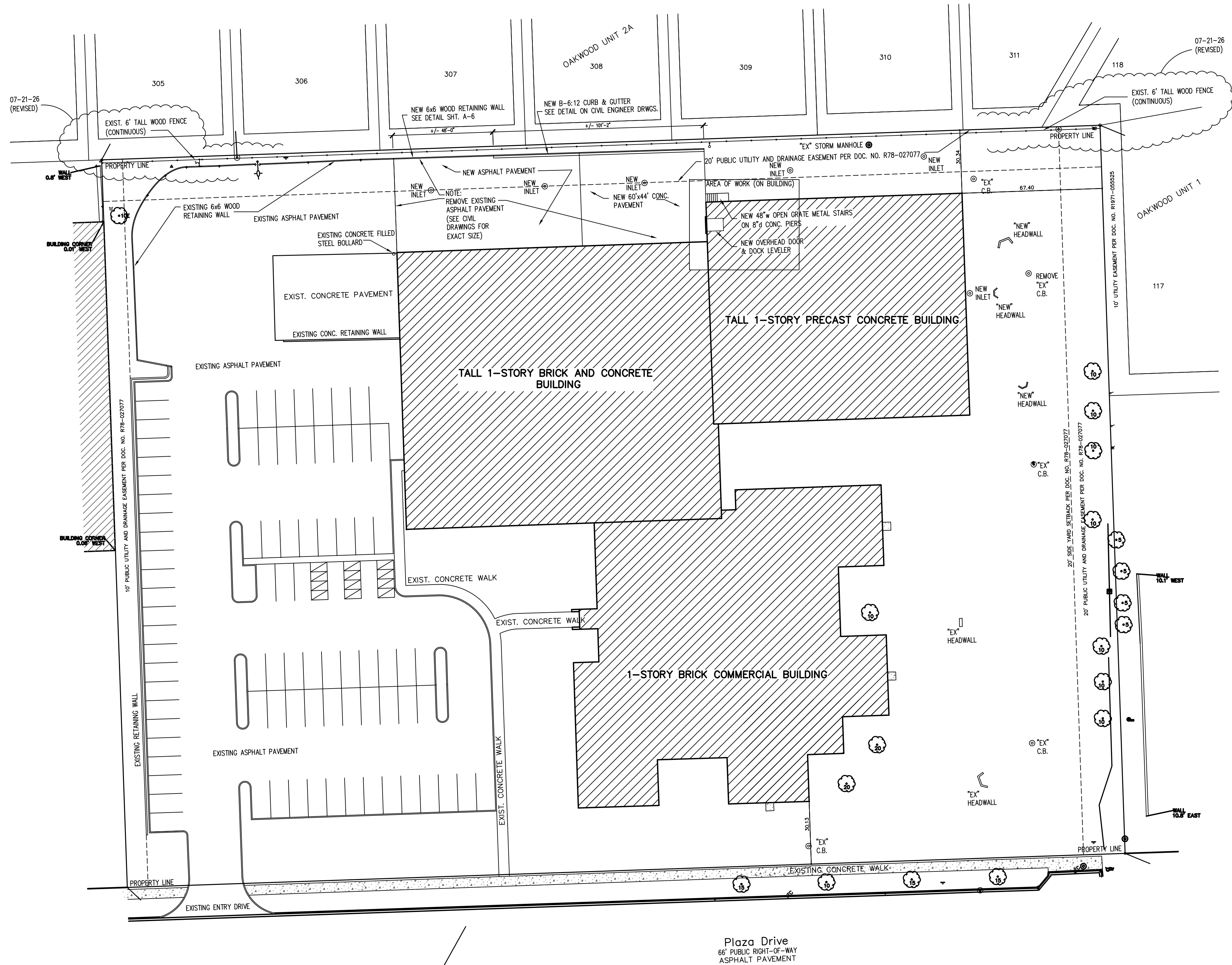


DVORAK RENOVATIONS LLC

Best Regards,

Mitchell Dvorak
Dvorak Renovations LLC

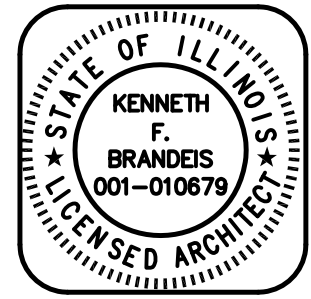




ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'

NOTE:
SEE "W.M.A." CIVIL ENGINEERING DRAWINGS FOR FINAL SITE DEVELOPMENT PLANS
INCLUDING TOPOGRAPHY, PAVING AND STORM WATER MANAGEMENT



JAKL BRANDEIS ARCHITECTS LTD.

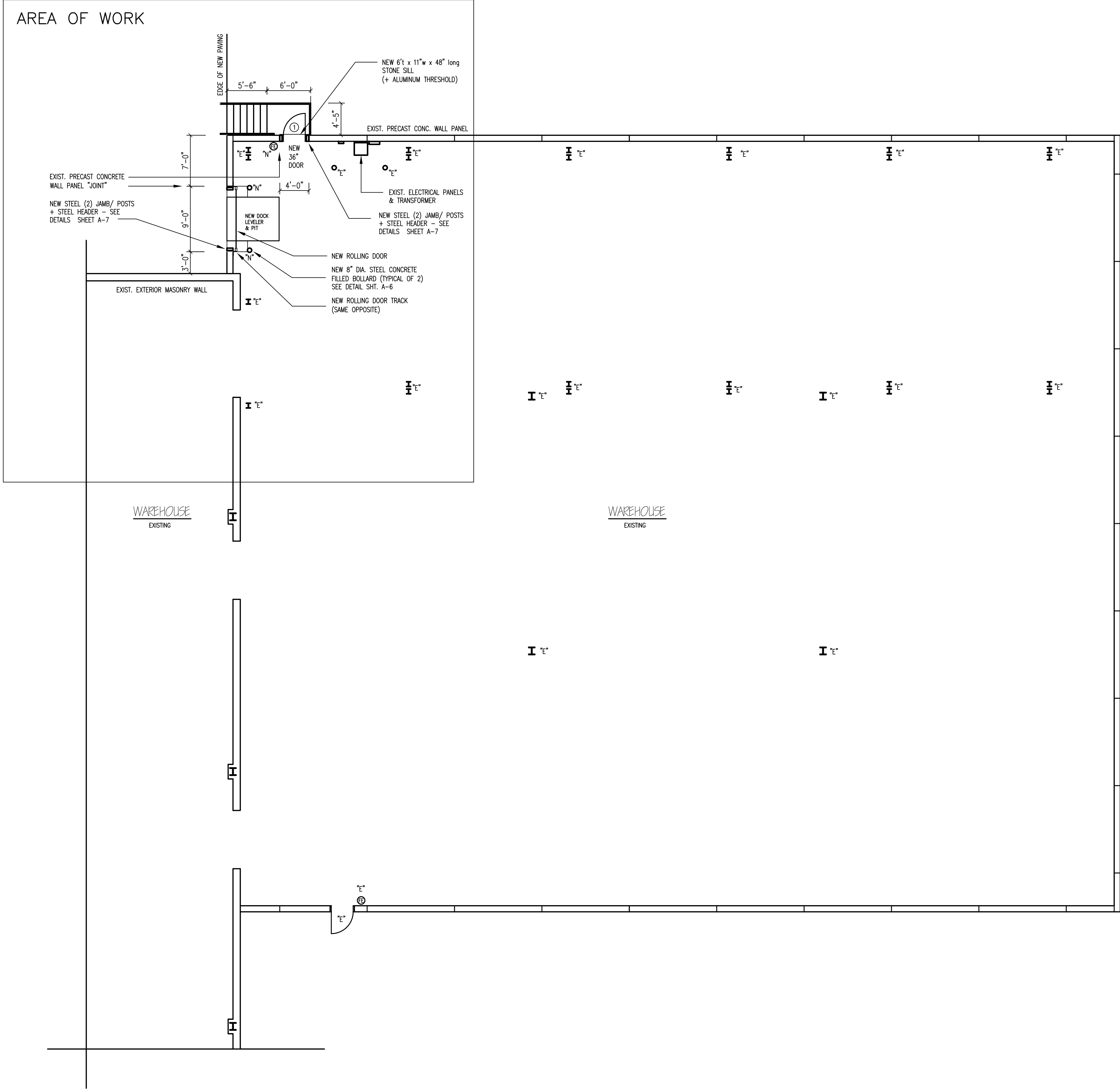
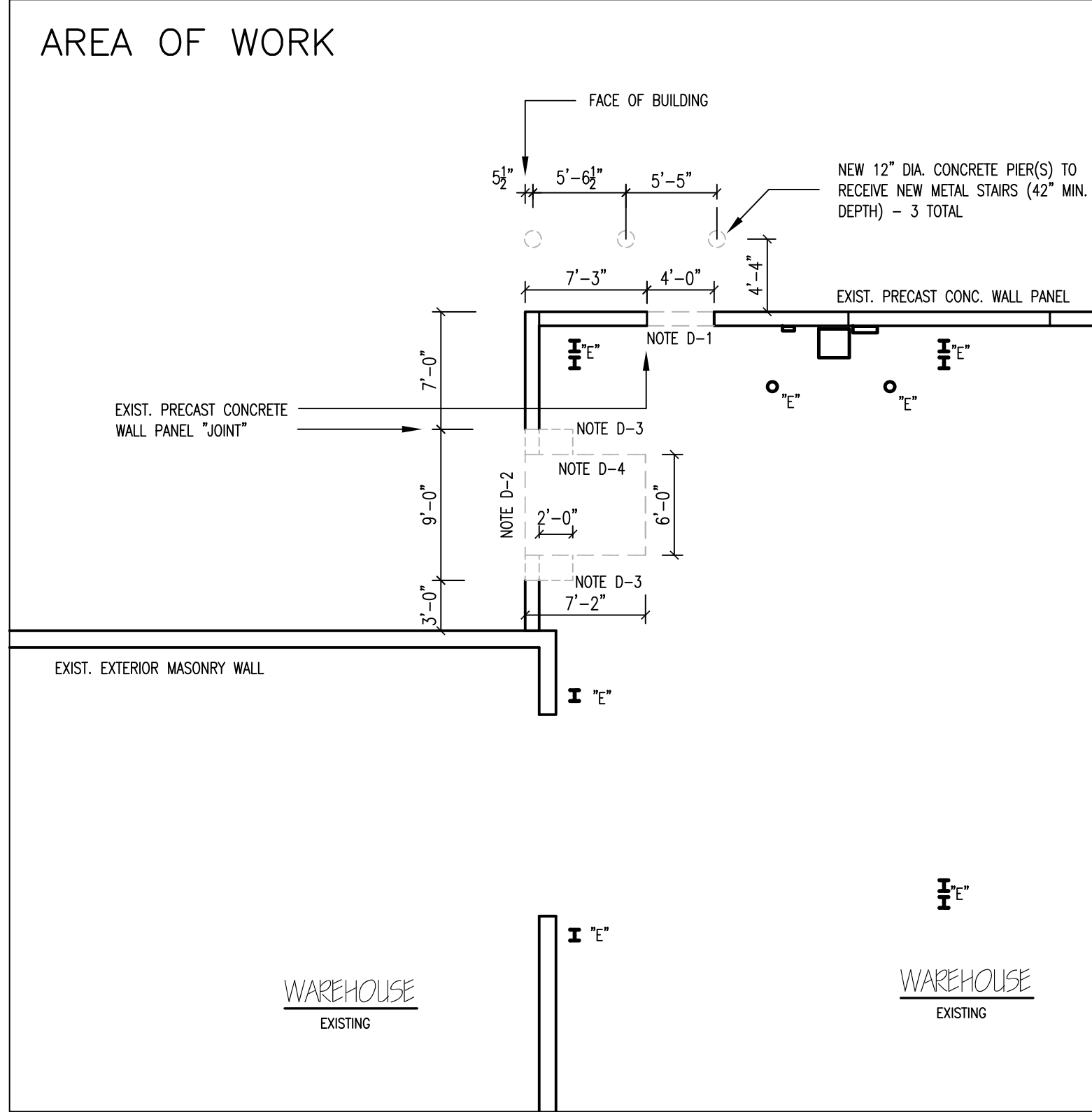
1800 WEST HAWTHORNE LANE
WEST CHICAGO, ILLINOIS 60185

PH. (630) 562-3900 FAX (630) 562-2570

ISSUE	DATE
FOR PERMIT	04-30-26
ZONING REVISIONS	07-21-26

NEW GARAGE DOOR & DRIVEWAY FOR GREAT LAKES PLUMBING & HEATING CO. 430 PLAZA DRIVE WESTMONT, ILLINOIS	ARCHITECTURAL SITE PLAN
---	-------------------------

MUIR Sheet No. A-2 2 of 7



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

 **PARTIAL DEMO**
FLOOR PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION NOTES

NOTE D-1
REMOVE A PORTION OF THE EXISTING PRECAST WALL AS INDICATED & AS REQUIRED TO INSTALL A NEW INGRESS/EGRESS STEEL DOOR, FRAME & 6"t x 11"w x 48"long STONE SILL - SEE STRUCTURAL WALL NOTE ON SHT. A-1

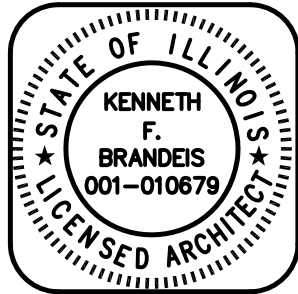
NOTE D-2
REMOVE A PORTION OF THE EXISTING PRECAST WALL AS INDICATED & AS REQUIRED TO INSTALL A NEW 8'x11' OVERHEAD GARAGE DOOR & FRAME - SEE STRUCTURAL WALL NOTE ON SHT. A-1

NOTE D-3
REMOVE EXISTING FLOOR & FOUNDATION WALL AS REQUIRED TO CREATE A SILL BY EXTENDING CONCRETE FLOOR TO EXTERIOR OF NEW DOCK OPENING.

NOTE D-4
REMOVE EXISTING CONCRETE FLOOR SLAB & FOUNDATION AS REQUIRED TO INSTALL NEW PIT FOR DOCK LEVELER. APPROXIMATE OPENING TO BE 72"W X 86"L. COORDINATE SIZE WITH SUPPLIER AND ALSO SEE FINAL FLOOR PLAN ON SHEET A-3 PLUS DOCK DETAIL ON SHEET A-6. PIT TO BE CENTERED ON OVERHEAD GARAGE DOOR.

