



**Village of Westmont
VILLAGE BOARD**

31 West Quincy Street, Westmont, Illinois 60559

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

**Village Board Meeting
August 20, 2026
6:00 PM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. OPEN FORUM**

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

5. REPORTS

a. Board Reports

- i. Mayor
- ii. Clerk
- iii. Trustees

6. ITEMS TO BE REMOVED FROM CONSENT AGENDA

7. CONSENT AGENDA (OMNIBUS VOTE)

a. Village Board Minutes

i. Board Meeting Minutes

Board to consider approving the minutes of the Village Board meeting held August 6, 2026.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

b. Finance Ordinance #17

i. Total to be announced at the meeting

Type Consent Item

Budgeted

c. Purchase Order(s)

- i. **There are no purchase orders at this time**

Type Consent Item

Budgeted

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

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

Type Consent Item

Budgeted

e. Vision and Vibe Fest - 2026

Board to consider an ordinance approving the following requests from the Village of Westmont for the Vision & Vibe Fest on September 12 & 13, 2026:

1. Community Event Permit
2. Amplified Sound Permit
3. Street Closure - Closing Dallas between Linden Ave and the alley between Linden & Warwick

Background of Subject Matter

This is the second year for the Village of Westmont Vision & Vibe Fest to celebrate all things creative and artistic. The event will take place at Veterans Memorial Park on September 12 & 13 from 11am–7pm. Alcohol will be sold & served by Taurasi and Prestige Liquors.

Additional Background

This is the second year for this event.

Type Consent Item

f. 2026 Wicked West Fest Halloween Events

Board to consider an ordinance approving the following requests from the Westmont Chamber of Commerce for the Wicked West Fest Halloween Events that will be held on October 17, 2026:

1. Community Events Permit
2. Amplified Sound Permit
3. Street Closure Requests from 7:30am -2:30pm as follows:
 - ☐ Cass Ave between Burlington and Chicago / Naperville
 - ☐ Cass / Irving Parking lots on Cass Ave
 - ☐ Manning School Parking Lot
 - ☐ Norfolk and Irving Streets from Alley East and West to Cass Ave
4. Waive the restrictions in Chapters 38 and 70 of the Code of Ordinances in order to allow scarecrows to be secured to public utility poles during the month of October.

Background of Subject Matter

This is an annual event intended to promote the B-1 and B-1A Downtown Business Districts and to celebrate the Halloween season. The trick-or-treat trail event will feature family-friendly trick-or-treating, a costume contest, Manning Monster Dash and Casket Races.

Type Consent Item

8. UNFINISHED BUSINESS

9. NEW BUSINESS

a. Generator Variance and Site Plan Amendments - South Fire Station

Board to consider requests from the Village of Westmont for the properties at 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois, 60559, 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

Background of Subject Matter

Per Ordinance 2026-039, on March 19, 2026, the Village approved the Comprehensive Plan and zoning map amendments, a lot consolidation, a site plan and a variance for an emergency generator. The petitioner is now requesting a new variance to modify the generator's location and size, plus a revision to the approved Major Site Plan. Though the generator was originally planned to be installed in the north-east 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.

Additional Background

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. 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 square feet and an approximate height of 11 feet. This variance is sought so that the Fire Department has sufficient backup power during an emergency to provide critical public safety services to the community.

Recommendation

At their regular meeting on August 12, 2026, the Planning & Zoning Commission unanimously recommended approval of the request (5-0, 2 absent). A neighboring resident to the east raised concerns regarding the fuel type and potential noise of the proposed generator.

Type Ordinance

Budgeted

b. Westmont Area Historical Society - Hotel / Motel Grant Request

Board to consider a motion awarding a Hotel/Motel Grant in the amount of \$2,500.00 to the Westmont Area Historical Society.

Background of Subject Matter

The Westmont Area Historical Society is holding an immersive murder mystery dinner and speakeasy experience on October 20, 2026 at the Chicago Oak Brook Hills Resort. The event is open to all participants and will be advertised broadly to encourage enrollment from across the Chicagoland area. The Westmont Area Historical Society is estimating the event's cost to approximate \$5,358.00. The event will promote tourism and overnight hotel stays in the Village.

Additional Background

This grant request was not specifically budgeted as part of the 2026 budget, but the Village has sufficient hotel/motel tax reserves to pay for this request.

Recommendation

Approve

Type Motion

Budgeted

c. Chapter 18 & 42 Text Amendments

Board to consider an ordinance approving amendments to Chapter 18, Article III, Sections 18-62 and 18-65, and to Chapter 42, Article IV, Division 2, Section 42-189 of the Westmont Code of Ordinances, regarding updates to construction and fire control requirements.

Background of Subject Matter

Following discussion at the Community Development Committee on July 9, 2026, Community Development and the Fire Department completed a comprehensive review of Chapters 18 & 42 and the local amendments to the adopted International Codes. This coordinated effort focuses on modernizing our existing regulatory framework to establish a more development-friendly environment. The proposed revisions stimulate local growth and economic investment while strictly maintaining the highest standards of public safety and life safety protection.

Additional Background

Further discussion will occur at the Public Works Committee on August 20, 2026. Any revisions to the proposed text as a result of that meeting may require an amended motion to alter the proposed language.

Recommendation

Approve

Type Ordinance

Budgeted

d. **Mayor's Commissioner Reappointment**

Board to consider a motion confirming the Mayor's reappointment of Stella Quazilla to the Fire and Police Commission.

Background of Subject Matter

This reappointment will be for the standard three-year term on the commission. Ms. Qualizza has served on the Commission since 2017, and has agreed to continue.

Recommendation

Approve

Type Motion

Budgeted

10. MISCELLANEOUS

11. EXECUTIVE SESSION

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

12. 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>



Clerk's Office
Village of Westmont

MINUTES OF THE BOARD MEETING HELD Thursday, August 6, 2026

Mayor Nero called the meeting to order at **6:05 P.M.**

WESTMONT VILLAGE BOARD MEETING ROLL CALL:

PRESENT: Mayor Nero P Clerk A. Szymiski P

TRUSTEES: Barker P Parrilli P
Guzzo P Plowman P
Liddle A Scales P

STAFF:

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

ATTORNEY: Zemenak P Lampariello A

A QUORUM WAS PRESENT TO TRANSACT BUSINESS.

PRESS:

Bugle A

Westmont Chamber President: A

THOSE PRESENT RECITED THE PLEDGE OF ALLEGIANCE.

Mayor Nero welcomed everyone to the meeting.

OPEN FORUM:

Susan Steinmiller, 1012 S Williams St. #3:

- Looking for endorsement for the 708 Mental Health Board Referendum and would like to see it on a board agenda.
- Addressed the outstanding issues regarding the Forest Preserve Golf Course.

- Would like more money to be allocated to the golf course in Westmont.
- Thank the Westmont Police Department and Westmont Fire Department for a fantastic National Night Out. Addressed ideas to the board.

Ron Gunter, 209 E Dallas: Spoke about the history of Forest Preserve Golf Course.

Susie Wayt, 508 65th Street: Advocating for her parents who live on the same street. Has an issue putting in sidewalks because removing the trees and brambles there will remove the natural privacy.

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

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

VOTING SUMMARY

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
TRUSTEE BARKER	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE GUZZO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE LIDDLE	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
TRUSTEE PARRILLI	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE PLOWMAN	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE SCALES	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>

REPORTS

Mayor Nero

- **Frank Rogers 99th Birthday** - The board acknowledged Mayor Nero's grandfather's birthday. Mayor Nero handed out a key to the Village in honor of Frank Rogers' 99th birthday. Thanked Patty Mielcarski for helping put things together and having it framed. The Mayor read the proclamation honoring his grandfather.
- **Mayor Gunter** - Retired Mayor Gunter's photo will be unveiled with the other photos of previous mayors. Deputy Mayor Gunter spoke at the podium and expressed his gratitude. He has served the community for nearly 50 years.
- **Faces behind Dementia Exhibit** - These photos, featuring area residents who have dementia were taken by Westmont Village Manager Jim Gunther. Each portrait is accompanied by a brief story of the person highlighted in the photograph. Photos are located at the Westmont Public Library.

- **Chicago Bears Offensive Lineman:** Westmont was the home of the oldest living Chicago Bears player. Offensive lineman in '57 and '59 John Damore lived in Westmont. Unfortunately, he passed away today (August 4, 2026).

Clerk Szymski

- **The Annual Westmont Community Garage Sales** - Coordinated by the WSEC (Westmont Special Events Corporation) organization are this weekend, August 7th, 8th and 9th. Details on the Village website.

Trustee Guzzo

- **The Fire Public Safety Committee Meeting** - The meeting will be November 12th, 4:30pm at Village Hall. Everyone is invited to attend.
- **CPR and AED Training** - The first two classes will be August 20th. More information and to sign up is on the Village website.
- **National Night Out** - Kudos to the PD and everyone participated in National Night Out. It was a wonderful evening. The weather was perfect.

Trustee Scales

- **Community Development Committee Meeting** - The meeting will be September 17, 2026.
- **Permit Fee Waiver Program** - September 1st through October 31st. This program will apply to Online Express only. You can go to the Village website for complete details.
- **Planning and Zoning Commission Meeting** - Schedule for August 12th, 6:00 pm at Village Hall.

Trustee Parrilli

- **Public Works Committee Meeting** - The next meeting will be scheduled for August 20th.
- **Des Moines Street Reconstruction** - The preconstruction was held this week and the construction is scheduled to start the week of August 24th. Any of the affected residents will receive a direct notification.