LEGEND

- ===== EXISTING WALL CONSTRUCTION
===== EXISTING WALL TO BE REMOVED



JAKL BRANDEIS ARCHITECTS LTD.
1800 WEST HAWTHORNE LANE
WEST CHICAGO, ILLINOIS 60185
PH. (630) 562-3900 FAX (630) 562-2570

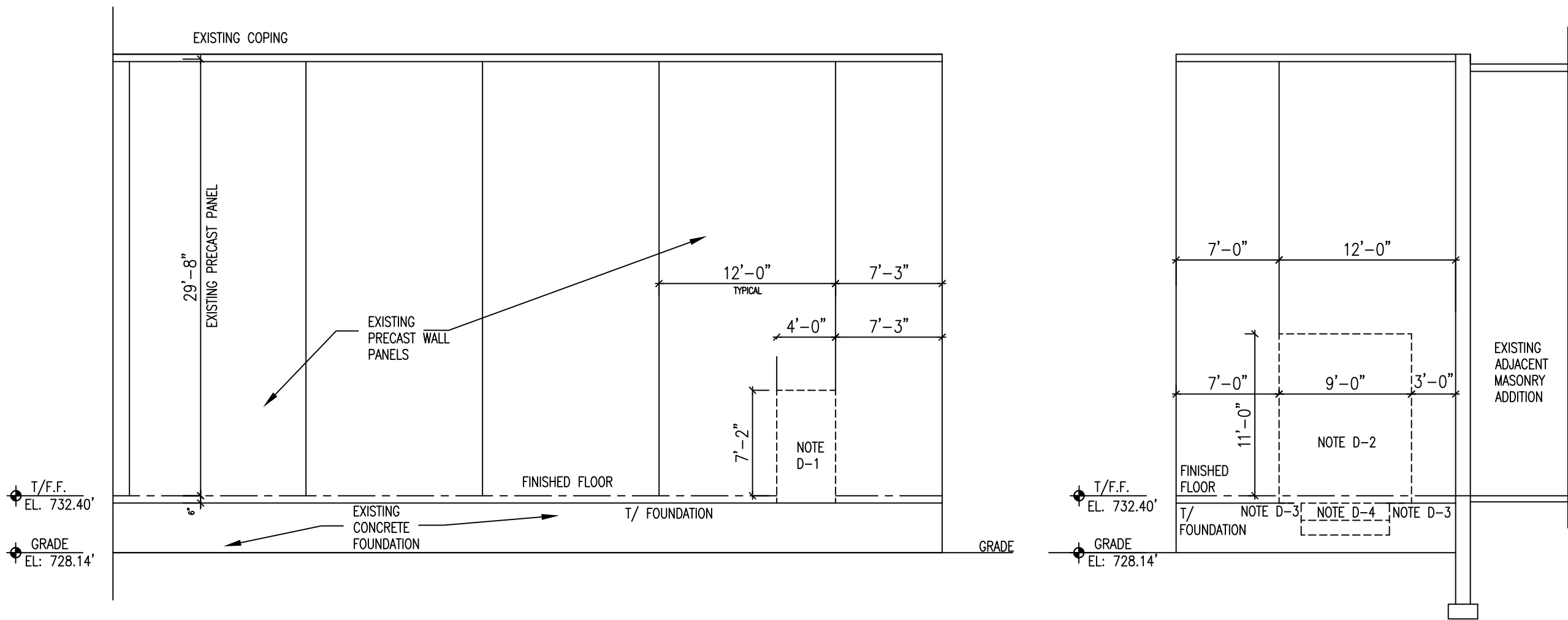
ISSUE	FOR PERMIT	DATE
	ZONING REVISIONS	04-30-26
		07-21-26

NEW GARAGE DOOR & DRIVEWAY FOR
GREAT LAKES PLUMBING & HEATING CO.
430 PLAZA DRIVE
WESTMONT, ILLINOIS
EXISTING & PROPOSED PARTIAL FLOOR PLANS

MUIR
Sheet No.
A-3
3 of 7

LEGEND

- EXISTING WALL CONSTRUCTION
- EXISTING WALL TO BE REMOVED

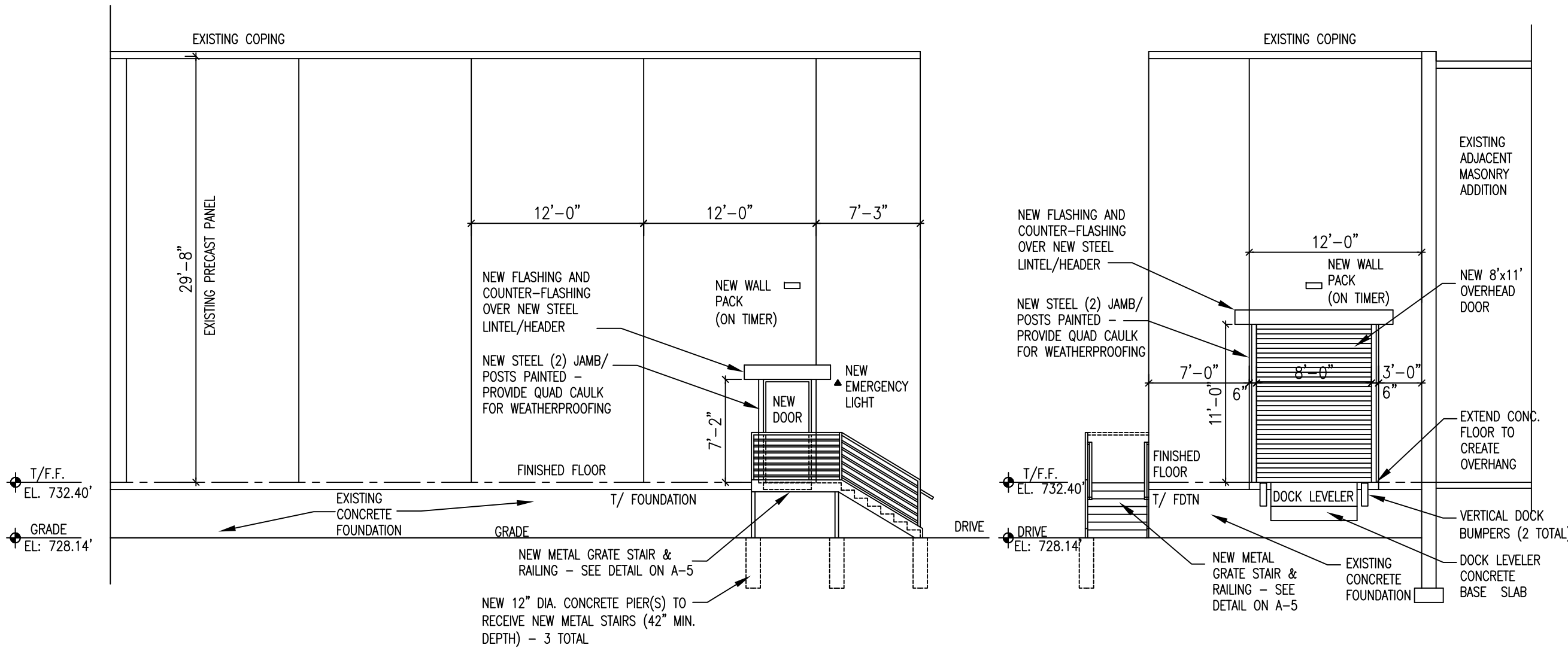


EXISTING / DEMOLITION
PARTIAL NORTH ELEVATION

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

EXISTING / DEMOLITION
PARTIAL WEST ELEVATION

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



PROPOSED
PARTIAL NORTH ELEVATION

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

PROPOSED
PARTIAL WEST ELEVATION

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

DEMOLITION NOTES

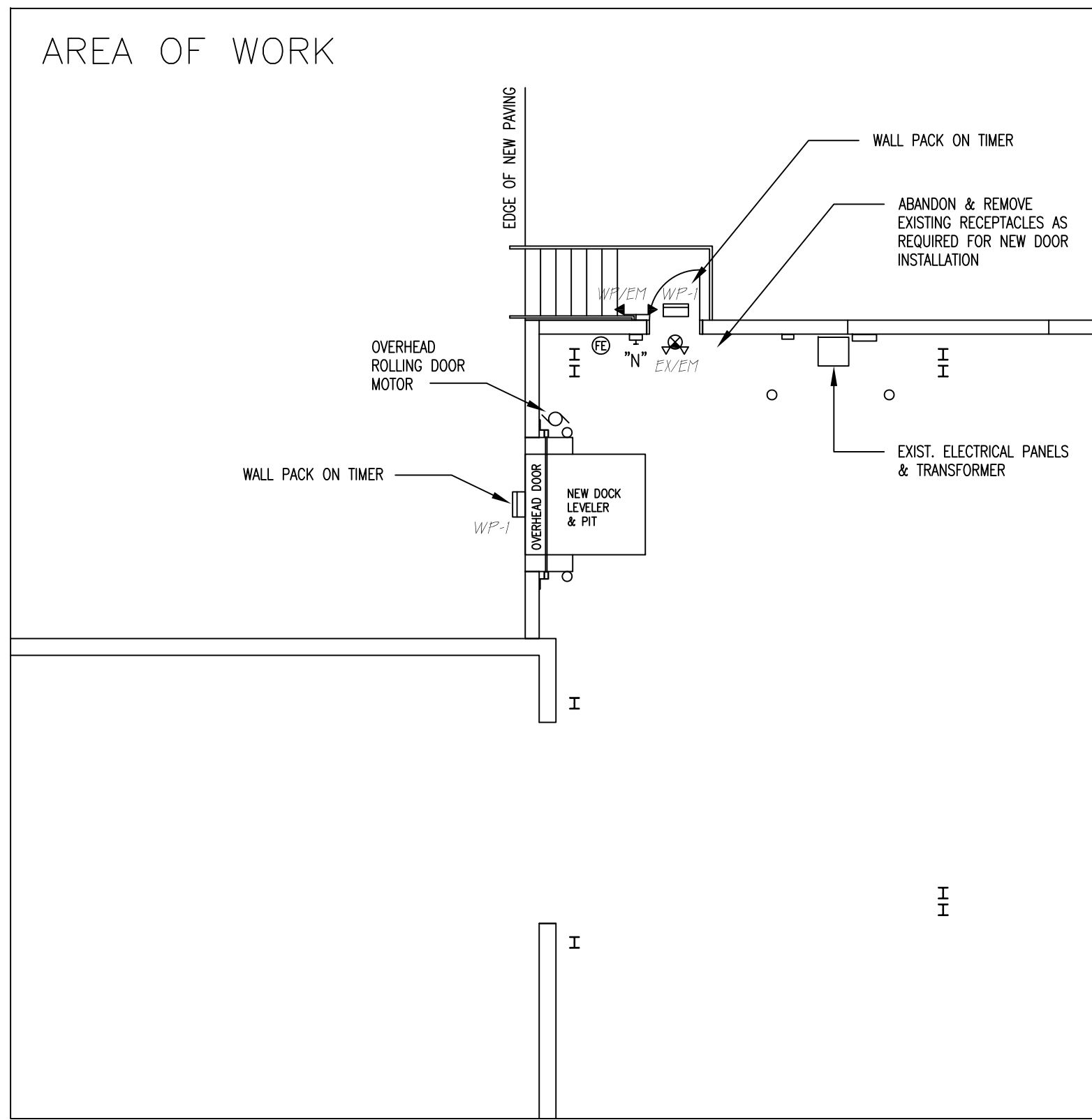
NOTE D-1
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NOTE D-2
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REMOVE EXISTING CONCRETE FLOOR SLAB & FOUNDATION AS REQUIRED TO INSTALL NEW PIT FOR DOCK LEVELER. COORDINATE SIZE WITH SUPPLIER AND ALSO SEE FINAL FLOOR PLAN ON SHEET A-3 PLUS DOCK DETAIL ON SHEET A-6. PIT TO BE CENTERED ON OVERHEAD GARAGE DOOR.

AREA OF WORK



PARTIAL ELECTRICAL

FLOOR PLAN

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

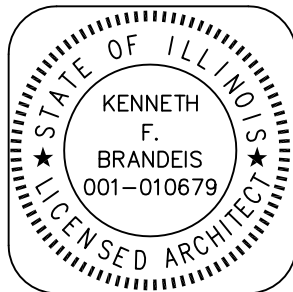


SYMBOL LEGEND

- | | | | |
|--|--------------|--------------------------|----------------|
| LED WALL PACK LIGHT FIXTURE | WP | WATERPROOF | "N" = NEW |
| EXIT LIGHT FIXTURE WITH BATTERY BACKUP | GFI | GROUND FAULT INTERRUPTER | "E" = EXISTING |
| - SHADED QUARTER INDICATES THE FLOW OF EGRESS TRAVEL | MOTOR | | "A" = ABANDON |
| EXIT LIGHT W/ EMERGENCY LIGHTS AND WITH BATTERY BACKUP | HORN/SROBE | | |
| - SHADED QUARTER INDICATES THE FLOW OF EGRESS TRAVEL | PULL STATION | | |
| EMERGENCY LIGHT W/ BATTERY BACKUP | STROBE | | |
| EMERGENCY LIGHT DUAL REMOTE | | | |

FIXTURE SCHEDULE

TYPE	LAMP NO.	QTY NO.	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	SHIELDING	FINISH	MOUNTING
WP1	LED		WALL MOUNT	CURRENT	WM150-LSO-B-LINE		BRONZE	WALL MOUNT
EXIT1	LED		EXIT/STROBE COMBO	COMBOS	EC08		BRN	SURFACE
WP1EM	LED		EMERGENCY WALL PACK	COMBOS	QW150FC		BRONZE	SURFACE



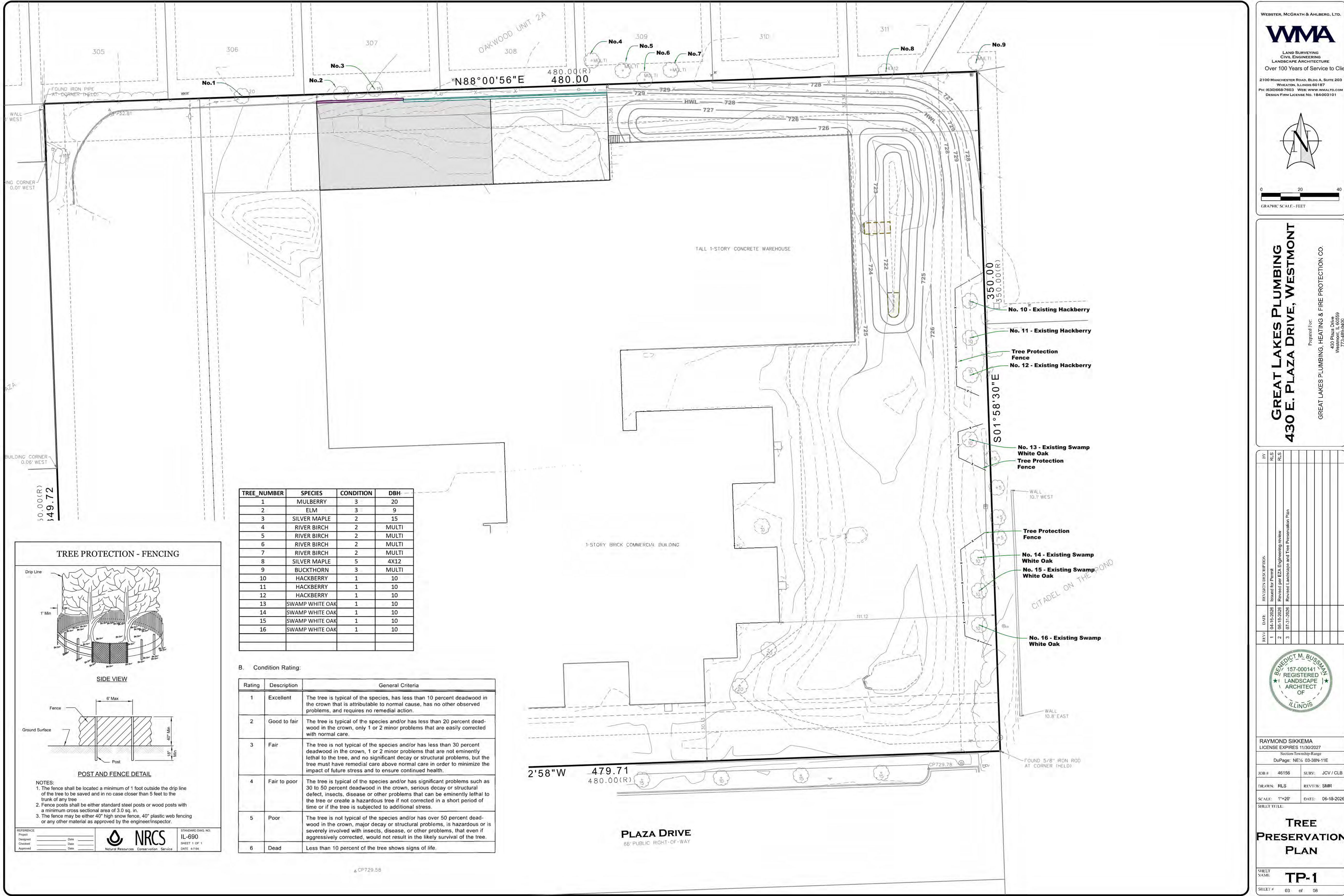
JAKL BRANDEIS ARCHITECTS LTD.

1800 WEST HAWTHORNE LANE
WEST CHICAGO, ILLINOIS 60185
PH. (630) 562-3900 FAX (630) 562-2570

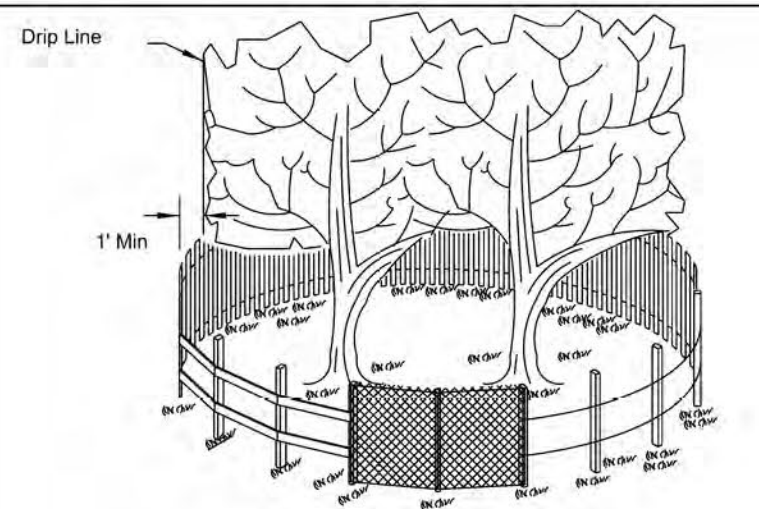
ISSUE	DATE
FOR PERMIT	04-30-26
ZONING REVISIONS	07-21-26

NEW GARAGE DOOR & DRIVEWAY FOR
GREAT LAKES PLUMBING & HEATING CO.
430 PLAZA DRIVE
WESTMONT, ILLINOIS
EXIST. & PROPOSED BLDG. ELEV. + ELECTRICAL

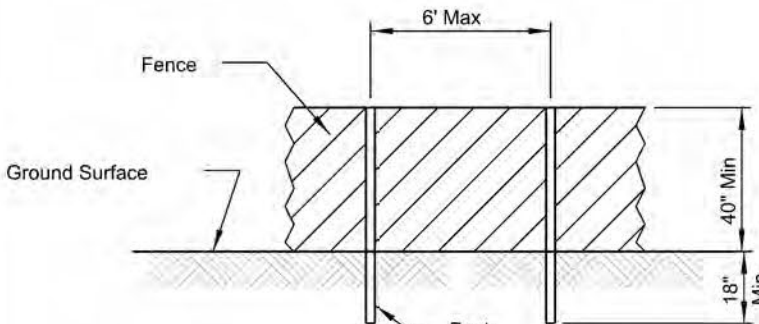
MUIR
Sheet No.
A-4
4 of 7



TREE PROTECTION - FENCING



SIDE VIEW



POST AND FENCE DETAIL

- NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
 2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
 3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE	Project	Date
Designed		
Checked		
Approved		

NRCS
Natural Resources Conservation Service

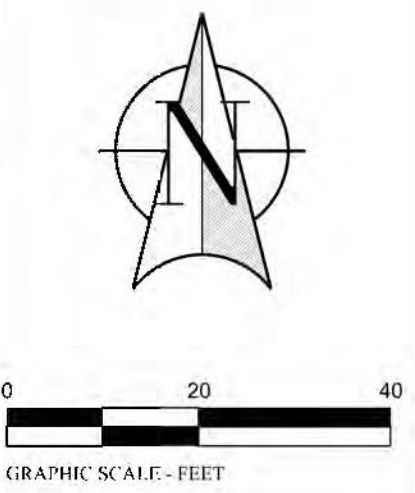
STANDARD DRAWING NO.
IL-690

SHEET 1 OF 1
DATE: 4/1/24

TREE NUMBER	SPECIES	CONDITION	DBH
1	MULBERRY	3	20
2	ELM	3	9
3	SILVER MAPLE	2	15
4	RIVER BIRCH	2	MULTI
5	RIVER BIRCH	2	MULTI
6	RIVER BIRCH	2	MULTI
7	RIVER BIRCH	2	MULTI
8	SILVER MAPLE	5	4X12
9	BUCKTHORN	3	MULTI
10	HACKBERRY	1	10
11	HACKBERRY	1	10
12	HACKBERRY	1	10
13	SWAMP WHITE OAK	1	10
14	SWAMP WHITE OAK	1	10
15	SWAMP WHITE OAK	1	10
16	SWAMP WHITE OAK	1	10

B. Condition Rating:

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10 percent deadwood in the crown that is attributable to normal cause, has no other observed problems, and requires no remedial action.
2	Good to fair	The tree is typical of the species and/or has less than 20 percent deadwood in the crown, only 1 or 2 minor problems that are easily corrected with normal care.
3	Fair	The tree is not typical of the species and/or has less than 30 percent deadwood in the crown, 1 or 2 minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health.
4	Fair to poor	The tree is typical of the species and/or has significant problems such as 30 to 50 percent deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
5	Poor	The tree is not typical of the species and/or has over 50 percent deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems, that even if aggressively corrected, would not result in the likely survival of the tree.
6	Dead	Less than 10 percent of the tree shows signs of life.



GREAT LAKES PLUMBING
430 E. PLAZA DRIVE, WESTMONT
Prepared For:
GREAT LAKES PLUMBING, HEATING & FIRE PROTECTION CO.
430 Plaza Drive
Westmont, IL 60059
708-459-3493

REV	DATE	REVISION DESCRIPTION
1	04-16-2026	Issued for Permit
2	06-16-2026	Revised per EZA Engineering review
3	07-31-2026	Revised Landscape and Tree Preservation Plan



RAYMOND SIKKEMA
LICENSE EXPIRES 11/30/2027
Section-Township-Range
DuPage: NE¼ 03-38N-11E
JOB # 48156 SURV: JCV / CLB
DRAWN: RLS REVIEW: SMR
SCALE: 1"=20' DATE: 06-18-2026
SHEET TITLE:

**TREE
PRESERVATION
PLAN**

SHEET NAME: **TP-1**
SHEET # 03 of 08

IN WITNESS WHEREOF, the parties hereto set their hands and seal this 10th day of
December, 2025.

Landlord's Signature



Printed Name

Matthew R. Treutelaar, Manager

Tenant's Signature



Printed Name

G. Justin Treutelaar, President

Tenant's Signature

Printed Name

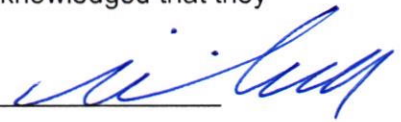
ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF DU PAGE

On this 10th day of December, 2025, before me appeared
Matthew R. Treutelaar, as **LANDLORD** of this Commercial Lease Agreement who
proved to me through government issued photo identification to be the above-named
person, in my presence executed foregoing instrument and acknowledged that they
executed the same as their free act and deed.



Kevin Joseph Condon
Notary Public



My Commission Expires: 10/3/2027

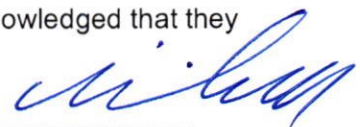
ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF DU PAGE

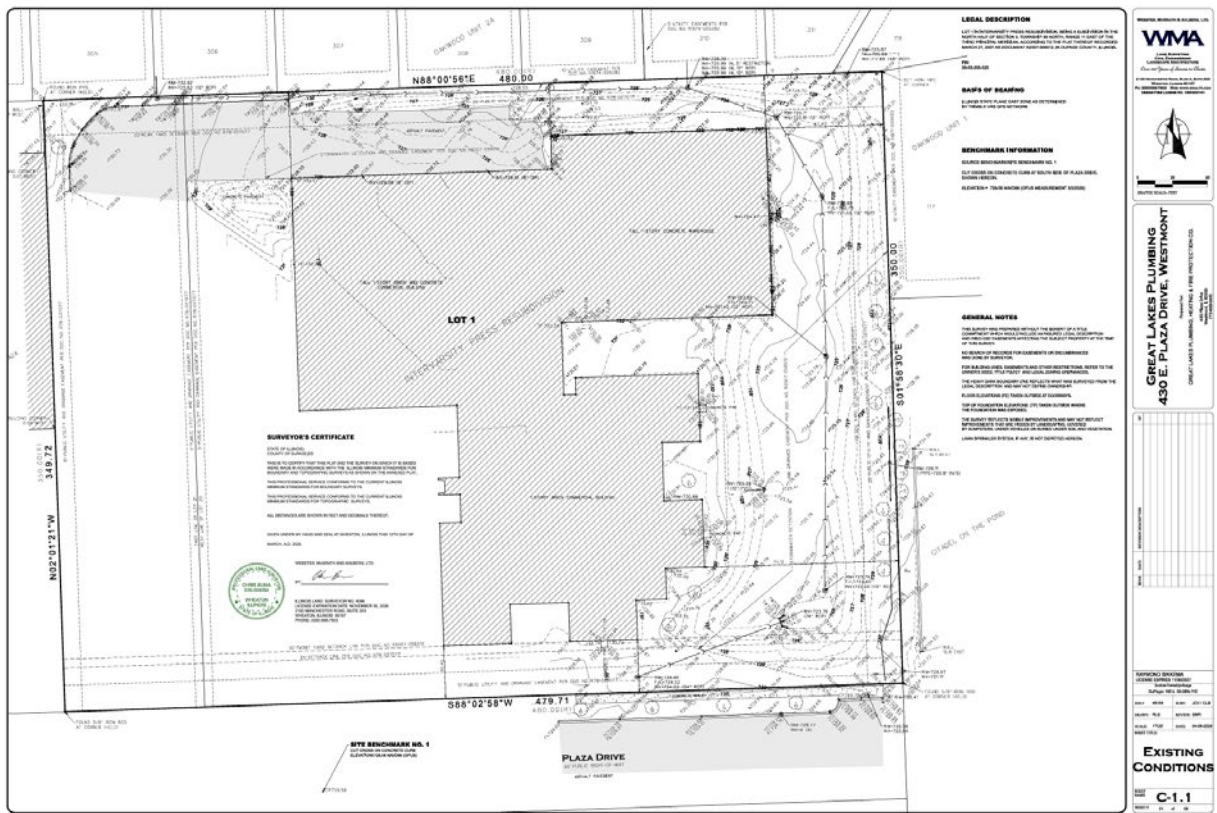
On this 10th day of December, 2025, before me appeared
G. Justin Treutelaar, as **TENANT(S)** of this Commercial Lease Agreement who
proved to me through government issued photo identification to be the above-named
person, in my presence executed foregoing instrument and acknowledged that they
executed the same as their free act and deed.



Kevin Joseph Condon
Notary Public



My Commission Expires: 10/3/2027





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

MEETING DATE: August 12, 2026

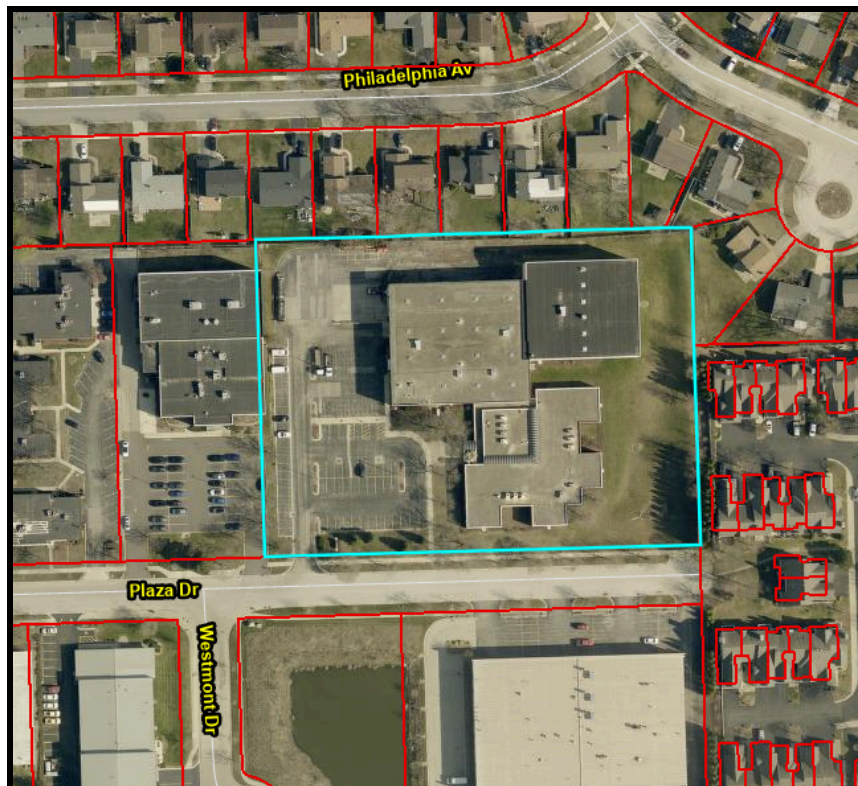
PZC 025-2026

TITLE: Request from Treute Family LLC, d/b/a Great Lakes Plumbing Heating & Fire Protection Company, for the property at 430 Plaza Drive, Westmont, Illinois, 60559, for the following:

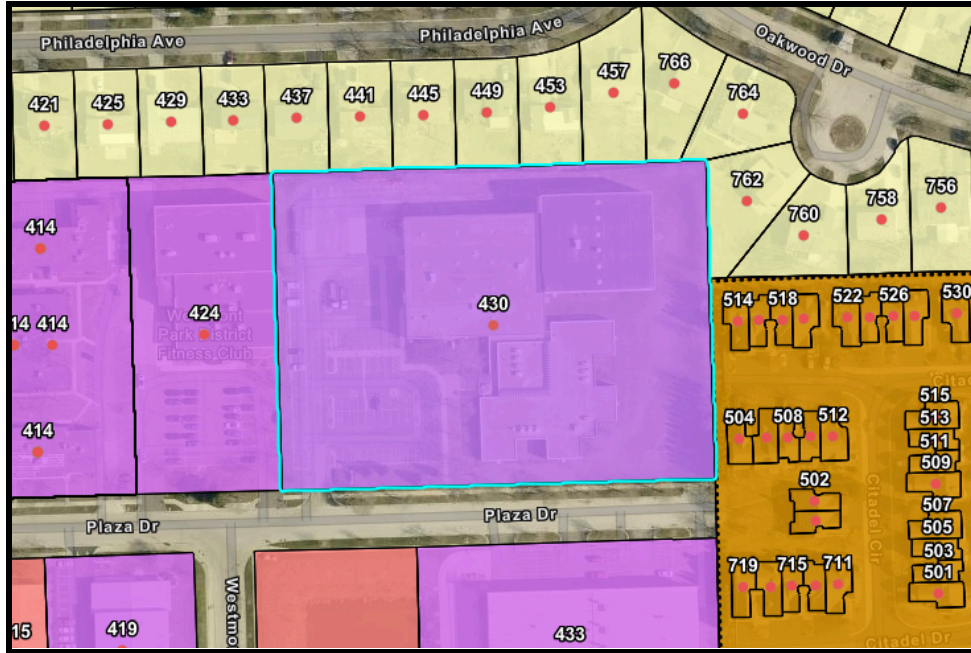
1. Major Site Plan for a new loading dock.

I. BACKGROUND OF ITEM

- A. Location: 430 Plaza Drive is located northeast of the intersection of Plaza Drive and Westmont Drive. The subject property is improved with a 52,900 square foot industrial building with parking and loading dock facilities to the west and a detention facility to the east. The lot is currently 480 feet wide by 350 feet deep, for an area of approximately 168,000 square feet, or 3.85 acres.



Aerial Map - 430 Plaza Drive (source: DuPage County Parcel Viewer)



Zoning Map - 430 Plaza Drive

B. Zoning Designations:

SUBJECT PROPERTY	M Manufacturing
NORTH	R-3 Single-Unit Residential
EAST	R-3 Single-Unit & R-5/PD General Residential/Planned Development
SOUTH	M Manufacturing & B-2 General Business
WEST	M Manufacturing

C. Neighborhood Characteristics

The lot is located in the Intervarsity Press Resubdivision, which was recorded in 2007. The subject property originally developed as a part of a planned industrial park, which was a component of an even larger development effort of the properties northeast of Cass and Ogden Avenues. Surrounding land uses include the Westmont Park District fitness club, an auto body repair shop, offices, and manufacturing businesses.



Street View - 430 Plaza Drive (source: Google Street View)



Existing Conditions - 430 Plaza Drive (source: Google Street View)

II. PETITIONER REQUEST:

The petitioner has requested a Major Site Plan to construct a new loading bay door and hardscape area, among other improvements for an existing building in the M Manufacturing District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning of the property is M Manufacturing District, which is intended to provide for 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 in this area as Light Industrial/Business Park, which describes the designation as an employment center with more “industrial type uses” closer to Ty Warner Park. The Comprehensive Plan set the goal to support a strong and diversified office and industrial base in this employment center.

B. Entitlement Request

The petitioner has provided a project narrative and supporting documentation for the following request. Any corresponding code sections for entitlement approval consideration can be referenced in item V(B) below.

- **Major Site Plan for a new loading bay in the M Manufacturing District**

Per Section 15.05 of the Zoning ordinance, the Village’s Zoning Administrator maintains the authority to elevate an administrative site plan to a major site plan review if the development could result in negative impacts on adjacent properties. In this case staff determined that the expansion of an industrial activity closer to single-family homes warranted review as a major site plan. However, it is important to note that the underlying building services use of Great Lakes Plumbing and Heating Co. is permitted in the underlying Manufacturing zoning district.