Trustee Plowman

- **Police Public Safety Committee Meeting** - Today we held our Police Public Safety Committee meeting. The next one is for October 1st.
- Gave a recap from today's Police Public Safety Committee meeting:
 - We went over the staffing for the Police Department. We're still three officers short. We have three officers in training that'll be available in a couple of weeks. We have one new and will begin. Two will be graduating on 8/14. The biggest news that I thought of the most promising news is that we do have a school resource officer that will start in January.
 - Fire and Police Kids Camp was held for two days and they had 22 participants.
 - National Night Out was a great success, it's always a wonderful event where the whole community gets together. This is a good way to know the police officers in Westmont.
 - There is a fundraiser for Special Olympics at Uncle Bub's on August 18, 2026.
 - There is also a golf outing coming up for a Special Olympics fundraiser and they

are still looking for participants.

- **Citizen's Police Academy** - Will be September 23rd through November 11th. Details are online.
- There will be a Special Olympics recycling event on October 3rd.
- October 24th is the drug takeback day.
- Flock cameras were discussed at the committee meeting. They are controversial right now and a report was given on the benefit of having them in communities.
- Residential Sprinkler System requirements were mentioned and that will be discussed in the future.
- Lot coverage was also discussed.

Trustee Liddle was absent, her report was given by Mayor Nero

- The Administration Finance Committee Meeting will be held September 3rd.
- **Luge Tryouts** - USA Luge will return to Westmont on Sunday, August 16th as a part of their Midwest Sliders Search in an effort to meet and recruit Olympic hopefuls. Please visit the Village website on how you can sign up. Junior Olympian from Westmont Zola Andonopoulos will compete in the Luge World Cup 2027, representing Team USA in the Luge World Cup.

Trustee Barker

- **Environmental Improvement Committee Meeting** - The committee will meet again September 8th.
- **Vision & Vibe Fest** - September 12th and 13th. There are a few more things being added. It will be held at Veterans Park and it is free to attend.
- **Electronics Recycling Event** - August 29th, the event will run from 8 a.m - 12 p.m in the commuter parking lot across from Westmont Village Hall. Many items are collected free of charge, however some items require a fee. Please see the Village website for complete details.

ITEMS TO BE REMOVED FROM CONSENT AGENDA:

- No items to be removed from the consent agenda.

(1) CONSENT AGENDA [Omnibus Vote]:

Village Manager Gunther addressed the Board on this agenda item.

(A) VILLAGE BOARD MINUTES

Board Meeting Minutes

- Board to consider approving the following:
 - Minutes of the Village Board held on **July 23, 2026**.

(B) FINANCE ORDINANCE

- Finance Ordinance # 16 **\$ 3,356,334.89**

(C) PURCHASE ORDERS:

There were no purchase orders.

(D) TOTAL OF PURCHASE ORDER(S) AND FINANCE ORDINANCE(S): **\$3,356,334.89**

(E) REDUCE THE NUMBER OF AVAILABLE CLASS 3 LIQUOR LICENSES

Board to consider an ordinance reducing the number of available Class 3 liquor licenses by one (1) due to the sale of Chan's Corporation, d/b/a Golden Bowl Restaurant 6313 South Fairview Avenue, Westmont, Illinois.

(F) REDUCE THE NUMBER OF AVAILABLE CLASS 20 LIQUOR LICENSES

Board to consider an ordinance reducing the number of available Class 20 liquor licenses by one (1) due to the change of operation by Whiskey Hill Brewing Company d/b/a Whiskey Hill Brewing Company, 1115 Zygmunt Circle, Westmont, Illinois.

(G) REDUCE THE NUMBER OF AVAILABLE CLASS 4 LIQUOR LICENSES

Board to consider an ordinance reducing the number of available Class 4 liquor licenses by one (1) due to the closure of Korean Garden Restaurant, 204 North Cass Avenue, Westmont, IL by DUK HWAN Corporation.

(H) REDUCE THE NUMBER OF AVAILABLE CLASS 4 AND CLASS 23 LIQUOR LICENSES

Board to consider an ordinance reducing the number of available Class 2 liquor licenses by one (1) and the number of available Class 23 liquor licenses by one (1) due to the closure of GK Margie's, Inc, d/b/a Margie's Beef & Gyros, 6410 South Cass Avenue, Westmont, Illinois.

Motion by **Trustee Scales** to approve the consent agenda.

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

VOTE ON MOTION #1

Ayes: Barker, Guzzo, Parrilli, Plowman, Scales

Nays: None

Absent: Liddle

UNFINISHED BUSINESS - None

NEW BUSINESS

(2) SURPLUS PROPERTY - FIRE DEPARTMENT

Fire Chief Riley addressed the Village Board.

Motion by **Trustee Guzzo** to consider an ordinance to declare an upright tool box that has broken and is unusable as surplus property to allow for removal from the Village inventory.

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

VOTE ON MOTION #2

Ayes: Barker, Guzzo, Parrilli, Plowman, Scales

Nays: None

Absent: Liddle

(3) COMMERCIAL TIF RELOCATION GRANT PROGRAM

Assistant Village Manager Parker addressed the Village Board.

Public Comment:

Tammy Deck from TLD Design stated that the program would be a wonderful help and would like to stay in Westmont.

Motion by **Trustee Plowman** consider an ordinance adopting a Commercial TIF Relocation Grant Program.

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

VOTE ON MOTION #3

Ayes: Barker, Guzzo, Parrilli, Plowman, Scales

Nays: None

Absent: Liddle

MISCELLANEOUS

- None

(4) REQUEST FOR EXECUTIVE SESSION - at 6:50 p.m

Mayor Nero requested a motion to adjourn to Executive session to discuss setting the price for the sale of property owned by the Village pursuant to section 2(c)(6) of the open meetings act.

Motion made by **Trustee Scales**

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

VOTE ON MOTION #4

Ayes: Barker, Guzzo, Parrilli, Plowman, Scales

Nays: None

Absent: Liddle

(5) ADJOURN EXECUTIVE SESSION TO RECONVENE REGULAR MEETING

Board to consider a motion to adjourn at 7:45 pm

Motion made by **Trustee Plowman**

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

VOTE ON MOTION #5

Ayes: Barker, Guzzo, Parrilli, Plowman, Scales

Nays: None

Absent: Liddle

(6) ADJOURNMENT - 7:45 pm

Motion by **Trustee Barker** to adjourn the regular meeting.

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

VOTE ON MOTION #6

Ayes: Barker, Guzzo, Parrilli, Plowman, Scales

Nays: None

Absent: Liddle

MEETING ADJOURNED AT 7:45 P.M.

ATTEST:

APPROVED:

Amanda Szymiski, Village Clerk

Steven T. Nero, Mayor

Dated this 20th day of August, 2026

Village of Westmont

Community Event Permit Application

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 90 DAYS PRIOR TO THE EVENT

Village of Westmont Clerk's Office, 31 W Quincy St. Westmont, IL 60559 Fax: 630-829-4441

INSTRUCTIONS: PLEASE READ THE GUIDE TO SPECIAL EVENTS PLANNING BEFORE COMPLETING APPLICATION

GENERAL EVENT INFORMATION

Name of Event

Vision & Vibe Fest

Exact Address of Event

141 S Linden Avenue

Type of Event (Check all applicable)

☒ Festival ☐ Run/Walk ☐ Parade ☐ Car Show ☐ Carnival ☐ Fireworks *For Government Entities Only* ☐ Other:

Date(s) of Event

September 12, 2026 - September 13, 2026

Hours of Event

11 am - 7 pm

Set Up Date

September 12, 2026

Rain Date (If Applicable)

Estimated Attendance

Roughly 250 - 500 per day

Description/Purpose of Event (Be as detailed as possible)

A fest to celebrate the arts in a variety of ways. It includes visual artists displaying their creations, art demonstrations, and/or dance/music/theatre performances. It also include things like face painting, balloon twisting, and a community art project. There will be food from food trucks from local restaurants and beer & wine sales from local restaurants.

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization

Village of Westmont

Contact Person from Sponsoring Organization

Spencer Parker

Sponsoring Organization Address

31 W Quincy

City

Westmont

Zip

60559

Phone Number

630-981-6234

E-Mail

sparker@westmont.il.gov

Website

westmont.illinois.gov

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator

Jenny Babyar

E-mail

jbabyar@westmont.il.gov

Organizer/Coordinator Address

31 W Quincy

City

Westmont

Zip

60559

Phone Number

630-981-6246

Cell Phone Number

630-564-2255

Fax Number

Village of Westmont

Community Event Permit Application

Continued

Event Overview

EVENT LAYOUT & SET-UP (describe complete site plan of event with location of tent(s), tables, chairs, generator(s), layout of power cables, stage, sound system, lighting, food and beverage service, fencing, water hook-up location, port-a-potties, waste receptacles, etc.) **A site plan that includes the information listed above is REQUIRED.**

10 x 10 tents & tables supplied by individual artists for display will be set up along the path as indicated in the attachment. Because the tents are only 10 x 10, I've marked the tent question NO and no tent inspections are inspected.