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 nine foot overhead door and dock leveler along the western facade at the northern most point of the building. Additionally, the petitioner is proposing a new entrance and stairs on the north facade of the building.

In conjunction with the building improvements, the petitioner is also proposing to remove existing asphalt that served as a stormwater inlet to the detention facilities along the east property line with leveled 3,970 asphalt and 2,640 square feet of concrete to aid in vehicular movements and to connect to the new overhead door. The existing building, loading bay, and proposed hardscape meet all zoning bulk minimum requirements as it pertains to this request.

Although not required by code, the petitioner has proposed eight arborvitae trees in addition to the existing six foot solid wood fence to aid in reducing noise and visual impacts on the single-family homes to the north. In addition to these landscape improvements the petitioner is also proposing to improve the detention area per the request of Village engineering staff with additional inlets and detention plantings. If approved, the petitioner will be needed to follow-up with engineering to vacate and replace the 20' Public Utility and Drainage Easement that currently resides within the proposed hardscape area.

IV. SUMMARY

The petitioner has requested a Major Site Plan to construct a new loading bay door, and hardscape area among other improvements for an existing building in the M Manufacturing District. The proposed plan meets the applicable zoning and land development regulations and minimums and is consistent with the recommendations of the Comprehensive Plan.

V. LEGAL

A. Notification: No notification is required for major site plans.

B. Code References: Chapter 95, Sec. 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 September 3, 2026.

VI. DOCUMENTS ATTACHED:

1. Petitioner Attachments received July 6, 2026 (Edited for PZC):
 - a. Planning & Zoning Development Application, including the project narrative
 - b. Cover Letter
 - c. Architectural Plans (including site plan) prepared by Jakl-Brandeis Architects dated 7-21-2026
 - d. Landscape Plan prepared by WMA dated 07-31-2026
 - e. Proof of Ownership
 - f. Existing Conditions Survey prepared by WMA dated 04-06-2026



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

MEETING DATE: August 12, 2026

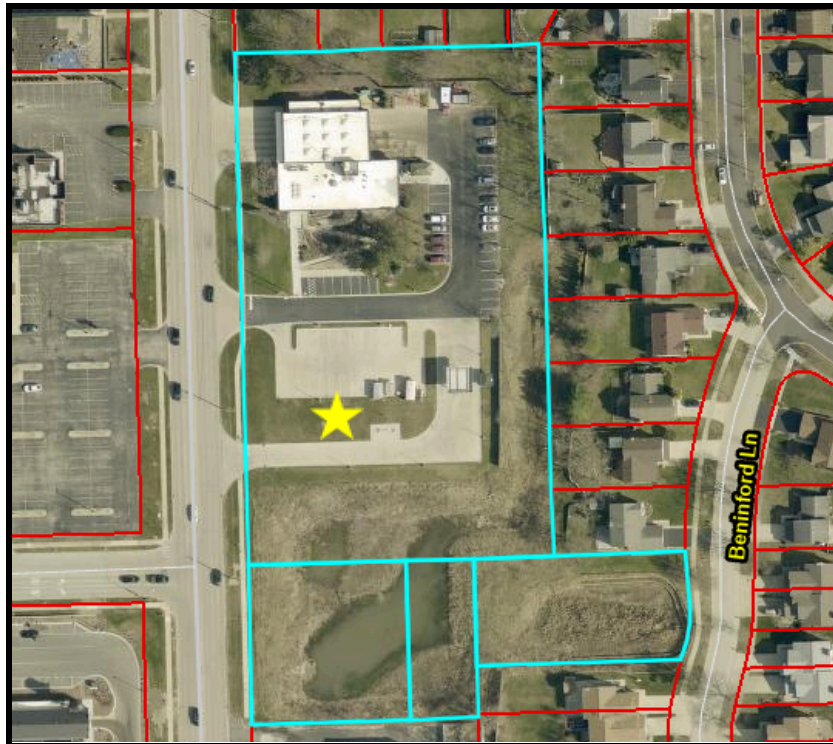
PZC 026-2026

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

1. Zoning Ordinance Variance to the maximum size, fuel type, and location of an Emergency Generator;
2. Major Site Plan Amendment to accommodate the relocation of an emergency generator.

I. BACKGROUND OF ITEM

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



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

B. Zoning Designations:

SUBJECT PROPERTIES

P/I Public and Institutional District

NORTH

R-3 Single-Unit Residential District

SOUTH

R-4 General Residential &

C-1 Commercial Districts

EAST

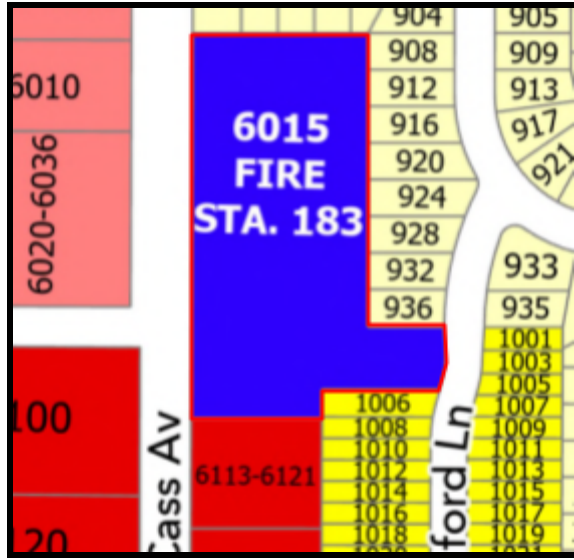
R-3 Single-Unit Residential &

R-4 General Residential Districts

WEST

B-2 General Business &

C-1 Commercial Districts



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

C. Neighborhood Characteristics

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



View of the Proposed Generator Location (view from Cass Avenue, source: Google Street View)

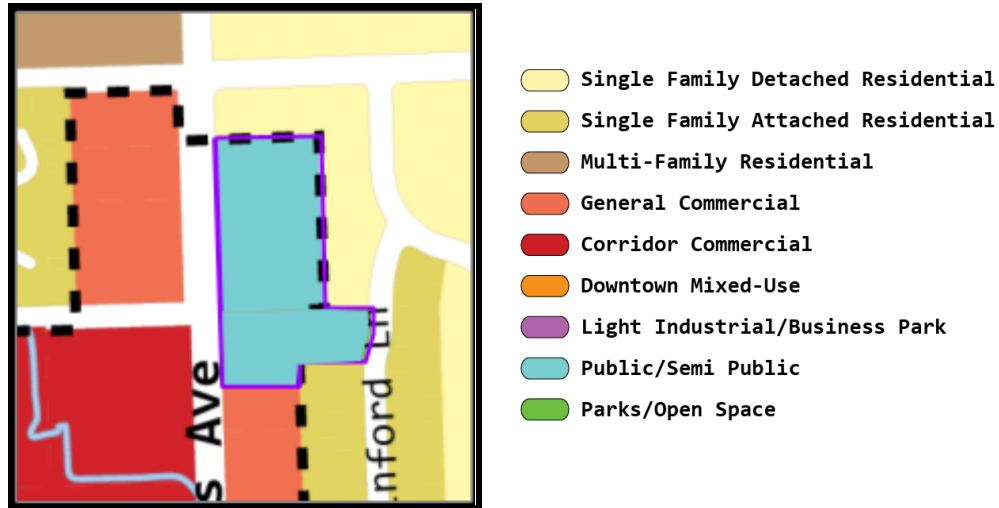
II. PETITIONER REQUEST:

The Village of Westmont is requesting approval of a Zoning Ordinance Variance to the maximum size and allowed fuel type for an exterior emergency generator and an amendment to the approved Major Site Plan for the relocated generator.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

Earlier this year, the Village Board of Trustees approved a zoning map amendment to rezone all of the properties to the P/I Public and Institutional District to help orchestrate the development of a new fire station. The Village Board also approved Comprehensive Plan map amendments to have the future land use designation of the property be consistently Public/Semi Public. The subject properties along Cass Avenue are located within the 63rd and Cass Subarea.



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

B. Previous Approvals

The Village approved the following requests on March 19, 2026, per Ordinance 2026-039: a Comprehensive Plan Map Amendments to Public/Semi Public; a Zoning Ordinance Map Amendment to rezone the properties to the P/I Public and Institutional District; a Subdivision to consolidate four (4) lots into one (1) lot; a Zoning Ordinance Variance to the maximum size, fuel type, and location of an Emergency Generator; and a Major Site Plan. The petitioner is seeking a new variance to modify the location and size of the Emergency Fuel Generator, along with a revision to the previously approved Major Site Plan.

C. Entitlement Request

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

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

Though the generator was originally planned to be installed in the northeast corner of the site, further evaluation of the plans determined that the approved size was too small and the location was inappropriate for a larger generator. Since the area and height of the generator is increasing, new variances must be requested. However, the new location is not within a required setback and therefore the location of the generator is in compliance with the Zoning Ordinance minimums.

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

Size: The proposed generator and its sound attenuation enclosure significantly exceed the maximum size requirement of 30 square feet and 5 feet in height. The proposed generator and fuel tank have an area of approximately 175.17 square feet. With the exact dimensions being 20.6 feet in length, 8.5 feet in width, and 11.23 feet in total height.

The petitioner cites that the proposed generator needs 72 hours of fuel to meet Critical Operations Power Systems (COPS) requirements. The petitioner has also provided the specification of the proposed generator and sound attenuation enclosure. The new generator location meets all P/I district setbacks.

- **Major Site Plan Amendment**

The project involves the demolition of the existing south fire station headquarters and the construction of a new 25,158 square foot fire station headquarters. This new facility will accommodate general safety service operations and offices. The new location of the generator and associated variances constitutes a significant amendment to the approved site plan. The scope of this amendment is limited to the location of the generator and the surrounding landscaping, not the entire site plan. Approximately 180 feet away from the nearest R-zoned lot, the new location is proposed to be between the parking lot and southern drive aisle, west of the fueling station. The new location is considerably further away from adjacent residences, as the old location was just over 20 feet away.

Landscaping:

No longer tucked behind the building, the generator will be screened by evergreen shrubs that can reach a mature height of 12 feet on three sides. The remaining side, facing the building, will be screened by a shrub, perennials, and ornamental grasses.

IV. SUMMARY

The petitioner is seeking amendments to previously granted variances and major site plan to accommodate the relocation of a larger diesel emergency generator.

V. LEGAL

- A. Notification: A legal notice was published in the Westmont Suburban Life on July 23, 2026.
- B. Code References: Chapter 95, Sections 7.16; 14.05; 14.06
- 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 September 3, 2026.

VI. DOCUMENTS ATTACHED:

- 1. Publication notice appearing in the July 23, 2026 Westmont Suburban Life.
- 2. Petitioner Attachments received July 8, 2026 (Edited for PZC):
 - a. Planning & Zoning Development Applications, including responses to the variance standards
 - b. Project Narrative Letter
 - c. Generator Specifications
 - d. Proposed Site Plan prepared by Pinnacle Engineering Group dated March 4, 2026 (for approval)
 - e. Proposed Landscaping Plan prepared by Pinnacle Engineering Group dated February 6, 2026 (for approval)

Certificate of the Publication

Westmont Suburban Life

Description: 6015 S CASS AVE
2338635

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
07/23/2026

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

In witness, Shaw Media has signed this certificate by Jennifer Heintzelman, its Director of Public Notices, at Westmont, Illinois, on
23rd day of July, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: Jennifer Heintzelman
its Director of Public Notices

Account Number 10074602

Amount \$118.86

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, August
12, 2026, at 6:00 P.M. in
the Westmont Village Hall,
31 W. Quincy St.,
Westmont, Illinois 60559.
The purpose of the hearing is
to consider requests from the
Village of Westmont for the
properties at 6015 South
Cass Avenue, 6101 South
Cass Avenue, and 1000
Beniford Lane, Westmont,
Illinois, 60559, for the
following:
1. Amended Zoning Ordinance
Variance to the
maximum size and fuel type
of an emergency generator.
2. Amended Major Site
Plan to accommodate the
relocation of an emergency
generator to the south side of
the fire station.
PIN(s): 09-15-302-003;
09-15-302-040; 09-15-
311-001; 09-15-311-049
More Common Location:
6015 South Cass Avenue,
Westmont, Illinois, 60559
6101 South Cass Avenue,
Westmont, Illinois, 60559
1000 Beniford Lane,
Westmont, Illinois, 60559
Village Code(s) Applicable:
Chapter 95, Sections 7.16;
14.05; 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 July 23,
2026) 2338635

PZC Case Number (office use only): PZC 026-2026

Petitioner

Petitioner Name:	Village of Westmont	Property Owner Name:	Village of Westmont
Petitioner Address:	6015 S Cass Ave	Owner Address:	31 W Quincy St
City, State and Zip	Westmont, IL, 60559	City, State and Zip:	Westmont, IL, 60559
Phone:	(630) 981-6400	Phone:	
Email:	tfrank@westmont.il.gov	Email:	

Subject Property

Property Address (Subject Property):				6015 S Cass Ave			
Property Identification Number(s) PIN(s):				09-15-311-001; 09-15-311-049; 09-15-302-003; 09-15-302-040			
Lot Width	632'	Lot Depth	308'	Lot Area:	192,116 sf	Lot Acreage:	4.41
Current Zoning:		P/I		Current Use:		Fire Station	
Description of Request/Project Title:				Amendment to an approved major site plan and variance to relocate a larger emergency generator			
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format): <i>Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.</i>				Lot 1 in the 6015 S. Cass Plat of Consolidation, being a resubdivision of part of the southwest quarter of Section 15, Township 39 North, Range 11, east of the third principal meridian in DuPage County, Illinois.			

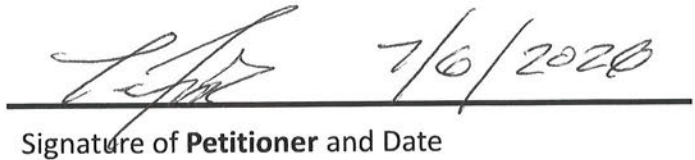
Signature(s)

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:


 Print Name of **Petitioner**


 Signature of **Petitioner** and Date
OWNER SIGNATURE
(if different than the petitioner):


 Print Name of **Property Owner**


 Signature of **Property Owner** and Date



Village of Westmont COMMUNITY DEVELOPMENT

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 026-2026
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Application for Variance

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

Proposed Project and Variance Details

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

The new Fire Station Headquarters is located at 6015 South Cass Avenue. The first floor is 25,412 square feet, the second floor is 4,598 square feet, and the basement is 4,601 square feet. The total building area with the apparatus mezzanine 35,504 square feet. The north end of the building will house the fire living quarters, south of the living quarters are five drive through apparatus bays. The south end of the building is the public entrance of the building with a training room on the first floor and administration offices on the second floor. The basement will be utilized for storage and a storm shelter.

The proposed generator will be a 500KW with a 2640 gallon double wall UL 142 fuel tank. The tank will provide 72 hours of power to meet critical operations power systems(COPS) requirements as defined by NEC article 708. The dimensions of the fuel tank and generator are 247.3" long X 102" wide and total height of 134.8".

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

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

An amendment to the approved major site plan is also requested to accommodate the new generator location. The revised landscaping plan shows that the generator will be screened by evergreen shrubs on all sides except the one facing the new fire station. These shrubs can grow up to 12 feet tall.

Findings of Fact

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The generator will be located south of the fire station and west of the fuel island. It will be properly screened and include sound attenuation so as not to unduly impact surrounding properties. In this location the generator is farther away from all surrounding properties as possible on this lot.

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

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

Minimum Submittal Requirements - Checklist

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

- ☒ 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
- ☐ Proposed site plan to scale with dimensions
- ☐ Copy of deed, lease, or similar document to provide proof of parcel ownership or site control
- ☐ Any additional documents submitted as part of the application in PDF form (or as requested by Village staff)
- ☐ A check payable to "Village of Westmont" with proper application fees per Appendix C for each variance
- ☐ Escrow deposit and additional payment if requested by staff.



Village of Westmont FIRE DEPARTMENT

6015 South Cass Avenue, Westmont, Illinois 60559

fire@westmont.il.gov | 630-981-6400

westmont.illinois.gov | 630-981-6200

July 7, 2026

Dear Planning and Zoning Commission:

The Village of Westmont's Fire Department is seeking a revision to its previous variance request to section 7.6 of the Village's Zoning Code.

The Fire Department had previously received a variance request to this section

We are writing to request a variance for the size and location of our original generator request. After further electrical evaluation it was determined that in order to provide power to the entire building the generator would have to be increased in size. This being a public safety building as well as an emergency shelter we believe there is a need to be able to power the entire building. With the increase in size of the generator we had to increase the size of the concrete pad as well. It was determined that the best course of action was to move the generator further from the neighboring houses. This move while it will be beneficial to the neighbors for visual and auditory issues it also provides for substantial savings to cost due to the more limited run of conduit to the building.

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

Sincerely,

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

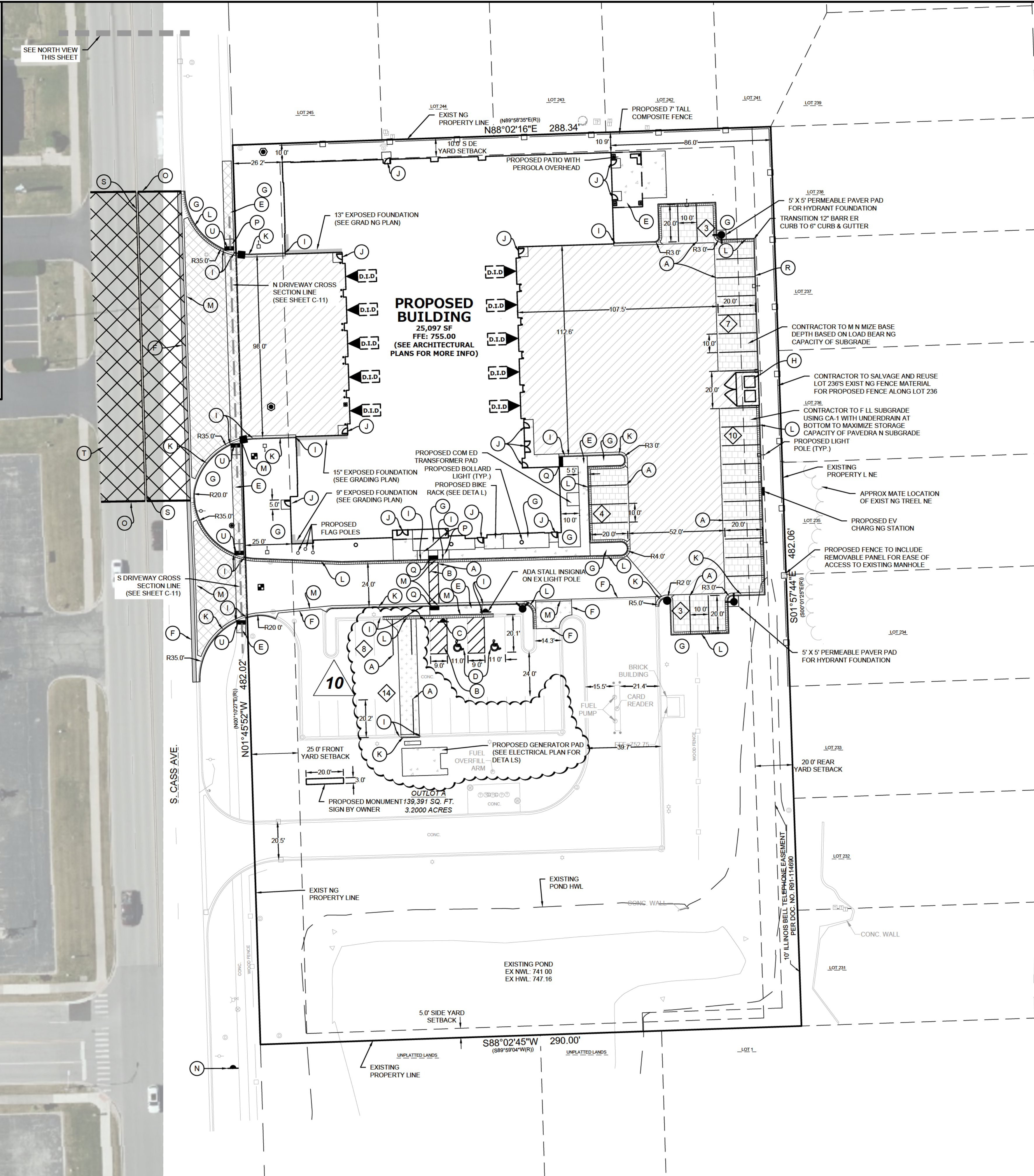
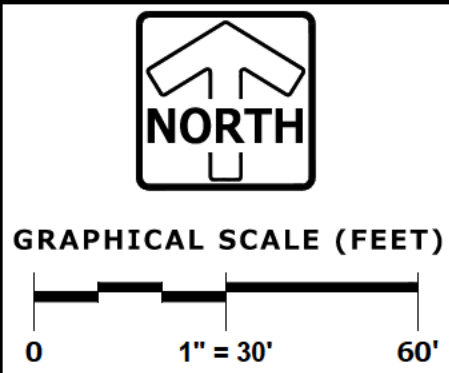
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DESIGNED: PEM
DRAFTED: PEM

SITE DIMENSIONAL AND PAVING NOTES

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

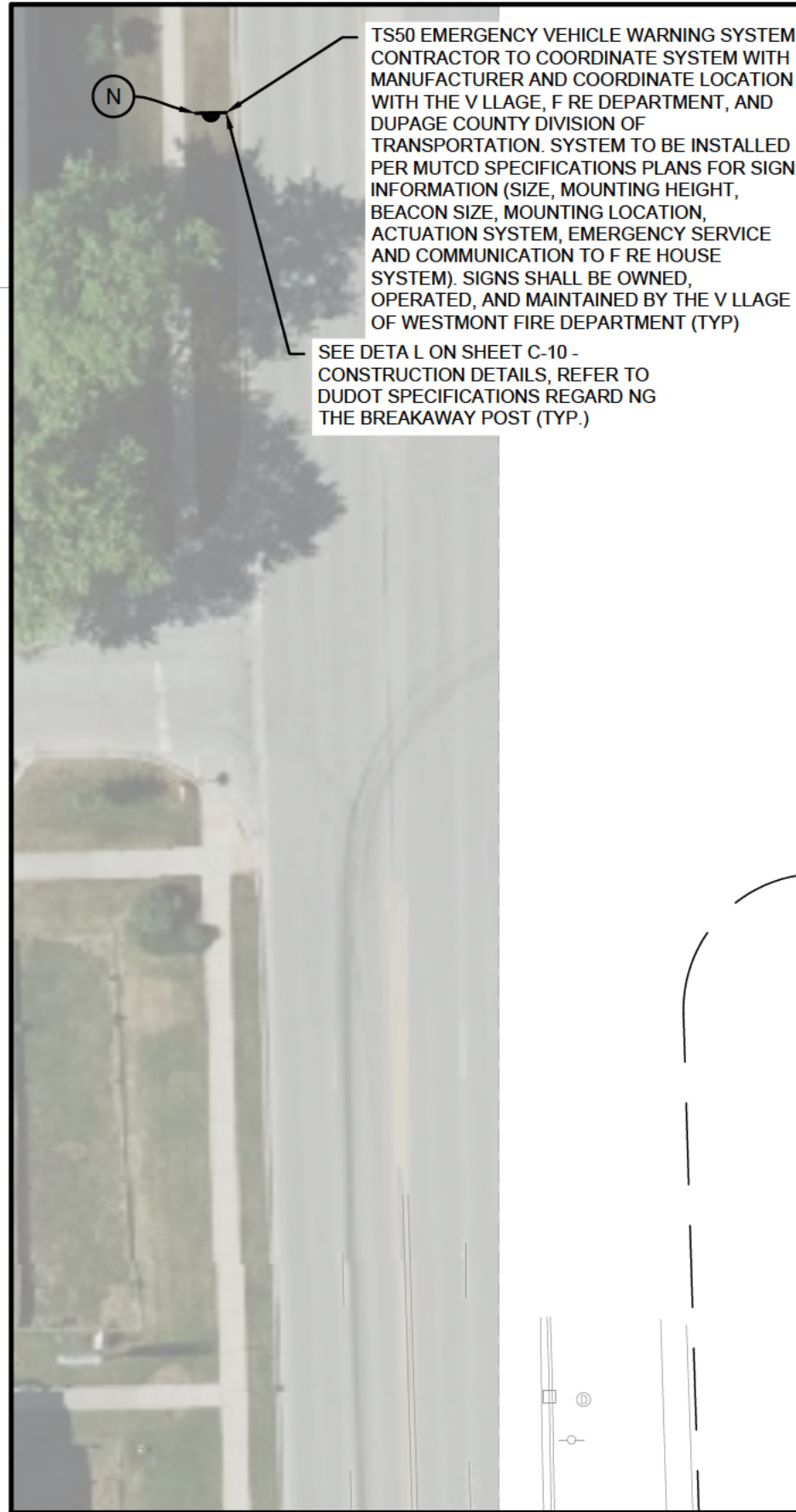
LEGEND:

- HEAVY DUTY CONCRETE PAVEMENT
6" AGGREGATE BASE COURSE, IDOT CA-6
6"x6"x6/6 GA. WELDED WIRE FABRIC REINFORCEMENT
ON 3" CHAIRS
7" P.C. CONCRETE SURFACE COURSE
 - LIGHT DUTY CONCRETE PAVEMENT
8" P.C. CONCRETE SURFACE COURSE, CLASS X CONCRETE
6"x6"x6 GA. WELDED WIRE FABRIC REINFORCEMENT
ON 3" CHAIRS
4" AGGREGATE BASE COURSE, TY. B, CAG-GRB
(MATCH EXISTING ADJACENT PAVEMENT)
 - CONCRETE DRIVEWAY APRON PAVEMENT
8" AGGREGATE BASE COURSE, IDOT CA-6
6"x6" STEEL MESH
8" P.C. CONCRETE SURFACE COURSE
 - PAVEDRAIN PERMEABLE PAVERS
 - HEAVY DUTY ASPHALT PAVEMENT
12" AGGREGATE BASE COURSE, IDOT CA-6
2.5" HOT-MIX ASPHALT BINDER COURSE
2" HOT-MIX ASPHALT SURFACE COURSE
 - SIDEWALK
(SEE VILLAGE DETAIL)
 - EXISTING PAVEMENT SURFACE ONLY PATCH
(SEE DETAIL ON SHEET C-11)
- (A) 4" SOLID WHITE THERMOPLASTIC STRIPE
(B) 4" THERMOPLASTIC DIAGONAL AT 45° SPACED 2' O.C.
(C) ADA PARKING STALL SIGNAGE W/ BOLLARD (SEE DETAIL)
(D) ADA STALL INSIGNIA (SEE DETAIL)
(E) CONCRETE SIDEWALK (SEE DETAIL)
(F) MATCH EXISTING EDGE OF PAVEMENT
(G) LANDSCAPE AREA
(H) TRASH ENCLOSURE W/ 6' TALL COMPOSITE FENCE (SEE ARCH. PLANS)
(I) TAPER CURB HEAD
(J) PROPOSED BUILDING DOOR
(K) 18" CURB & GUTTER (PER DETAIL)
(L) 18" REVERSE PITCH CURB & GUTTER (PER DETAIL)
(M) DEPRESSED CURB & GUTTER (PER DETAIL)
(N) *R10-7 (MODIFIED WITH VERBIAGE)
"DO NOT BLOCK DRIVEWAY" (24"x30")
7' HEIGHT FROM BOTTOM OF SIGN TO GROUND
(O) 12" THERMOPLASTIC WHITE LINE
(P) PROPOSED ADA RAMP
(Q) PROPOSED VILLAGE TRUNCATED DOMES (SEE DETAIL SHEET C-8)
(R) 12" TALL BARRIER CURB (PER DETAIL)
(S) 4" THERMOPLASTIC DOUBLE YELLOW LINE @11" C-C
(T) 6" THERMOPLASTIC WHITE CROSS HATCH 8" C-C AT 45 DEGREES
PROPOSED RED TRUNCATED DOMES W/ NO SIDE CURB OR FLARES
(10) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)



SITE DATA

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



STREET VIEW
SCALE: 1" = 30'



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FIRE STATION 183
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SITE DIMENSIONAL &
PAVING PLAN

REVISIONS

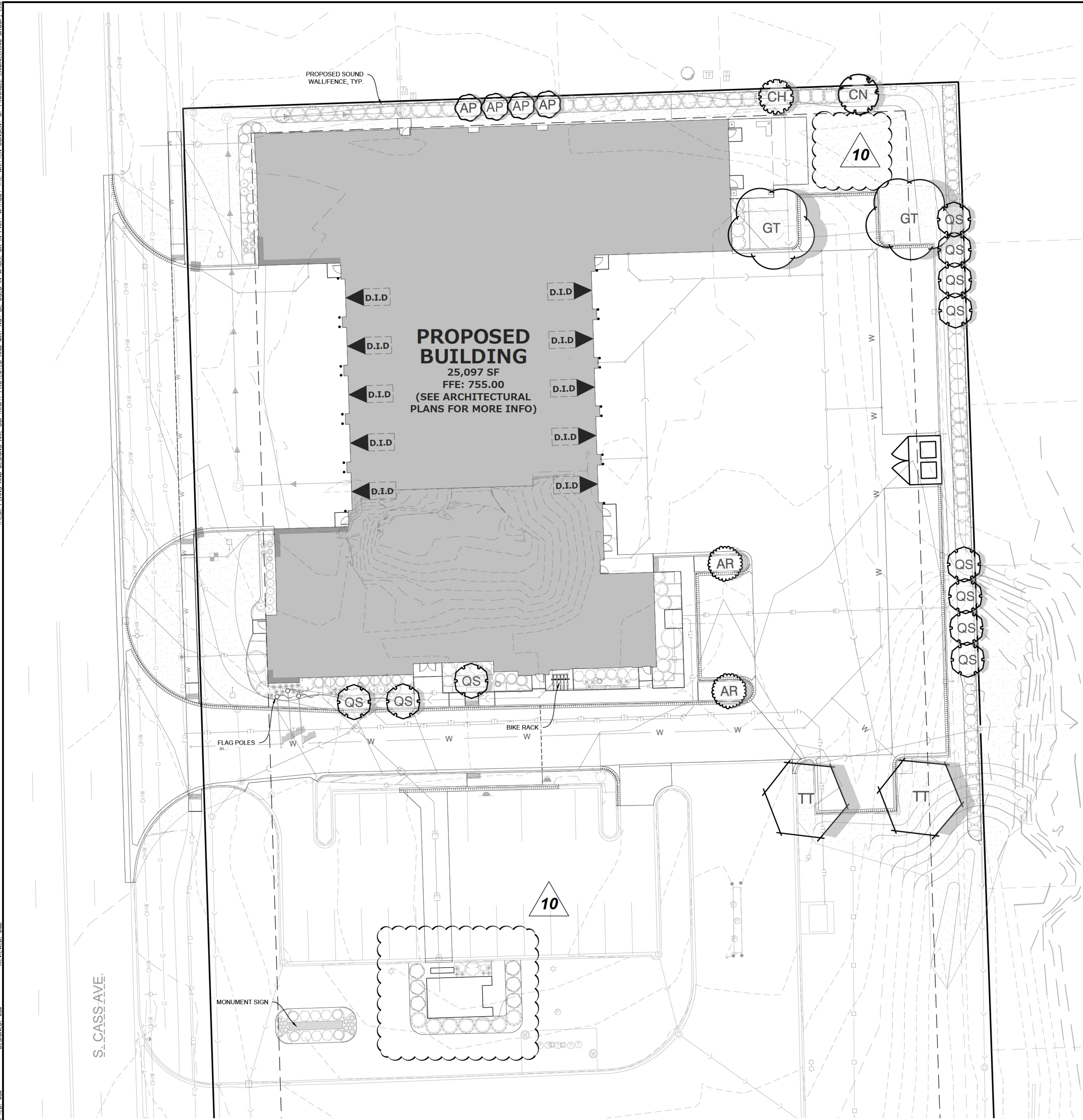
9. PERMIT REVISIONS	06/24/26	5. BID SET	05/11/26
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REG JOB NO. 6389.00
MAC
REG PM
START DATE 01/27/26
SCALE 1" = 30'