Is this site plan attached?	☒ Yes ☐ No	<i>Note: Layout must include public street and parking lot closures, barricades, placement of stage and tents, location of water hook-ups, placement waste receptacles, placement of tents-tables-chairs, location of food and beverage service, location of information tent, etc.</i>
Will you be using a tent?	☒ Yes ☐ No	If Yes, a tent permit application will need to be completed and approved. Please see Community Dev.
Have you submitted and obtained a Temporary Sign Permit for your event signs/banners posting permit from the Westmont Building & Zoning Division?	☐ Yes ☒ No	 Community Development said if this is not on our property it is approved by the Board, and does not require a permit.
Have you made arrangements with the Westmont Communications Director to have the Village hang/place signs and/or banners in the right-of-way?	☒ Yes ☐ No	
Has an Event Proximity Notice been prepared?	☒ Yes ☐ No	If Yes, please attach a copy for review. <i>Note: Minimally, the Village of Westmont requires the sponsoring organization to provide hand delivered notification regarding this event to all businesses and residences within one block of the event at least 7 days prior to the event. The Village may require a wider area of distribution depending on the size, scope and community impact of the event. This notice must include general information regarding the event including event hours, street & parking lot closures, sound amplification, special uses that may affect neighbors, event chair contact information including name and phone number, and more. This notice must be approved by the Westmont Media Relations Coordinator and a copy must be submitted with this application.</i>
Will your event serve alcohol?	☒ Yes ☐ No	If Yes, in order to sell or furnish alcoholic beverages at your event, you are required to obtain a permit from the Illinois Liquor Control Commission and the Village. If your event includes the use of alcohol, you will need to provide liquor liability coverage on your Certificate of Insurance <i>Note: A Westmont Police Officer(s) will need to be hired for the event, as required by ordinance if an event serves alcohol.</i>
Will your event serve food?	☒ Yes ☐ No	If Yes, who will be responsible for preparing/serving food and meeting all County and State Health Codes? Zazzos; Taste Greek Street Food, Taurasi, Prestige Liquors If Yes, a DuPage County Health Department temporary food service and/or mobile vending permit is required. No food or beverage can be sold or given away at events open to the public, unless authorized by the County.
Will your event require Police, Fire, or Public Works support?	☒ Yes ☐ No	☒ Police ☒ Fire ☒ PW (check all that apply) <i>Note: The Village will provide limited support to public events on a case-by-case basis and pending staff availability. This includes the availability of additional police services (i.e. traffic control, officer presence at event, etc.); public works services (i.e. road closures, street sweeping, provision of barricades, etc.) and fire services (i.e. medics or ambulance on standby). Additionally, during the Special Event application review, the Village may require Police or Public Works personnel at the event. The cost for any Village personnel involved during the day(s) of the event and in preparation for the event will be charged back to the sponsoring agency or applicant. The Village will determine the number of personnel necessary to ensure the safety of the participants and spectators, to minimize inconvenience to the residents and to reduce public liability exposure to the sponsoring agency or applicant, as well as to the Village of Westmont. An invoice will be sent to the sponsoring organization after the event has concluded indicating these costs. Failure to pay the invoice within 30 days shall result in a \$50 late fee. A pre-event meeting is required for any event that includes road closures or Village traffic control. At a minimum, the permit applicant's point of contact must be present. This meeting shall occur at least two weeks prior to the event.</i>
Have you secured an appropriate insurance policy?	☒ Yes ☐ No	<i>Note: A Certificate of Insurance showing evidence of a commercial liability policy and additional insured endorsement naming the Village of Westmont, its officials, employees, agents, and volunteers as an additional insured, with limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate, covering any such claims for bodily injury and property damage is required for special events. Coverage to the additional insured shall be provided on a primary and non-contributory basis. In addition, the special event that is covered by the insurance must be named on the certificate. Upon approval of your special event, an original copy of the Certificate of Insurance, and additional insured endorsement is due at least 30 days prior to the event. The Village of Westmont reserves the right to request additional insurance for the event if deemed necessary by the Village staff or the Village Board.</i>
Are you requesting closure of a public right-of-way such as a street or parking lot?	☒ Yes ☐ No	☒ Street ☐ Parking Lot (check all that apply) If Yes, this requires board action and proof of insurance. If Yes, list parking lot/street locations and times of closure.

Closing Dallas between Linden Avenue and the alley between Linden & Warwick

Describe your proposed traffic plan, including all streets and intersections to be closed before, during and after the event. Additionally describe your proposed parking plan including areas designated for public parking, handicap parking, and how this plan will be promoted to the public.

See above for street closure. No other traffic devices or detours are being requested. Parking will rely on current public parking (from park district & on street)

Will your event require a water hook-up?	☐ Yes ☒ No	If Yes, list where and when you would like the water hook-up?
Will food trucks be present?	☒ Yes ☐ No	If Yes, please fill out food truck application
Are there any items that require Board approval?	☒ Yes ☐ No	If Yes, list all items requiring board action (such as but not limited to sound amplification, use of public right-of-way, new event, etc.)

Sound amplification, closing public right of way, event, waiving special event liquor license fee, waiving tent fee

Will you be selling raffle tickets as part of your event?	☐ Yes ☒ No	If Yes, a Village raffle license is required.
Will a Public Address (PA) system or amplified sound be used?	☒ Yes ☐ No	If Yes, a Village Live Amplified Sound Permit is required.
If this is a carnival or circus have you applied and obtained an Amusement License?	☐ Yes ☒ No	If No, The Amusement License will need to be obtained prior to the Special Event Permit being approved.

Village of Westmont
Community Event Permit Application

Continued

Applicant Statement of Agreement

Everything that I have stated on this application is correct to the best of my knowledge. I have read, understand, and agree to abide by the rules and regulations included in this application. I have the authority from my organization to sign and submit this application on their behalf.

Signature of Applicant

Village of Westmont

Organization

6/9/2026

Date

Indemnification and Hold Harmless Agreement

IN CONSIDERATION OF THE UNDERSIGNED ('APPLICANT') REQUESTING TO HOLD THE FOLLOWING SPECIAL EVENT IN THE VILLAGE OF WESTMONT, Village of Westmont, THE UNDERSIGNED HEREBY RECOGNIZES, ACKNOWLEDGES, AND ASSUMES ANY AND ALL RISK PERTAINING TO SAID SPECIAL EVENT. TO THE FULLEST EXTENT PERMITTED BY LAW, THE UNDERSIGNED HEREBY AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE VILLAGE OF WESTMONT, ILLINOIS, ITS OFFICIALS, AGENTS, EMPLOYEES, AND VOLUNTEERS AGAINST ALL INJURIES, DEATHS, LOSS, DAMAGES, CLAIMS, SUITS, LIABILITIES, JUDGMENTS, COSTS AND EXPENSES (INCLUDING ATTORNEY'S FEES), WHICH MAY IN ANY MANNER ACCRUE AGAINST THE VILLAGE OF WESTMONT, ITS OFFICIALS, AGENTS, EMPLOYEES, AND VOLUNTEERS ARISING IN WHOLE OR IN PART OR IN CONSEQUENCE OF SAID SPECIAL EVENT BY THE UNDERSIGNED ORGANIZATION, ITS EMPLOYEES, AGENTS, VOLUNTEERS, GUESTS OR VENDORS, OR WHICH MAY IN ANY MANNER RESULT FROM SAID SPECIAL EVENT, DIRECTLY OR INDIRECTLY, EXCEPT THAT ARISING OUT OF THE SOLE LEGAL CAUSE OF THE VILLAGE OF WESTMONT, ITS AGENTS OR EMPLOYEES.

Agreed this 9th day of June 2026

Spencer Parker, Assistant Village Manager

Name of Applicant

Village of Westmont

Organization

Spencer Parker

Digitally signed by Spencer Parker
Date: 2026.07.21 18:16:33 -05'00'

Signature of Applicant

****FOR OFFICE USE ONLY****

Application Received On: By:

Fees Paid: ☐ Yes ☐ No

Waiver of Fees: ☐ Yes ☐ No

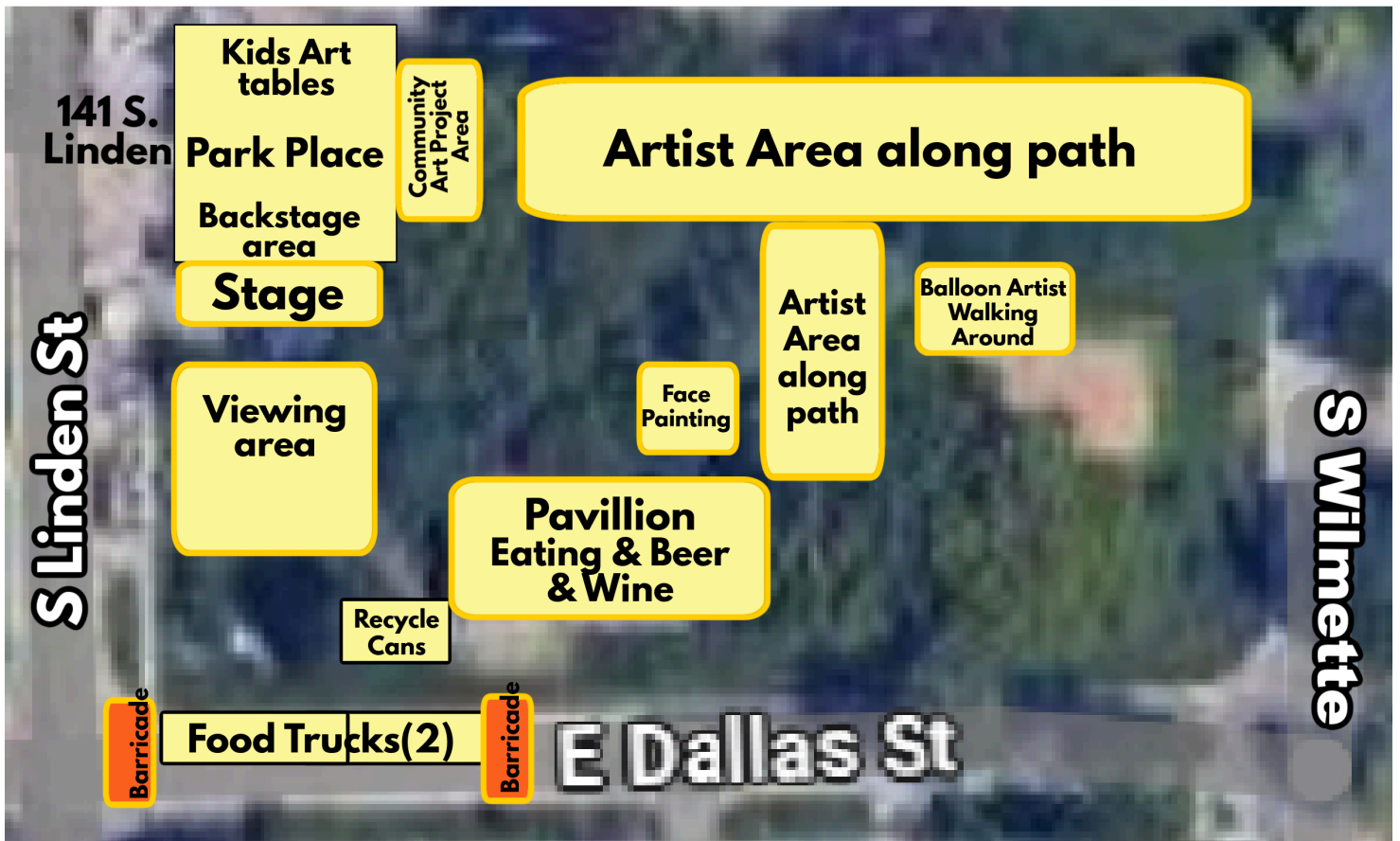
Board Approval Required: ☐ Yes ☐ No

Items Requiring Board Approval:

Board Approval Date:

2026 Vision & Vibe Map

Sept. 12-13, 2026





VILLAGE OF WESTMONT
Board of Trustees Memorandum
August 20, 2026

Item for Board of Trustees Consideration:

Board to consider an ordinance approving requests from the Village of Westmont for the properties at 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois, 60559, for the following:

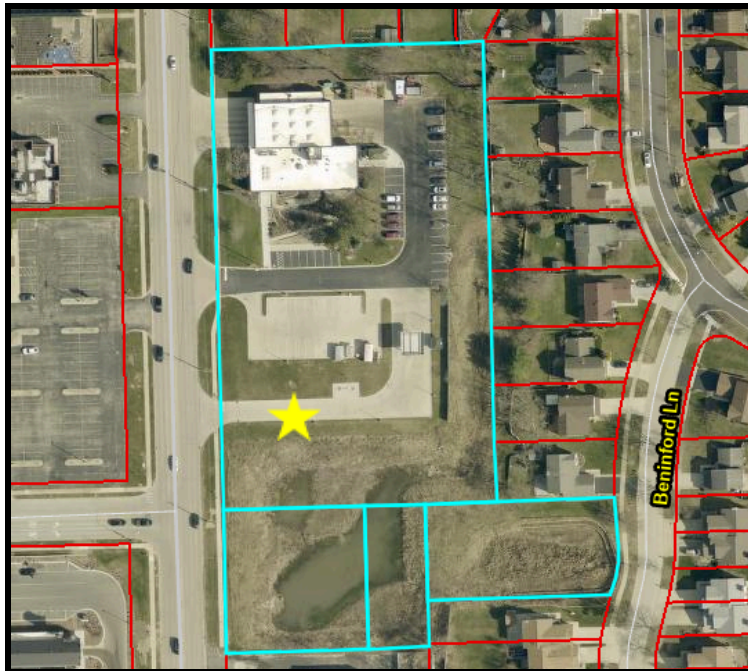
1. Zoning Ordinance Variance to the maximum size, fuel type, and location of an Emergency Generator;
2. Major Site Plan Amendment to accommodate the relocation of an emergency generator.

Planning & Zoning Commission Recommendation:

At their regular meeting on August 12, 2026, the Planning & Zoning Commission unanimously recommended approval of the request (5-0, 2 absent). A neighboring resident to the east raised concerns regarding the fuel type and potential noise of the proposed 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

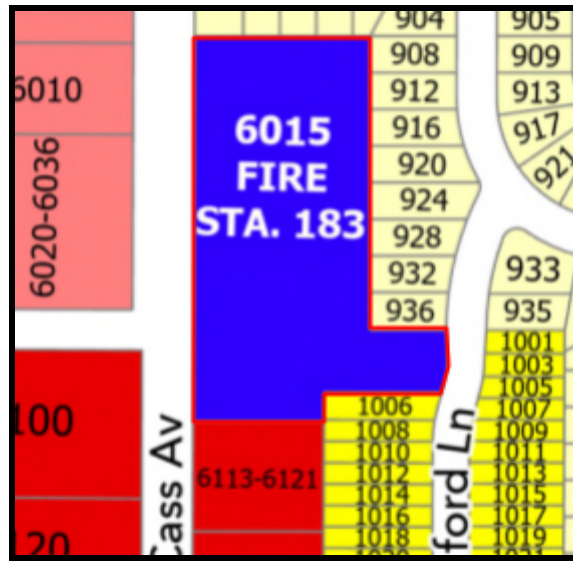
R-3 Single-Unit Residential &

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)

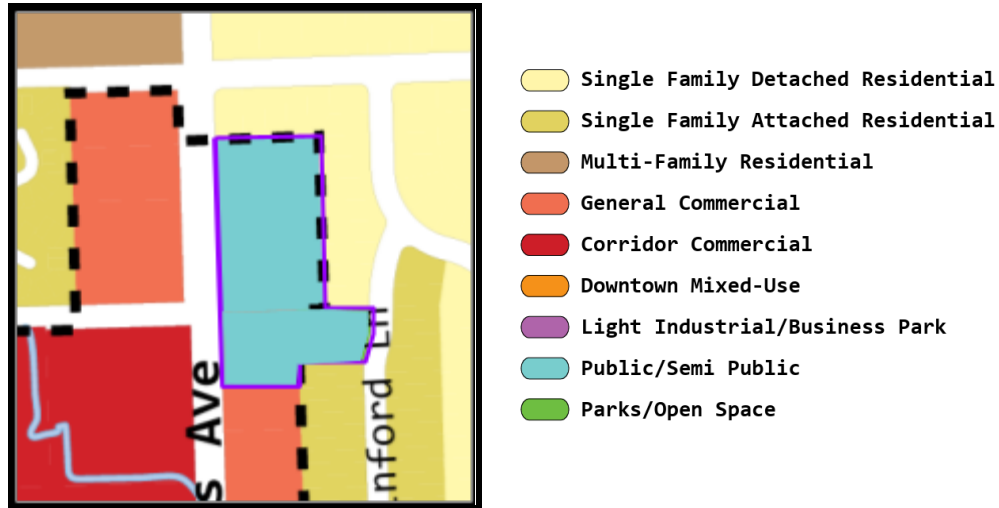
II. **PETITIONER REQUEST:**

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 previous 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

VI. DOCUMENTS ATTACHED:

- 1. Findings of Fact
- 2. Publication notice appearing in the July 23, 2026 Westmont Suburban Life.
- 3. Petitioner Attachments received July 8, 2026 (Edited for VB):
 - 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)

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF AUGUST 12, 2026

PZC 026-2026: Village of Westmont regarding 6015 S. Cass Avenue, 6101 S. Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois

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

(1) Particular Hardship or Practical Difficulty

The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would create a particular hardship or a practical difficulty.

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

(2) Unique Physical Condition

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

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

(3) Not Self-Created

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

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

(4) Denied Substantial Rights

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

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

(5) Not Merely Special Privilege

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

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

(6) Zoning Ordinance and Comprehensive Plan

The applicant must demonstrate that the variance would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of this zoning ordinance.

FINDINGS: The underlying public use of this property as a Fire Department Headquarters is consistent with the proposed rezoning of the property for a Public/Semi-Public use. A generator of this size and type is a necessary accessory use and required by applicable codes. A Fire Department Headquarters with a generator has operated from this property for over 30 years. This public service use of the property is consistent with the purposes of the Zoning Ordinance and consistent with the designation of the property in the Comprehensive Plan as Public/Semi-Public.

(7) Essential Character of the Area

The applicant must demonstrate that the variance would not result in a use or development of the subject property that:

- (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity;*
- (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;*
- (c) Would unduly increase the danger of flooding or fire;*
- (d) Would unduly tax public utilities and facilities in the area; or*
- (e) Would endanger the public health or safety.*

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

(8) No Other Remedy

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

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

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
Beninford 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 Beninford 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.



**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.

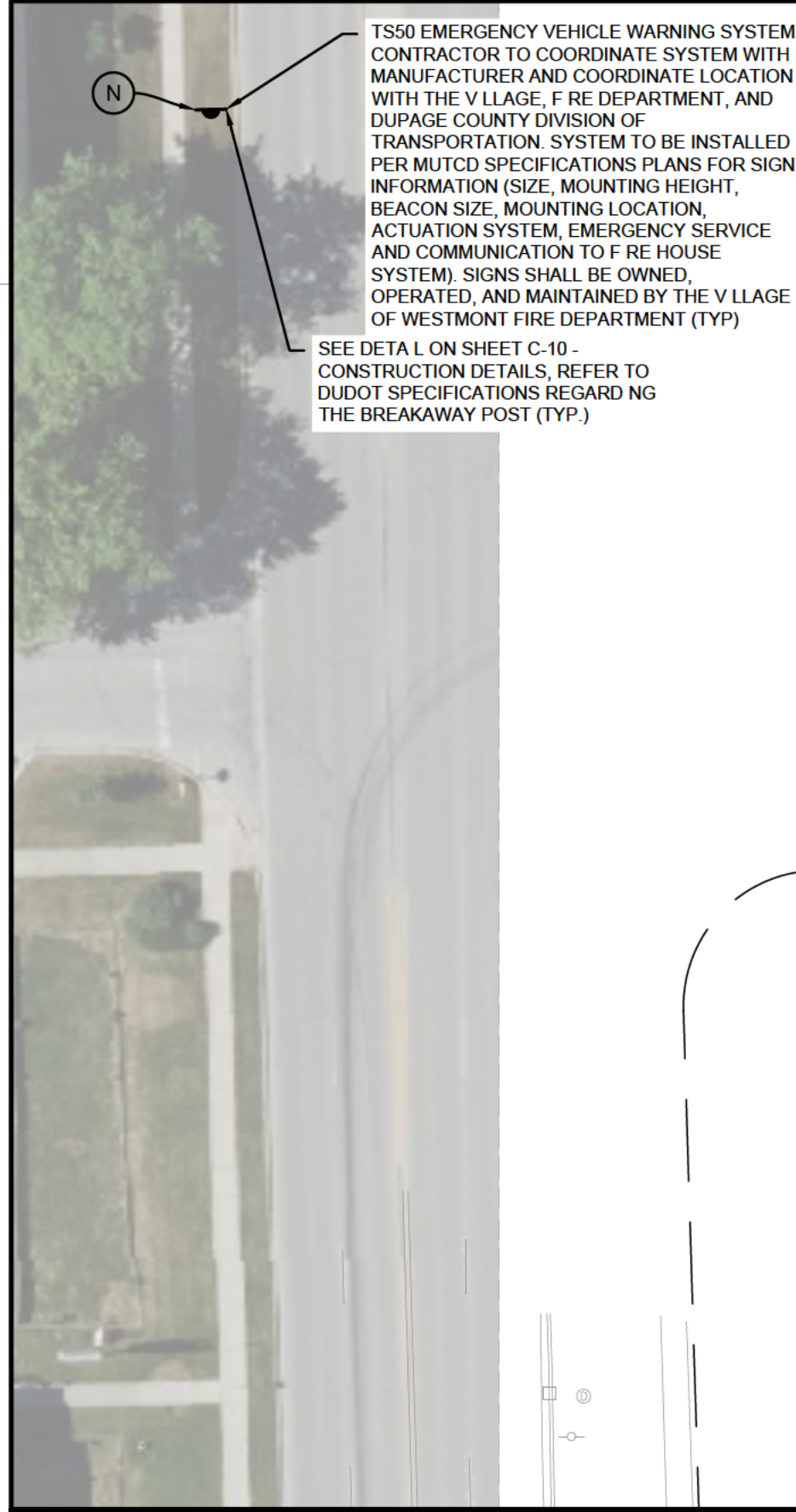
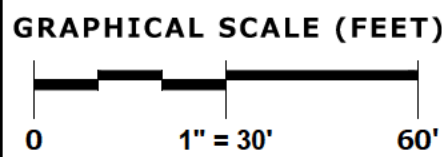
The Fire Department had previously received a variance request to this section