SHEET
C-3
OF
C-11

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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
TREES						
AP	4	Acer saccharum 'Barrett Cole'	Apollo Sugar Maple	3" Cal.	30' T x 10' W	
GT	2	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	3" Cal.	60' T x 50' W	
QS	11	Quercus x 'Scarlet Letter'	Scarlet Letter Columnar Oak	3" Cal.	45' T x 13' W	
TT	2	Tilia tomentosa 'Sterling'	Sterling Silver Linden	3" Cal.	45' T x35' W	
ORNAMENTAL TREES						
AR	2	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Apple Serviceberry	2' Cal.	20' T x 15' W	
CH	1	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2' Cal.	35' T x 15' W	
CN	1	Carpinus caroliniana 'JFS-KW6'	Native Flame American Hornbeam	2' Cal.	30' T x 20' W	
SHRUBS						
CF	3	Calycanthus floridus 'SMNCAF'	Simply Scentsational Sweetshrub	36" Ht.	6' T x 5' W	
CA	6	Cornus alba 'Bud's Yellow'	Bud's Yellow Tatarian Dogwood	36" Ht.	7' T x 7' W	
CS	3	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood	36" Ht.	7' T x 7' W	
CAF	6	Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	24" Ht.	3' T x 3' W	
HT	1	Heptacodium miconioides 'SMNHMRP'	Temple of Bloom Seven Son Flower	36" Ht.	15' T x 8' W	
HB	1	Hibiscus syriacus 'DVPazurri'	Azurri Blue Satin Rose of Sharon	36" Ht.	8' T x 8' W	
HJ	11	Hydrangea paniculata 'Jane'	Little Lime Panicle Hydrangea	24" Ht.	5' T x 5' W	
PS	4	Philadelphus x 'Snowwhite Fantasy'	Snow White Mock Orange	24" Ht.	5' T x 5' W	
PA	5	Potentilla fruticosa 'Bailbrule'	First Editions Crème Brûlée Bush Cinquefoil	24" Ht.	3' T x 3' W	
RR	12	Rosa rugosa 'JACruwhi'	Wild Spice Rose	24" Ht.	4' T x 4' W	
EVERGREEN SHRUBS						
IR	6	Ilex verticillata 'FarrowBPop'	Berry Poppins Winterberry	24" Ht.	4' T x 4' W	
IF	2	Ilex verticillata 'FarrowMRP'	Mr. Poppins Winterberry	24" Ht.	4' T x 4' W	
JF	23	Juniperus chinensis 'Fairview'	Fairview Juniper	5' Ht.	17' T x 6' W	
JM	6	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	5' Ht.	12' T x 7' W	
JT	3	Juniperus chinensis 'Trautman'	Trautman Juniper	5' Ht.	17' T x 4' W	
TN	23	Thuja occidentalis 'American Pillar'	American Pillar Arborvitae	5' Ht.	25' T x 6' W	
TFC	4	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	24" Ht.	2' T x 3' W	
TO	14	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	24" Ht.	4' T x 4' W	
TG	8	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	24" Ht.	4' T x 4' W	
TS	17	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5' Ht.	20' T x 5' W	
ORNAMENTAL GRASSES						
MA	12	Molinia caerulea arundinacea 'Skyscraper'	Skyscraper Moor Grass	1 gal.	36" T x 24" W	
PV	23	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	42" T x 28" W	
SH	15	Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal.	15" T x 20" W	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS						
AB	35	Achillea millefolium 'Balwinwite'	New Vintage™ White Common Yarrow	1 gal.	12" o.c.	16" T x 12' W
AH	20	Agastache x 'Blue Fortune'	Blue Fortune Anise Hyssop	1 gal.	24" o.c.	36" T x 24" W
AS	24	Allium x 'Serendipity'	Serendipity Ornamental Onion	1 gal.	15" o.c.	18" T x 15" W
AC	13	Amsonia ciliata 'Verdant Venture'	Verdant Venture Fringed Bluestar	1 gal.	30" o.c.	24" T x 30" W
AE	6	Amsonia tabernaemontana 'Storm Cloud'	Storm Cloud Eastern Bluestar	1 gal.	37" o.c.	30" T x 38" W
CMW	21	Calamintha nepeta 'Montrose White'	Montrose White Calamint	1 gal.	20" o.c.	18" T x 18" W
ERM	38	Echinacea p 'Rainb299'	Butterfly Rainbow Marcella Coneflower	1 gal.	20" o.c.	15" T x 20" W
GA2	39	Gaillardia aristata 'Arizona Sun'	Arizona Sun Blanket Flower	1 gal.	14" o.c.	12" T x 14" W
HSS	4	Hosta x 'Sum & Substance'	Sum & Substance Hosta	1 gal.	30" o.c.	30" T x 40" W
NK	34	Nepeta x faassenii 'Kit Kat'	Kit Kat Catmint	1 gal.	24" o.c.	18" T x 24" W
PAS	25	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	24" o.c.	24" T x 24" W
SMN	16	Salvia nemorosa 'May Night'	May Night Sage	1 gal.	16" o.c.	18" T x 18" W
SW	13	Symphotrichum novi-belgii 'Wood's Blue'	Wood's Blue New York Aster	1 gal.	24" o.c.	15" T x 24" W
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
TURF						
	14,124 sf	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix	seed		



GRAPHICAL SCALE (FEET)

0 1" = 20' 40'



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**LANDSCAPE OVERVIEW &
TREE PLAN**

REVISIONS

9. PERMIT REVISIONS	06/24/26	5. BID SET	05/11/26
10. PZC REVISION	07/08/26	6. PERMIT/BIDDING COMMENTS	05/27/26
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REG JOB NO. 6389.00

MAC

REG PM

START DATE 01/27/26

SCALE 1" = 20'

SHEET
L-1
OF
L-3

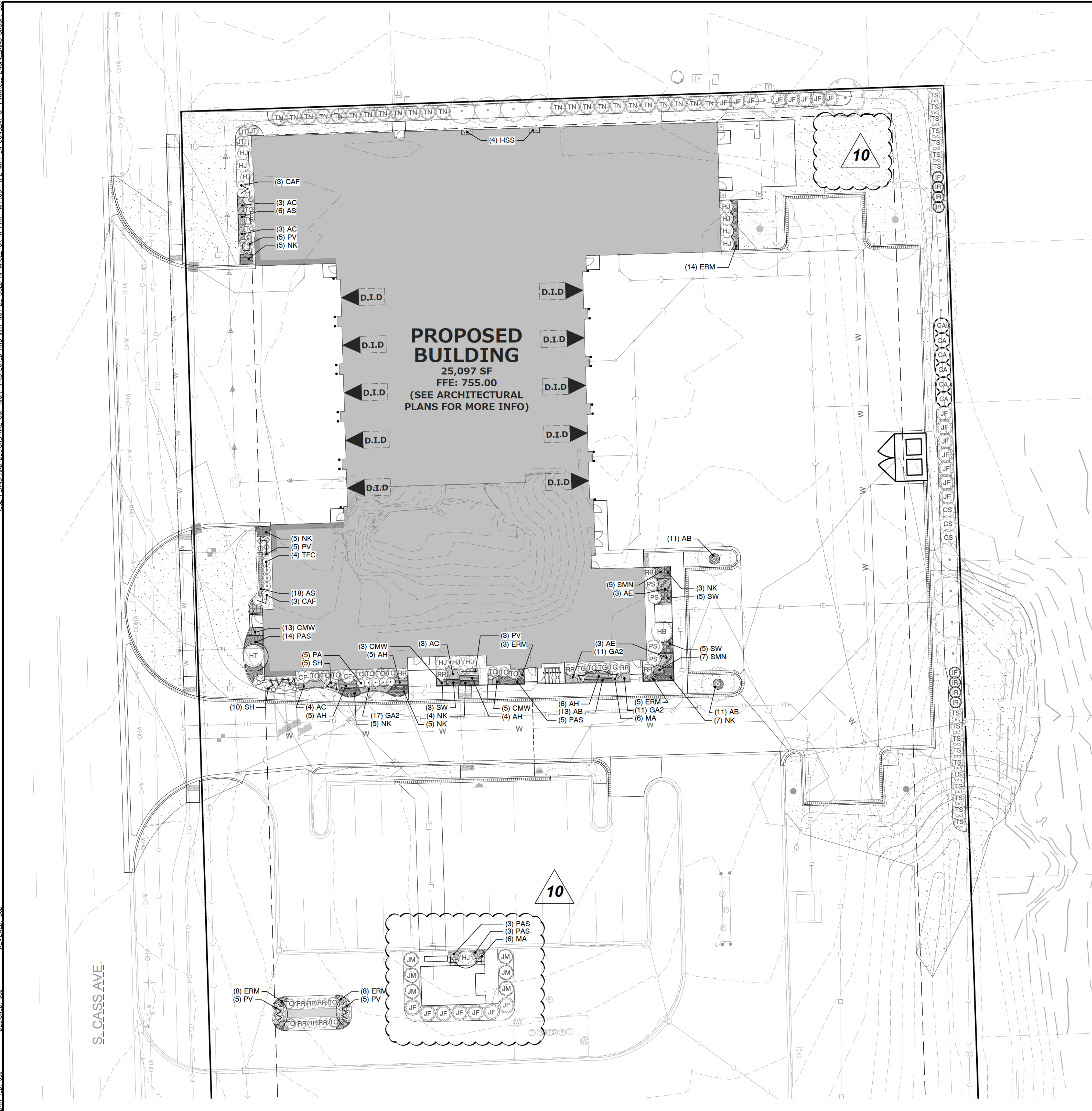
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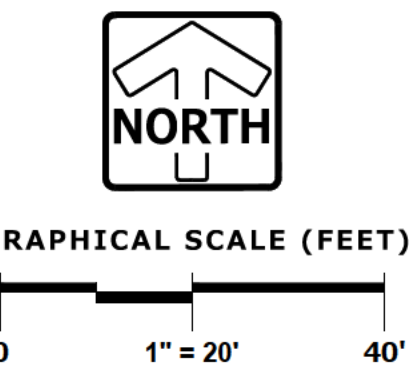
LANDSCAPE OVERVIEW & TREE PLAN

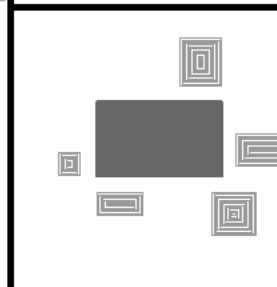
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PLANT KEY		
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TREES		
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GT	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust
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TT	Tilia tomentosa 'Sterling'	Sterling Silver Linden
ORNAMENTAL TREES		
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CH	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam
CN	Carpinus caroliniana 'JFS-KW6'	Native Flame American Hornbeam
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CS	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood
CAF	Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood
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HB	Hibiscus syriacus 'DVPazumi'	Azurri Blue Satin Rose of Sharon
HJ	Hydrangea paniculata 'Jane'	Little Lime Panicle Hydrangea
PS	Philadelphus x 'Snowwhite Fantasy'	Snow White Mock Orange
PA	Potentilla fruticosa 'Bailbrule'	First Editions Crème Brûlée Bush Cinquefoil
RR	Rosa rugosa 'JACruwhi'	Wild Spice Rose
EVERGREEN SHRUBS		
IR	Ilex verticillata 'FarrowBPop'	Berry Poppins Winterberry
IF	Ilex verticillata 'FarrowMrP'	Mr. Poppins Winterberry
JF	Juniperus chinensis 'Fairview'	Fairview Juniper
JM	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper
JT	Juniperus chinensis 'Trautman'	Trautman Juniper
TN	Thuja occidentalis 'American Pillar'	American Pillar Arborvitae
TFC	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae
TO	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae
TG	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae
TS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae
ORNAMENTAL GRASSES		
MA	Molinia caerulea arundinacea 'Skracer'	Skracer Moor Grass
PV	Panicum virgatum 'Northwind'	Northwind Switch Grass
SH	Sporobolus heterolepis 'Tara'	Prairie Dropseed
PERENNIALS		
AB	Achillea millefolium 'Balvinwite'	New Vintage™ White Common Yarrow
AH	Agastache x 'Blue Fortune'	Blue Fortune Anise Hyssop
AS	Allium x 'Serendipity'	Serendipity Ornamental Onion
AC	Amsonia ciliata 'Verdant Venture'	Verdant Venture Fringed Bluestar
AE	Amsonia tabernaemontana 'Storm Cloud'	Storm Cloud Eastern Bluestar
CMW	Calamintha nepeta 'Montrose White'	Montrose White Calamint
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SW	Symphotrichum novi-belgii 'Wood's Blue'	Wood's Blue New York Aster
SYMBOL		
BOTANICAL NAME		COMMON NAME
TURF		
Turf		Reinders - Cadet 70/30 Fescue/Blue Mix





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LANDSCAPE SHRUB & GROUND COVER PLAN

REVISIONS					
9	PERMIT REVISIONS	06/24/26	5	BID SET	05/11/26
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REG JOB NO. 6389.00
REG PM
START DATE 01/27/26
SCALE 1" = 20'

SHEET
L-2
OF
L-3

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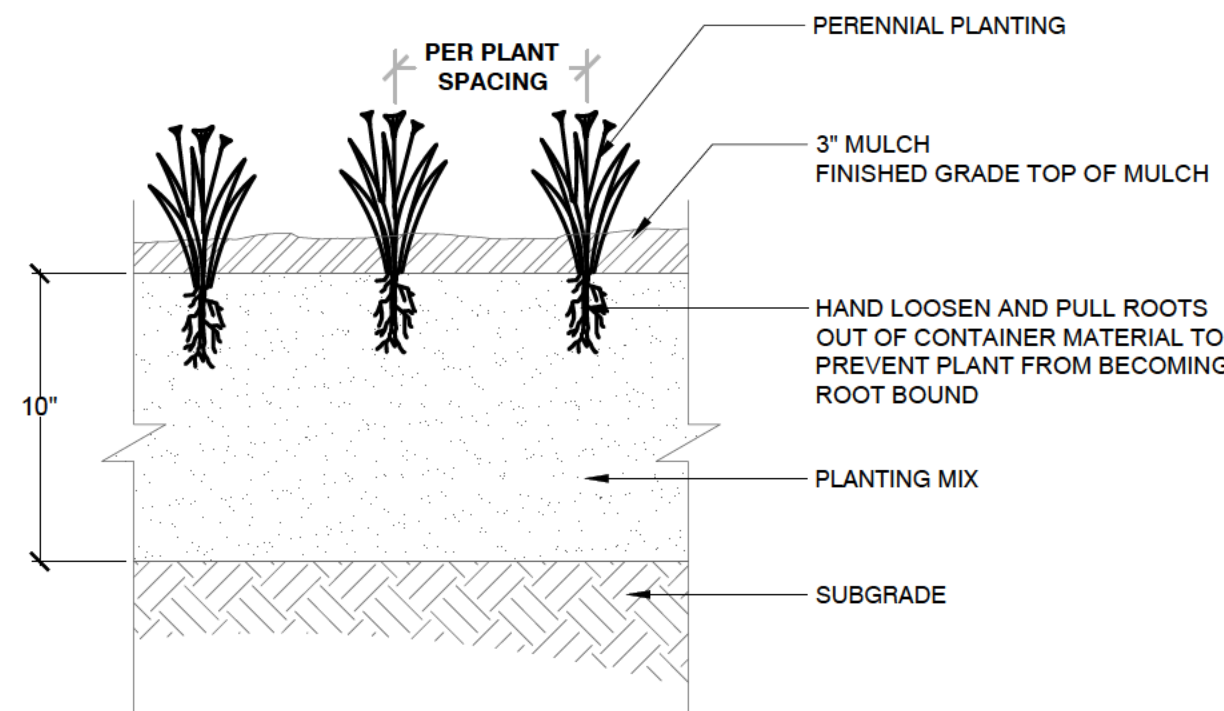
GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{3}{4}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAR DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDD AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.