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



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

9	PERMIT REVISIONS	06/24/26	5	BID SET	05/11/26
10	P2C REVISION	07/08/26	6	PERMIT/BIDDING COMMENTS	05/27/26
3	BID SET	03/23/26	7	DUPAGE COUNTY COMMENTS	06/10/26
4	ISSUE FOR PERMIT	04/27/26	8	BID CLARIFICATIONS-M,E,P.	06/11/26

REG JOB No. 6389.00
REG PM MAC
START DATE 01/27/26
SCALE 1" = 30'

SHEET
C-3
OF
C-11

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FOR CONSTRUCTION

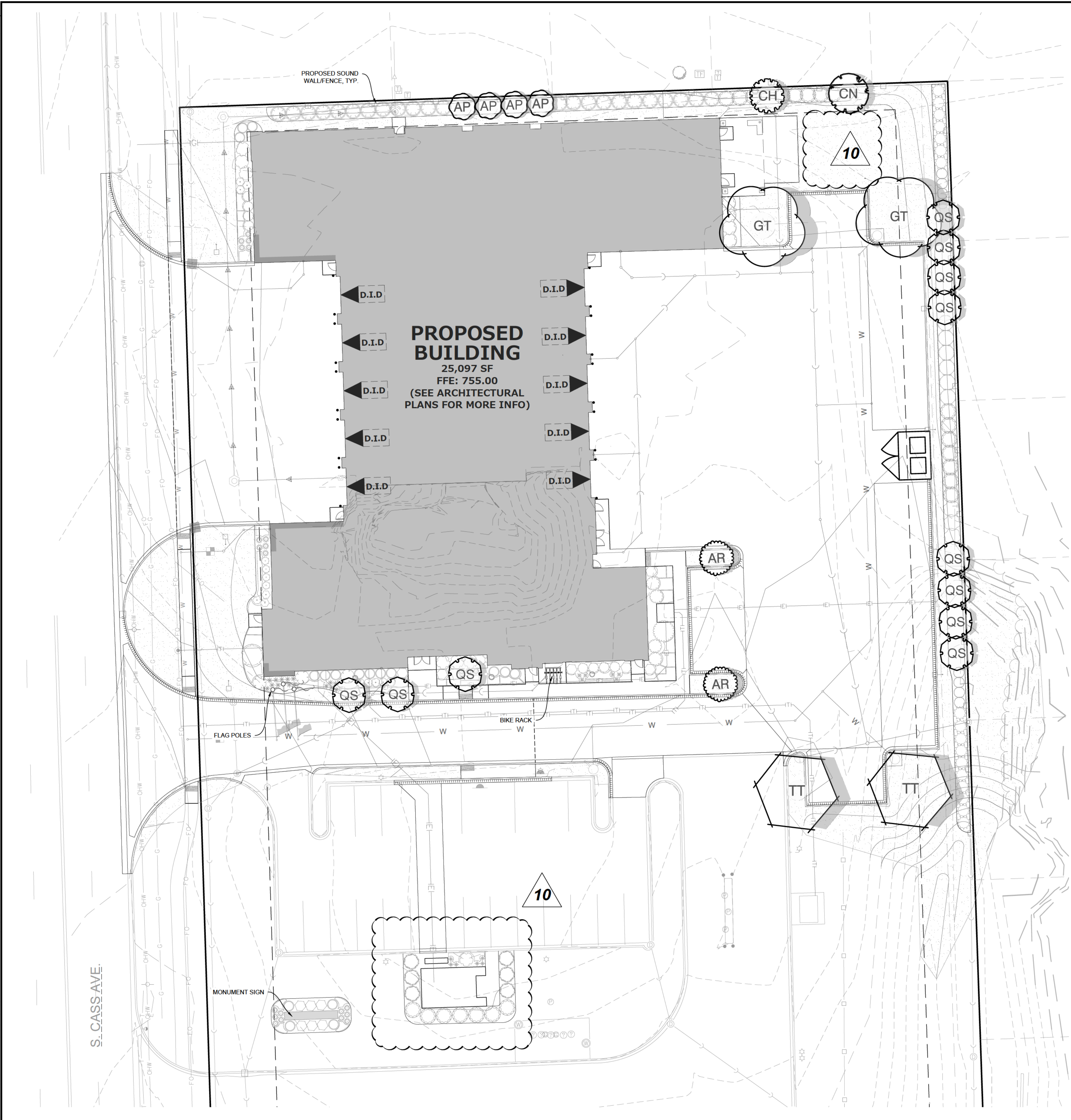
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SITE DIMENSIONAL & PAVING PLAN

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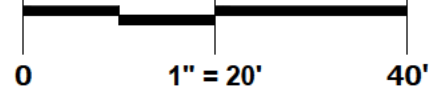
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DESIGNED: JSJ
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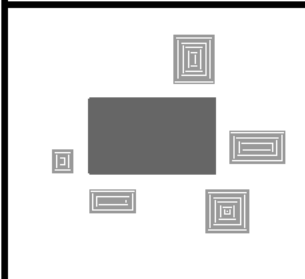


PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
TREES						
AP	4	Acer saccharum 'Barrett Cole'	Apollo Sugar Maple	3" Cal.		30' T x 10' W
GT	2	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	3" Cal.		60' T x 50' W
QS	11	Quercus x 'Scarlet Letter'	Scarlet Letter Columnar 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 'Skyracer'	Skyracer Moor Grass	1 gal.		36" T x 24" W
PV	23	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.		42" T x 28" W
SH	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)





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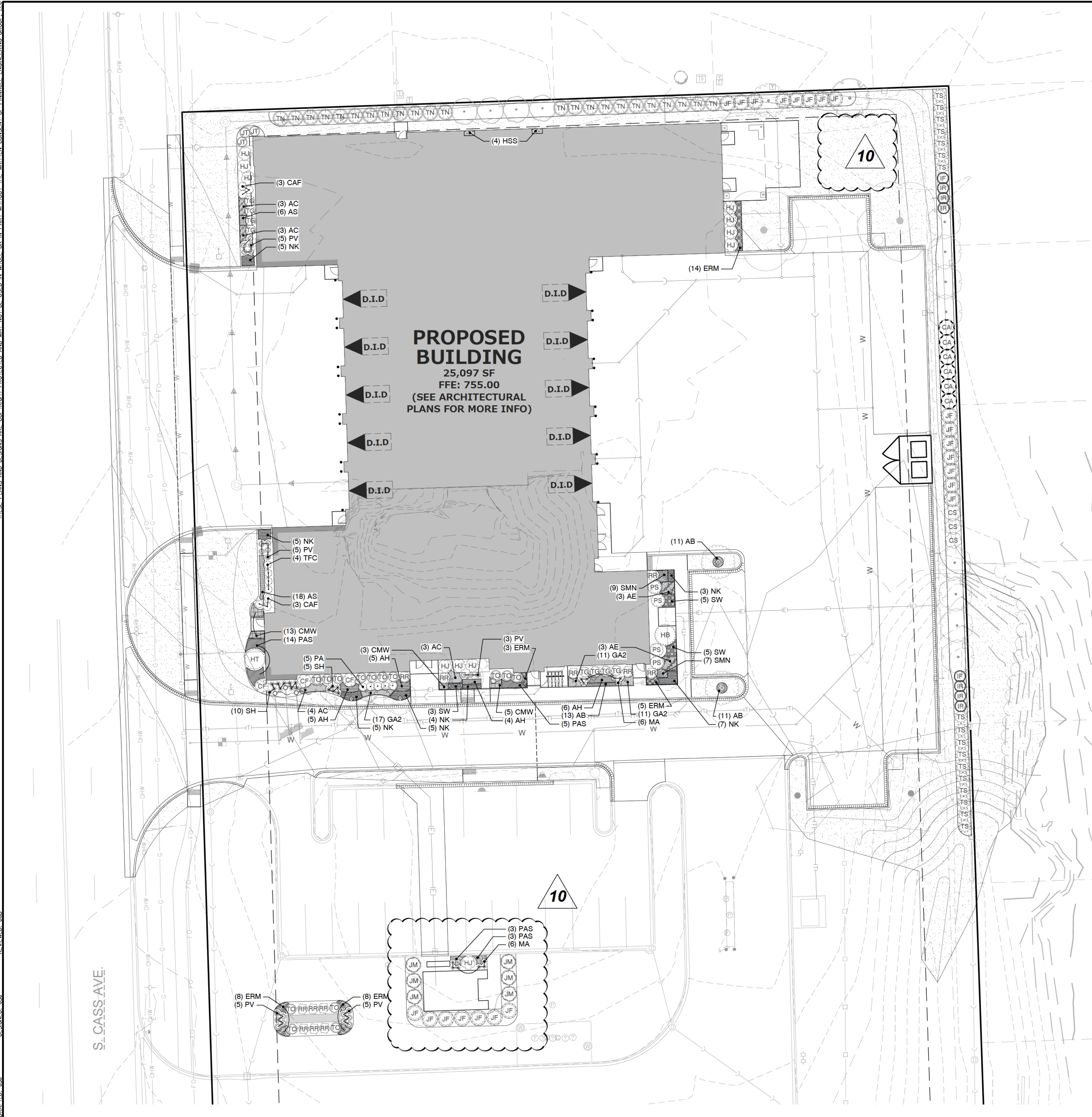
LANDSCAPE OVERVIEW & TREE PLAN