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

SOIL PLACEMENT NOTES

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



5 PERENNIAL PLANTING

1" = 1'-0"

3293-01

6 PLANT SPACING

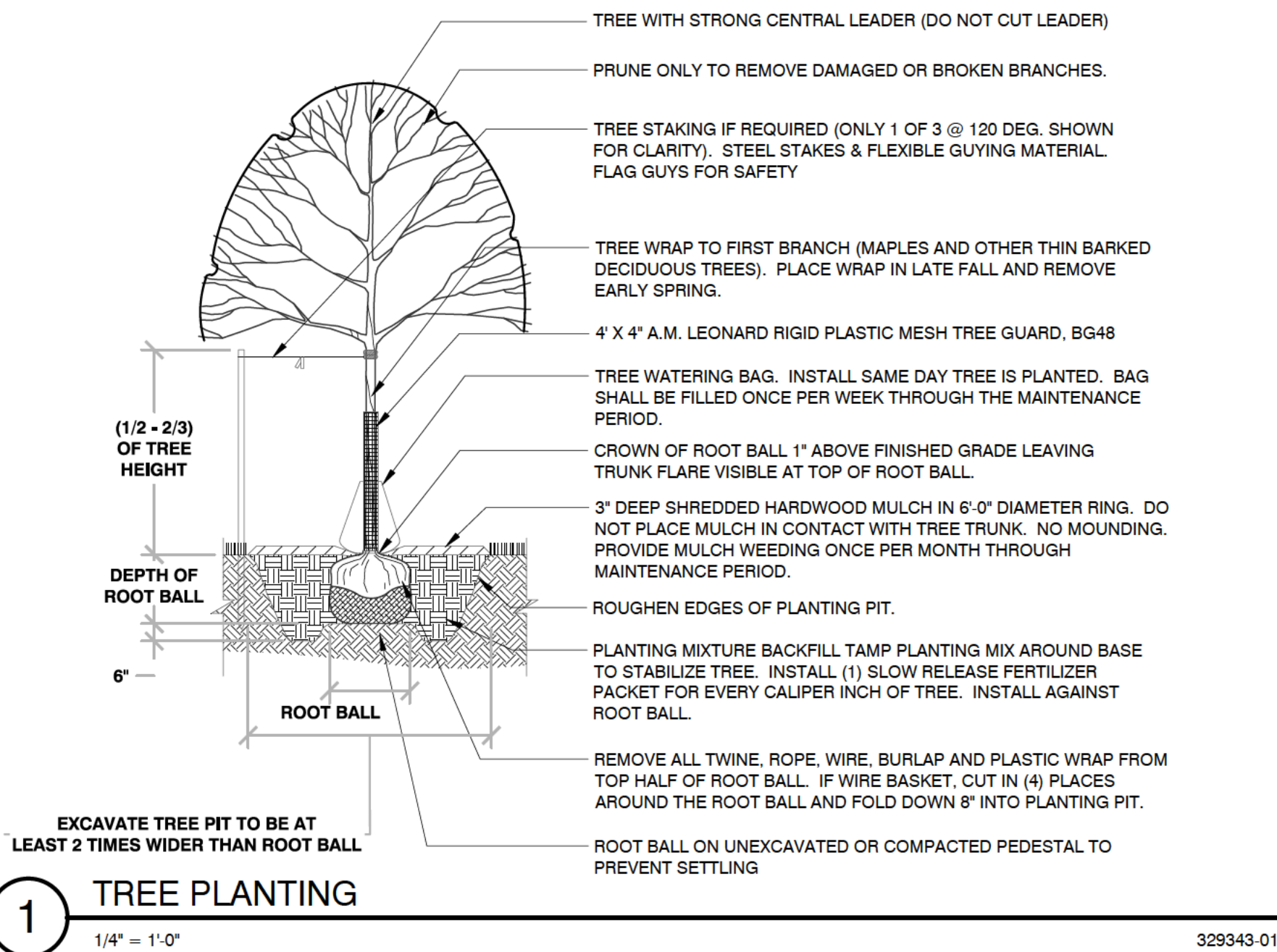
3/4" = 1'-0"

3293-02

7 TRENCHED BED EDGE

3/4" = 1'-0"

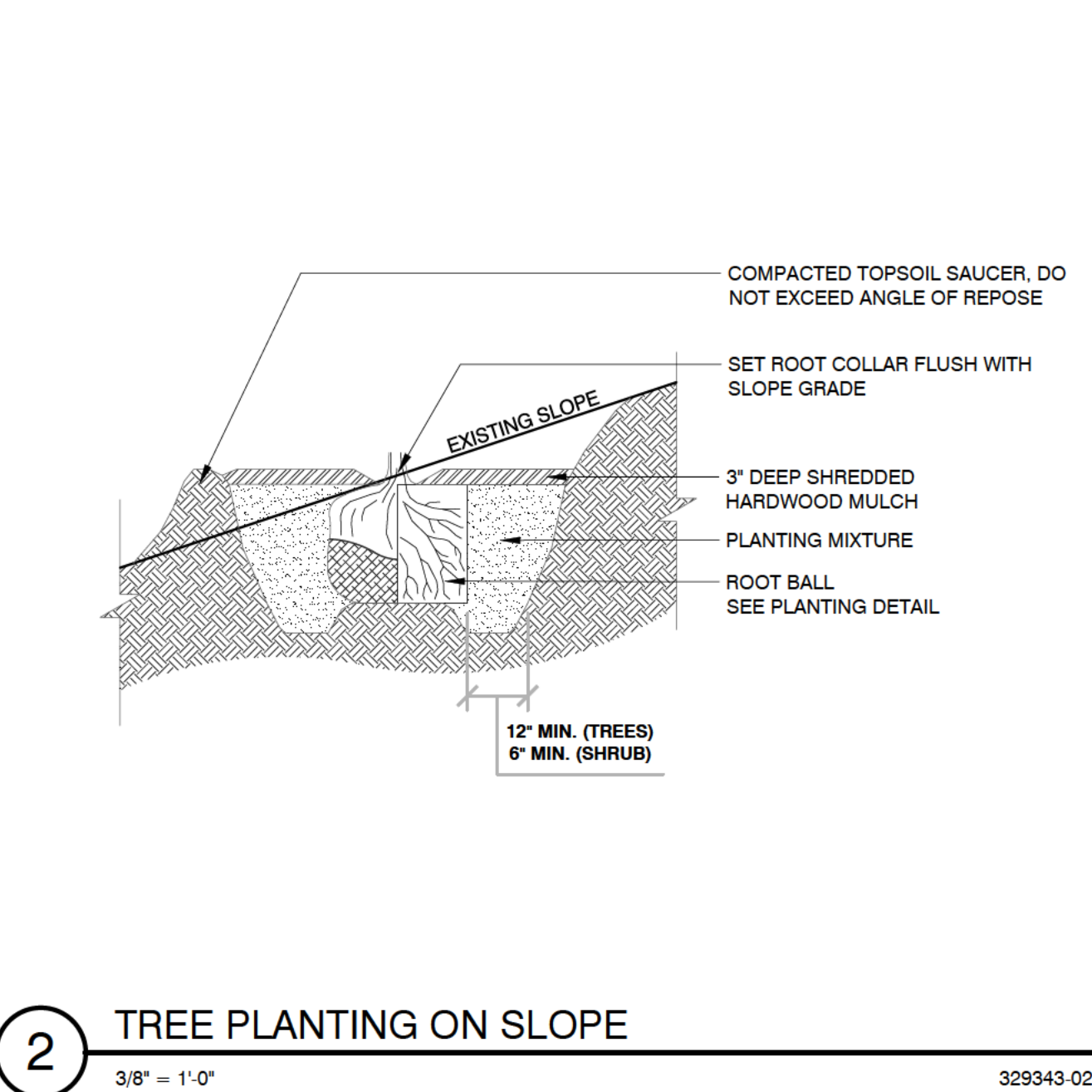
3293-03



1 TREE PLANTING

1/4" = 1'-0"

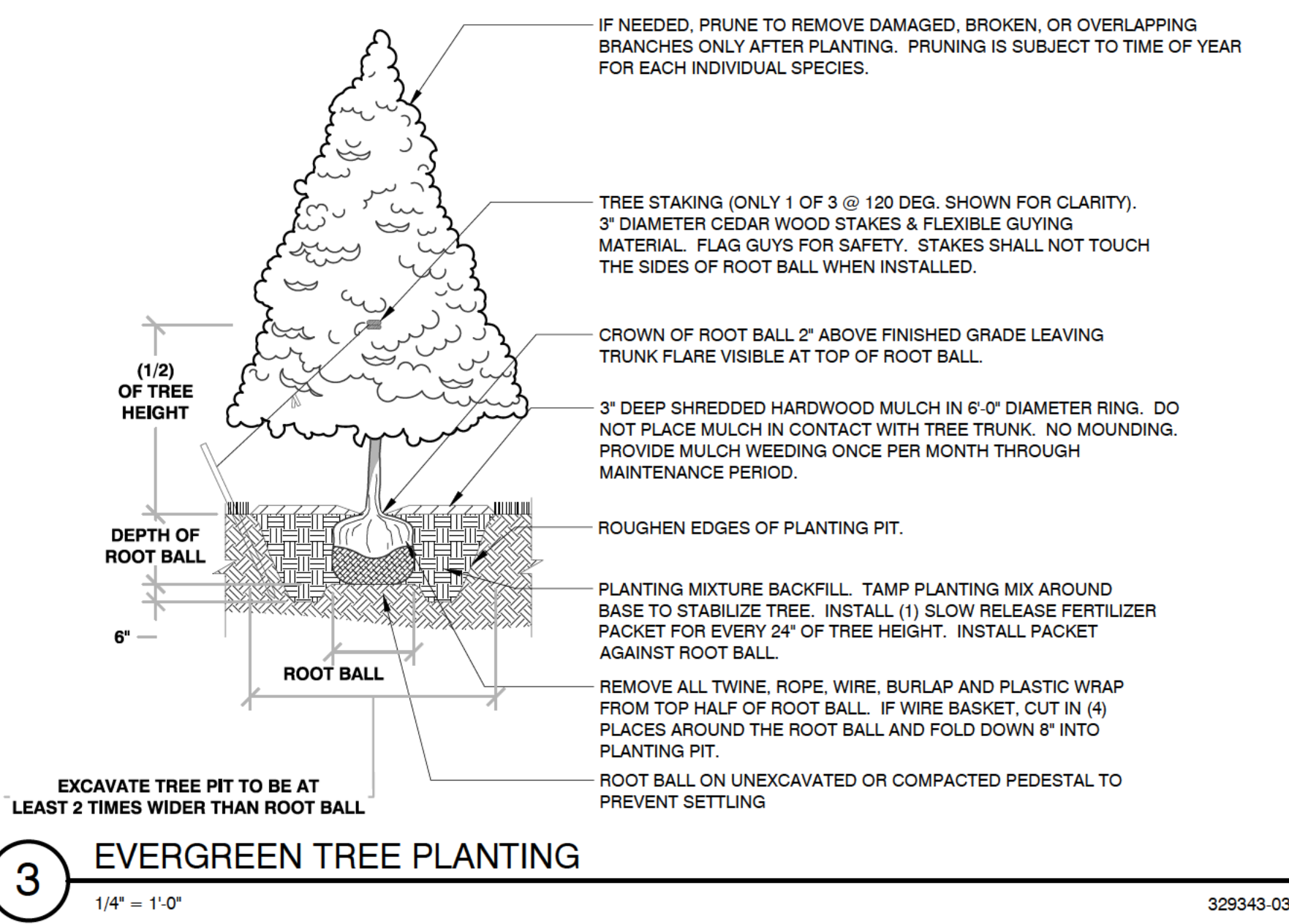
329343 01



2 TREE PLANTING ON SLOPE

3/8" = 1'-0"

329343 02



3 EVERGREEN TREE PLANTING

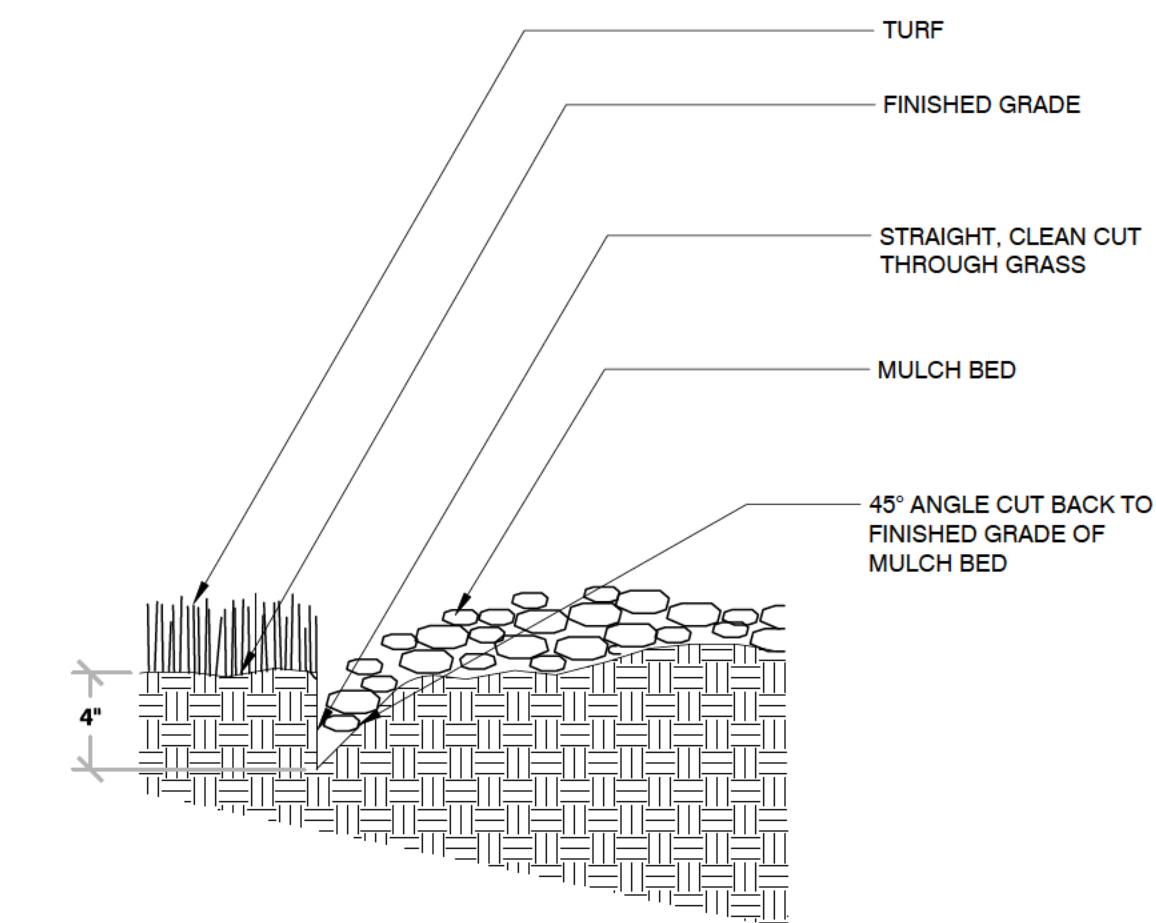
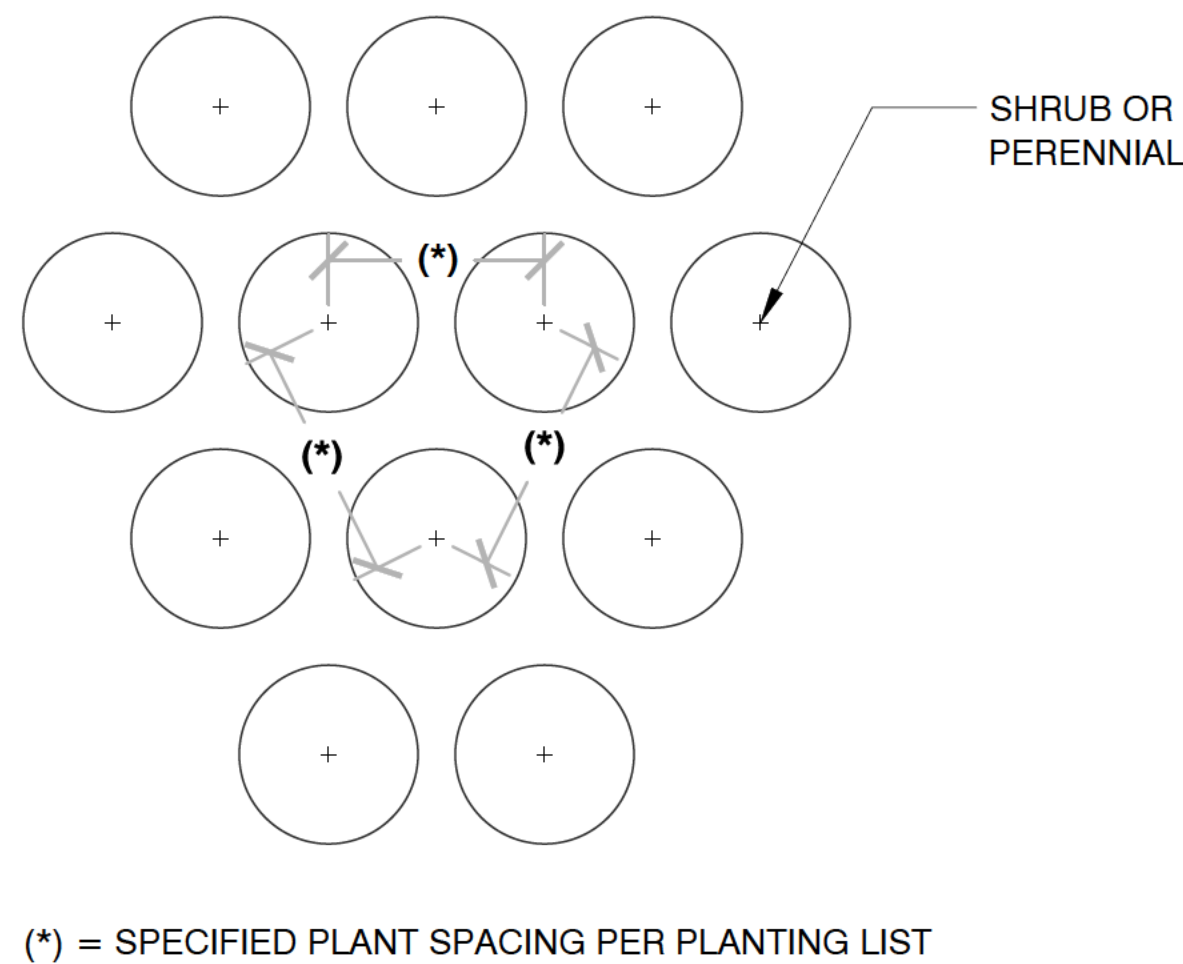
1/4" = 1'-0"