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
3. BID SET	03/23/26	7. DUPAGE COUNTY COMMENTS	06/10/26
4. ISSUE FOR PERMIT	04/27/26	8. BID CLARIFICATIONS-M,E,P	06/11/26

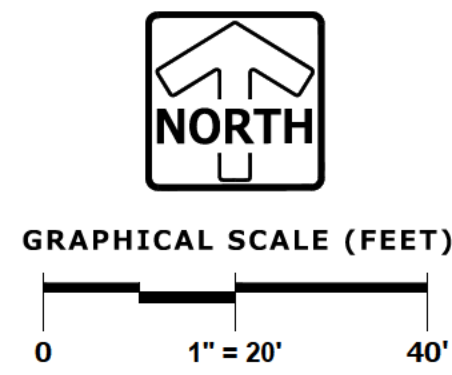
REG JOB NO.	6389.00
MAC	
REG PM	
START DATE	01/27/26
SCALE	1" = 20'

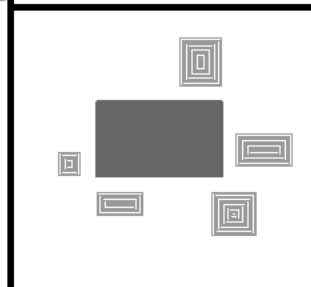
SHEET
L-1
OF
L-3

DESIGNED: JSJ
DRAWN: JSJ
REVIEWED: DUB
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PLANT KEY		
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TREES		
AP	Acer saccharum 'Barrett Cole'	Apollo Sugar Maple
GT	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust
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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
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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		
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SYMBOL		
BOTANICAL NAME		COMMON NAME
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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
10	PZC REVISION	07/08/26	6	PERMIT/BIDDING COMMENTS	05/27/26
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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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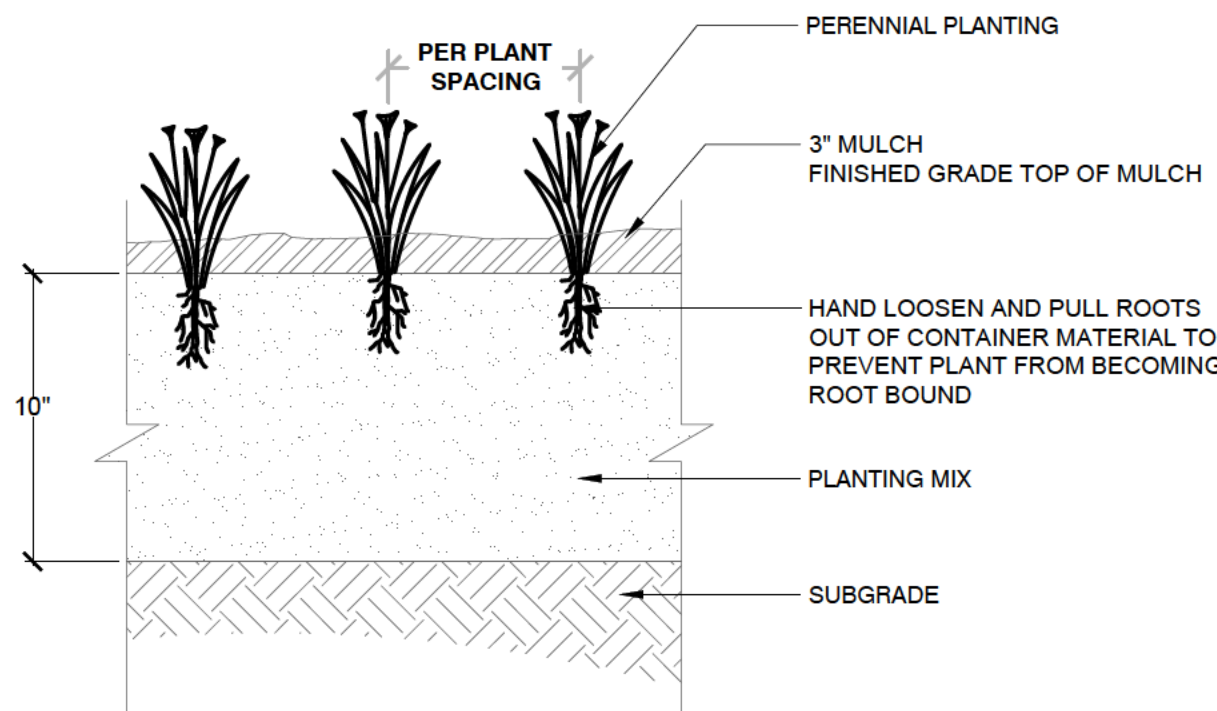
GENERAL PLANTING NOTES

- 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

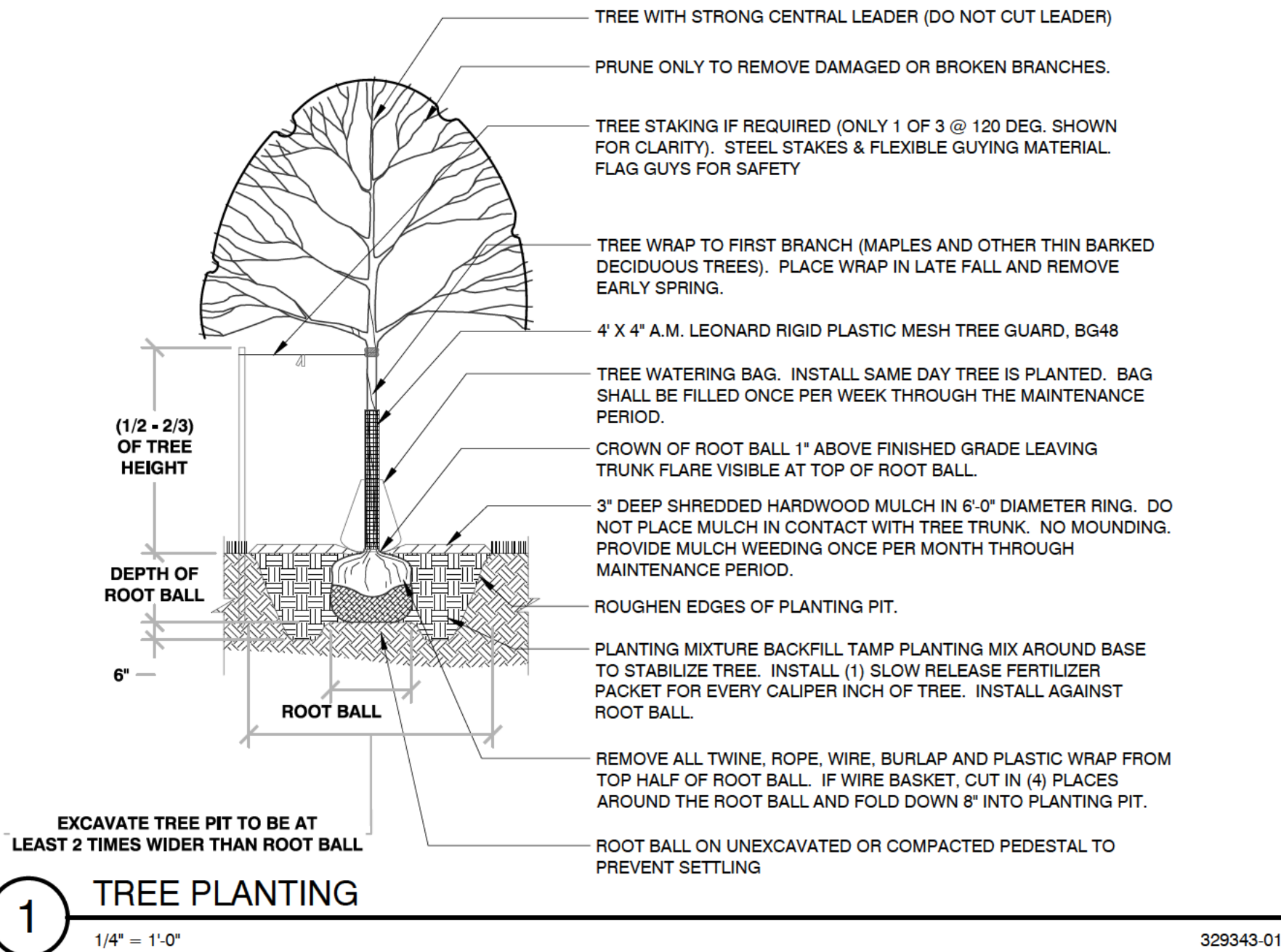
3/4" = 1'-0"

3293-02

7 TRENCHED BED EDGE

3/4" = 1'-0"

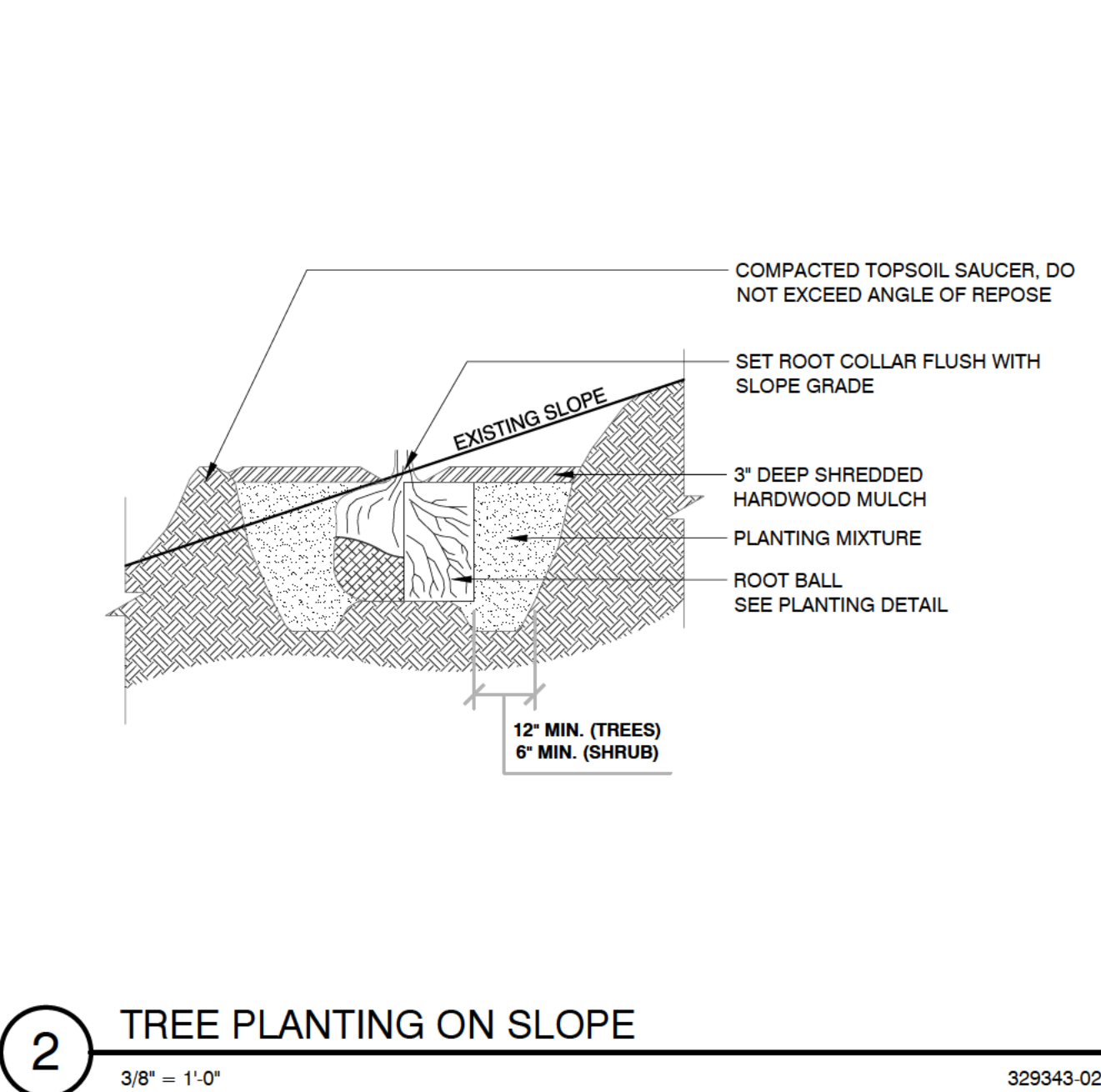
3293-03



1 TREE PLANTING

1/4" = 1'-0"

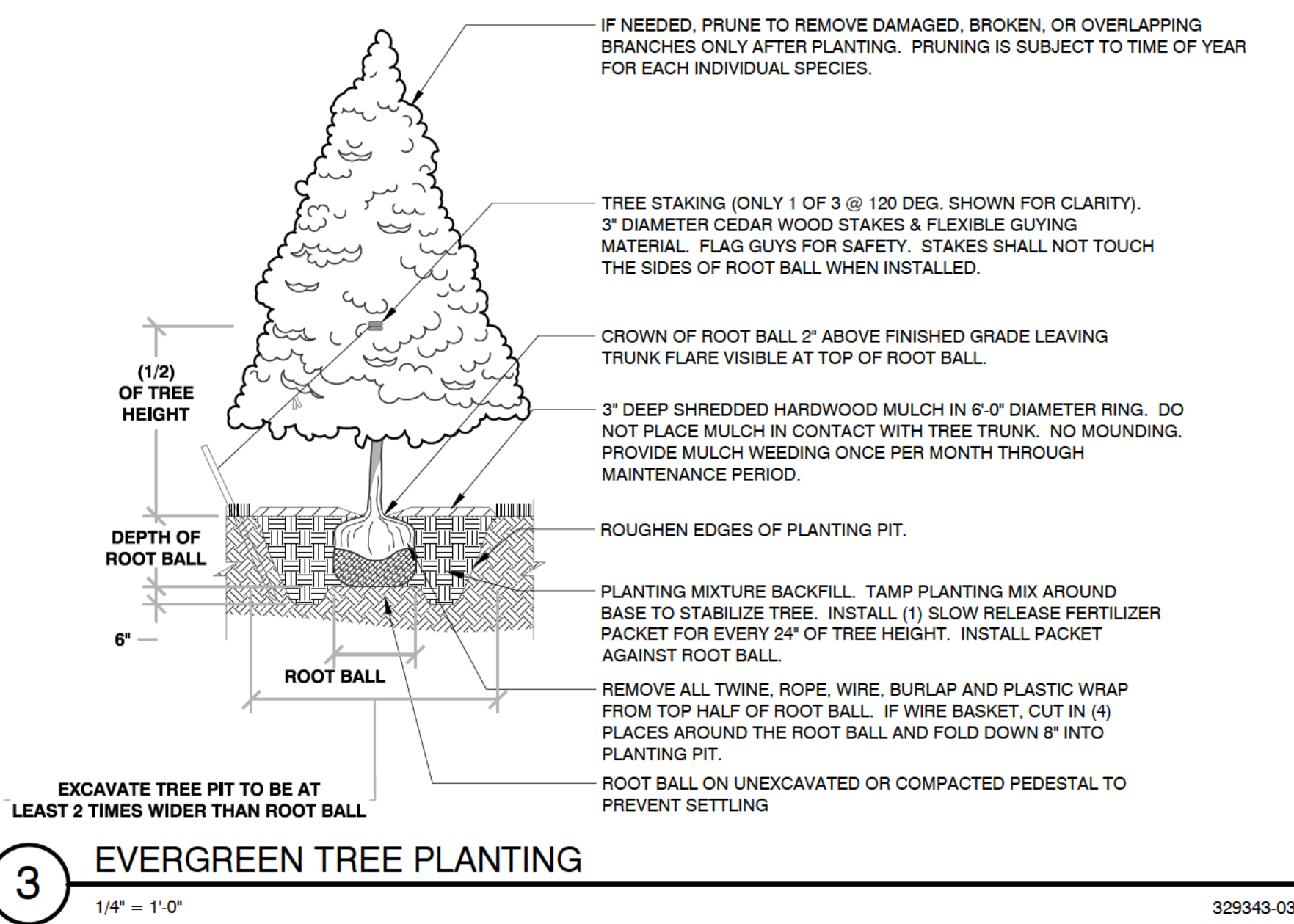
329343 01



2 TREE PLANTING ON SLOPE

3/8" = 1'-0"