329343 03

4 SHRUB PLANTING

1/2" = 1'-0"

329333 02





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LANDSCAPE GENERAL
NOTES & DETAILS

REVISIONS				SHEET L-3 OF L-3
NO.	DESCRIPTION	DATE	BY	
9	PERMIT REVISIONS	06/24/26	MAC	3293-03
10	P2C REVISION	07/08/26	MAC	
3	BID SET	03/23/26	MAC	
4	ISSUE FOR PERMIT	04/27/26	MAC	
5	BID SET	05/11/26	MAC	
6	PERMIT/BIDDING COMMENTS	05/27/26	MAC	3293-03
7	DUPAGE COUNTY COMMENTS	06/10/26	MAC	
8	BID CLARIFICATIONS-M.E.P.	06/11/26	MAC	

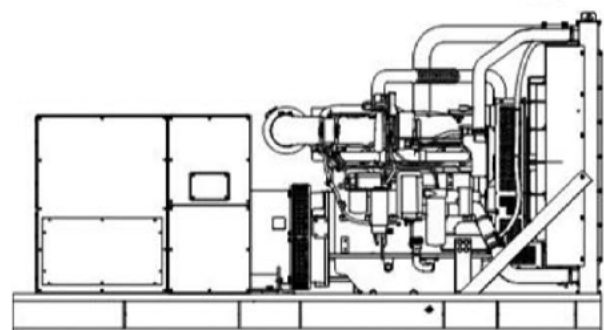


Industrial Generator Set - 500REOZJC

208-600 V Diesel

Tier 2 EPA-Certified for Stationary Emergency Applications Ratings Range

Standby: kW 400-510
kVA 500-638



Standard Features

- Rehko provides one-source responsibility for the generating system and accessories.
- Approved for use with certified renewable Hydrotreated Vegetable Oil (HVO)/Renewable Diesel (RD) fuels compliant with EN15940/ASTM D975.
- The generator set and its components are prototype-tested, factory-built, and production-tested.
- The 60 Hz generator set offers a UL 2200 listing.
- The generator set accepts rated load in one step.
- The 60 Hz emergency generator set meets NFPA 110, Level 1, when equipped with the necessary accessories and installed per NFPA standards.
- A one-year limited warranty covers all generator set systems and components. Two- and five-year extended limited warranties are also available.
- Alternator features:
 - The pilot-excited, permanent magnet (PM) alternator provides superior short-circuit capability.
 - The brushless, rotating-field alternator has broadrange reconfigurability.
- Other features:
 - Rehko designed controllers for one-source system integration and remote communication. See Controllers on page 3.
 - The low coolant level shutdown prevents overheating (standard on radiator models only).
 - Integral vibration isolation eliminates the need for under-vibration spring isolators.
 - An electronic, load-synchronous governor delivers precise frequency regulation.
- Mount up to four circuit breakers to allow circuit protection of selected priority loads.

Generator Set Ratings

Alternator	Voltage	Ph	Hz	150°C Rise		130°C Rise	
				Standby Rating	Standby Rating	Standby Rating	Standby Rating
				kW/kVA	Amperes	kW/kVA	Amperes
5MA024	120/208	3	60	450/563	1561	440/550	1527
	127/220	3	60	465/581	1525	465/581	1525
	138/240	3	60	505/631	1519	475/594	1428
	220/380	3	60	400/500	760	400/500	760
	240/416	3	60	450/563	781	440/550	783
5MA027	120/208	3	60	505/631	759	475/594	714
	127/220	3	60	505/631	759	505/631	759
	138/240	3	60	505/631	1519	505/631	1519
	220/380	3	60	400/500	760	400/500	760
	240/416	3	60	505/631	781	440/550	783
5MA028	120/208	3	60	510/638	1770	510/638	1770
	127/220	3	60	510/638	1673	510/638	1673
	138/240	3	60	510/638	1534	510/638	1534
	220/380	3	60	470/588	893	470/588	893
	240/416	3	60	510/638	885	510/638	885
5MA270*	277/480	3	60	510/638	767	510/638	767
	347/600	3	60	505/631	607	505/631	607
5MA272*	347/600	3	60	510/638	613	510/638	613

* Not available for IBC and/or OSHPD orders.

RATINGS: All three phase units are rated at 0.8 power factor. Standby ratings. The standby rating is applicable to varying loads for the duration of a power outage. There is no overrated capability for the rating. Ratings are in accordance with ISO 8528-1 and ISO 22861-1. Please consult alternator model 500REOZJC for ratings, dimensions, component ratings, and site conditions. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever.

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Industrial Generator Set - 500REOZJC

208-600 V Diesel

Alternator Specifications

Specifications	Alternator
Type	4-Pole, Rotating-Field
Exciter type	Brushless, Permanent Magnet, Pilot Exciter
Leads: quantity, type	10/12. Reconnectable 4, 600 V
Voltage regulator	Solid State, VoltageHz
Insulation:	NEMA MG1
Material	Class H, Synthetic, Nonhygroscopic
Temperature rise	130°C, 150°C Standby
Bearing: quantity, type	1, Sealed
Coupling	Flexible Disc
Armature windings	Full
Rotor balancing	125%
Voltage regulation, no-load to full-load	Controler Dependent
One-step load acceptance	100% of Rating
Unbalanced load capability	100% of Rated Standby Current
Peak motor starting kVA:	(35% dip for voltages below)
480 V	5MA024 (10 lead)
480 V	5MA027 (12 lead)
480 V	5MA028 (10 lead)
600 V	5MA270 (4 lead)
600 V	5MA272 (4 lead)

- NEMA MG1, IEEE, and ANSI standards compliance for temperature rise and motor starting.
- Sustained short-circuit current of up to 300% of the rated current for up to 10 seconds.
- Sustained short-circuit current enabling downstream circuit breakers to trip without collapsing the alternator field.
- Self-ventilated and drip-proof construction.
- Superior voltage waveform from a two-thirds pitch stator and skewed rotor.
- Brushless alternator with brushless pilot exciter for excellent load response.

Application Data

Engine	Engine Electrical
Engine Specifications	Engine Electrical System
Engine manufacturer	John Deere
Engine model	6135HFC075
Engine type	4-Cycle, Turbocharged, Charge Air-Cooled
Cylinder arrangement	6, In-line
Displacement, L (cu. in.)	13.5 (824)
Bore and stroke, mm (in.)	132 x 165 (5.2 x 6.5)
Compression ratio	16.0:1
Piston speed, m/min (ft./min.)	594 (1945)
Main bearings: quantity, type	7, Replaceable Insert
Rated rpm	1800
Max. power at rated rpm, kW (BHP)	563 (765)
Crankshaft material	Forged Steel
Valve material	Nickel-Chromium Head
Intake/Exhaust	Chromium-Silicone Stem
Governor: type, make/model	JDEC Electronic L15
Frequency regulation, no-load to full-load	±0.25%
Frequency regulation, steady state	Isynchronous
Air cleaner type, all models	Fixed
Exhaust	Primary
Exhaust manifold type	Water Separator
Exhaust flow at rated kW, m ³ /min (cfm)	Recommended fuel
Exhaust temperature at rated kW, dry exhaust, °C (°F)	Water-Cooled
Maximum allowable back pressure, kPa (in. Hg)	1.2 (0.03)
Engine exhaust outlet size, mm (in.)	See ADV drawing

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Industrial Generator Set - 500REOZJC

208-600 V Diesel

Application Data

Cooling	Radiator System
Ambient temperature, °C (°F)	50 (122)
Engine jacket water capacity, L (gal.)	16 (4.8)
Radiator system capacity, including engine, L (gal.)	67.2 (17.8)
Engine jacket water flow, Lpm (gpm)	400 (106)
Heat rejected to cooling water at rated kW, dry exhaust, kW (Btu/min.)	209 (1896)
Heat rejected to air charge cooler at rated kW, dry exhaust, kW (Btu/min.)	116 (6603)
Water pump type	Centrifugal
Fan diameter, including blades, mm (in.)	965 (38)
Fan, kW (HP)	19 (24)
Max. restriction of cooling air, intake and discharge side of radiator, kPa (in. H ₂ O)	0.125 (0.5)
Enclosure with internal silencer reduces ambient temperature capability by 5°C (9°F).	

Operation Requirements

Air Requirements	Standby Rating
Radiator-cooled cooling air, m ³ /min (acfm)	435 (15400)
Cooling air required for generator set when equipped with city water cooling or remote radiator, based on 14°C (57°F) rise, m ³ /min (cfm)	279 (9867)
Combustion air, m ³ /min (cfm)	38 (1342)
Engine, kW (Btu/min.)	38 (2163)
Alternator, kW (Btu/min.)	40 (2277)
Heat rejected to ambient air, m ³ /min (cfm)	1
1. Air density = 1.20 kg/m ³ (0.075 lbm/ft ³)	

Fuel Consumption**

Diesel, Lph (gph) at % load	Standby Rating
100%	134.5 (35.5)
75%	104.6 (27.6)
50%	70.3 (18.6)
25%	38.8 (10.2)

** Volumetric Fuel consumption is up to 4% higher when using HVO100 than #2 ULSD.

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Controllers



APM402 Controller

- Provides advanced control, system monitoring, and system diagnostics for optimum performance and compatibility.
- Digital display and menu control provide easy local data access.
- Measurements are selectable in metric or English units.
- Remote communication thru a PC via network or serial configuration.
- Controller supports Modbus® protocol.
- Integrated hybrid voltage regulator with ±0.5% regulation.
- Built-in alternator thermal overload protection.
- NFPA 110 Level 1 capability.

Refer to GS-161 for additional controller features and accessories.



APM603 Controller

- Provides advanced control, system monitoring, and system diagnostics for optimum performance and compatibility.
- 7-inch graphic display with touch screen and menu control provides easy local data access.
- Measurements are selectable in metric or English units.
- Paralleling capability to control up to 8 generators on an isolated bus with first-on logic, synchronizer, kW and kVAR load sharing, and protective relays.
- Note: Parallel with other APM603 controllers only.
- Generator management to turn paralleled generators off and on as required by load demand.
- Load management to connect and disconnect loads as required by load demand.
- Controller supports Modbus® RTU, Modbus® TCP, SNMP and BACnet®.
- Integrated voltage regulator with ±0.25% regulation.
- Built-in alternator thermal overload protection.
- UL-listed overcurrent protective device.
- NFPA 110 Level 1 capability.

Refer to GS-162 for additional controller features and accessories.

Modbus® is a registered trademark of Schneider Electric.

BACnet® is a registered trademark of ASHRAE.



Industrial Generator Set - 500REOZJC

208-600 V Diesel

Standard Features

- Alternator Protection
- Battery Rack and Cables
- Customer Connection
- Local Emergency Stop Switch
- Oil Drain Extension
- Operation and Installation Literature

Available Options

- Circuit Breakers Type
 - Magnetic Trip
 - Thermal Magnetic Trip
 - Electronic Trip (L)
 - Electronic Trip with Short Time (LS)
 - Electronic Trip with Ground Fault (LSG)
- Circuit Breaker Mounting
 - Generator Mounted
 - Remote Mounted
 - Bus Bar (for remote mounted breakers)

Enclosures for Remote Mounted Circuit Breakers

- NEMA 1
- NEMA 3R

Approvals and Listings

- CSA Certified
- HCAI Pre-Approval
- Hurricane Rated Enclosure
- IBC Seismic Certification
- UL 2200 Listing

Enclosed Unit

- Sound Enclosure Level 1 and Subbase Fuel Tank Packages
- Sound Enclosure Level 2 and Subbase Fuel Tank Packages
- Weather Enclosure and Subbase Fuel Tank Packages

Open Unit

- Exhaust Silencer, Critical (kit: PA-354880)
- Flexible Exhaust Connector, Stainless Steel
- Flexible Fuel Lines (Select rubber or stainless steel)

Control

- Common Failure Relay (APM603 controllers only)
- Two Input/Output Modules (APM602 controller only)
- Four Input/Output Modules (APM603 controller only)
- Lockable Emergency Stop Switch
- Remote Serial Annunciator Panel
- Run Relay (standard with APM603, optional with others)
- Manual Key Switch (APM603 controller only)
- Manual Speed Adjust (APM602 controller only)

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Cooling System

- Block Heater, 2500 W, 90-120 V, 1 Ph
- Block Heater, 2500 W, 190-208 V, 1 Ph
- Block Heater, 2500 W, 210-240 V, 1 Ph
- Block Heater, 2500 W, 380-480 V, 1 Ph
- Required for ambient temperatures below 0°C (32°F)
- Radiator Duct Flange

Electrical System

- Generator Heater
- Battery
- Battery Charger, Equalize/Float Type
- Battery Heater
- Electronic Trip (L)
- Electronic Trip with Short Time (LS)
- Electronic Trip with Ground Fault (LSG)

Paralleling System

- Voltage Sensing
- Generator Mounted
- Remote Mounted
- Bus Bar (for remote mounted breakers)

Miscellaneous

- Air Cleaner, Heavy Duty
- Air Cleaner Restriction Indicator
- Crankcase Emissions Canister
- Engine Fluids Added
- Rated Power Factor Testing

Literature

- General Maintenance
- NFPA 110
- Overhaul
- Production

Warranty

- 2-Year Basic Limited Warranty
- 3-Year Basic Limited Warranty
- 5-Year Comprehensive Limited Warranty

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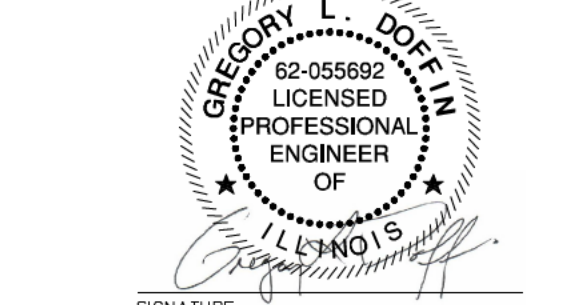
Village of Westmont
Fire Station 183

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Westmont, IL 60559



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EXPIRATION DATE 11/30/2027

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IL Design Firm: 184-000549-0002

Architect's Project Number: 25.07.08

Issue Date:

ISSUE FOR SCHEMATIC DESIGN	11/07/25
ISSUE FOR DESIGN DEVELOPMENT	01/23/26
ISSUE FOR PERMIT	04/27/26
ISSUE FOR BID	05/11/26
ISSUE FOR PERMIT/BIDDING COMMENTS	06/01/26
Delta3: Bid Clarifications- M,E,P Sheets	06/11/26
Delta3: Permit Revisions	06/25/26

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GENERATOR

SPECIFICATIONS

Sheet Number:

E007