329343 02



3 EVERGREEN TREE PLANTING

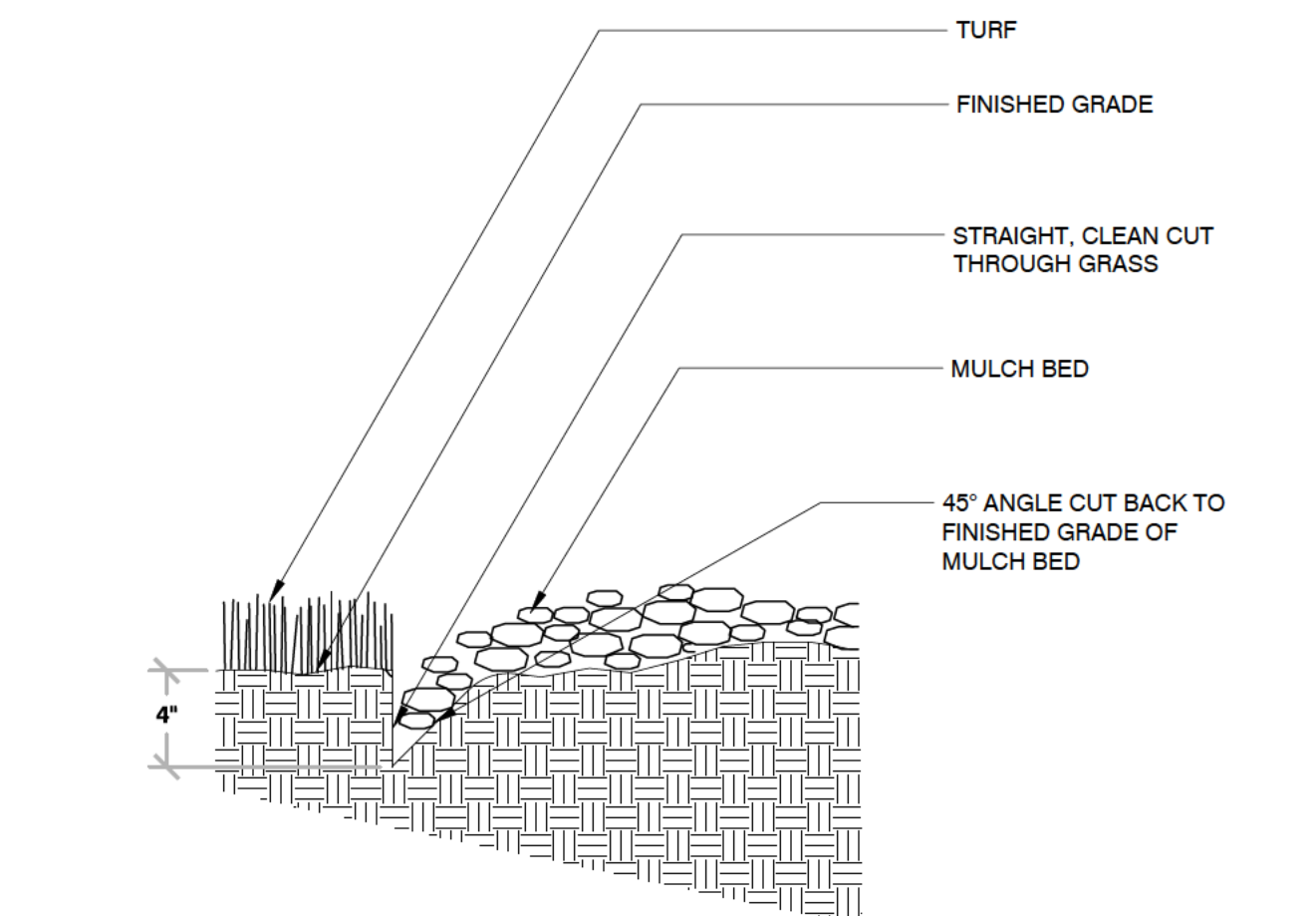
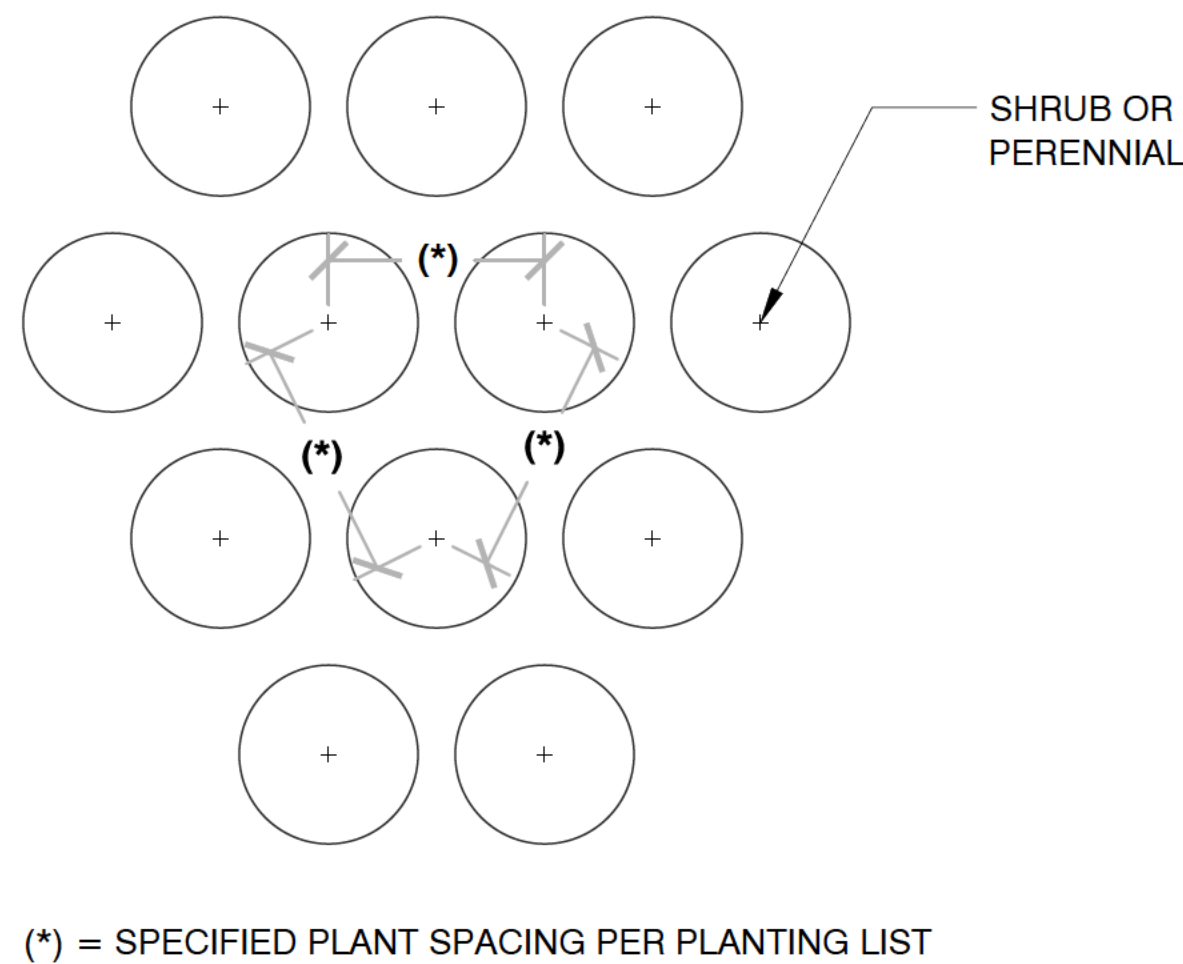
1/4" = 1'-0"

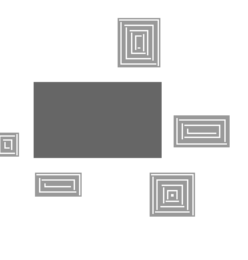
329343 03

4 SHRUB PLANTING

1/2" = 1'-0"

329333 02





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

**LANDSCAPE GENERAL
NOTES & DETAILS**

REVISIONS	
9. PERMIT REVISIONS	06/24/26
10. P2C REVISION	07/08/26
3. BID SET	03/23/26
4. ISSUE FOR PERMIT	04/27/26
5. BID SET	05/11/26
6. PERMIT/BIDDING COMMENTS	05/27/26
7. DUPAGE COUNTY COMMENTS	06/10/26
8. BID CLARIFICATIONS-M,E,P...	06/11/26

REG JOB No. 6389.00	MAC	START DATE 01/27/26 SCALE VARIES	SHEET L-3 OF L-3
REG PM	VARIES		
START DATE	01/27/26		
SCALE	VARIES		

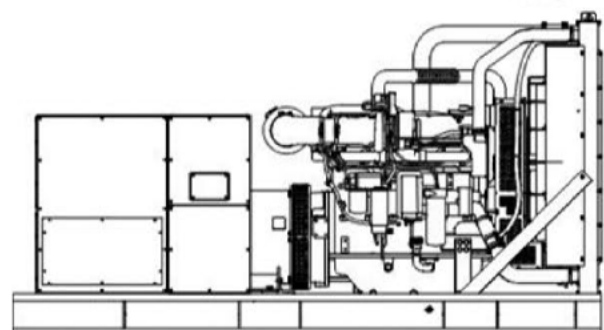


Industrial Generator Set - 500REOZJC

208-600 V Diesel

Tier 2 EPA-Certified for Stationary Emergency Applications Ratings Range

Standby: kW 400-510
kVA 500-638



Standard Features

- Rehiko 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:
 - Rehiko 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	Amps	kW/kVA	Amps
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 3081-1. Please consult alternator model (500REO) 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 Brushless, Permanent Magnet, Pilot Exciter
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 6135HFC725
Engine model	Ground (negative/positive)
Engine type	4-Cycle, Turbocharged, Charge Air-Cooled
Cylinder arrangement	Volts (DC)
Displacement, L (cu. in.)	63 (15.824)
Bore and stroke, mm (in.)	Amperes rating
Compression ratio	Starter motor rated voltage (DC)
Piston speed, m/min (ft./min.)	Battery, recommended cold cranking amps (CCA):
Main bearings: quantity, type	Dry, CCA rating each
Rated rpm	Battery voltage (DC)
Max. power at rated rpm, kW (BHP)	Fuel
Crankshaft material	7, Replaceable Insert
Valve material	6, In-line
Intake/Exhaust	13.5 (804)
Governor: type, make/model	132 x 165 (5.2 x 6.5)
Frequency regulation, no-load to full-load	16.0 (1)
Frequency regulation, steady state	594 (1945)
Air cleaner type, all models	2, Replacable Insert
Exhaust System	Nickel-Chromium Head
Exhaust manifold type	Chromium-Silicone Stem
Exhaust flow at rated kW, m ³ /min (cfm)	JDEC Electronic L15
Exhaust temperature at rated kW, dry exhaust, °C (°F)	Efficiency
Maximum allowable back pressure, kPa (in. Hg)	2 Microns @ 98%
Engine exhaust outlet size, mm (in.)	Electronic

See ADV drawing



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

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:	
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 HVO/D from #2 ULSD.

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

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

Fuel System

- Flexible Fuel Lines (Select rubber or stainless steel)

Controller

- 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)

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

Paralleling System

- Voltage Sensing

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

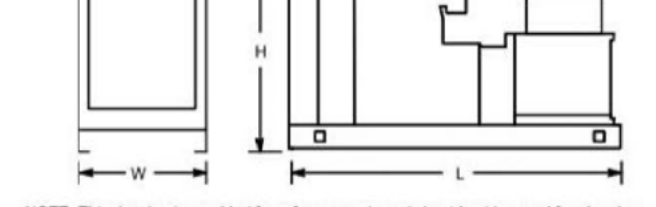
- 2-Year Basic Limited Warranty
- 3-Year Basic Limited Warranty
- 5-Year Comprehensive Limited Warranty

Dimensions and Weights

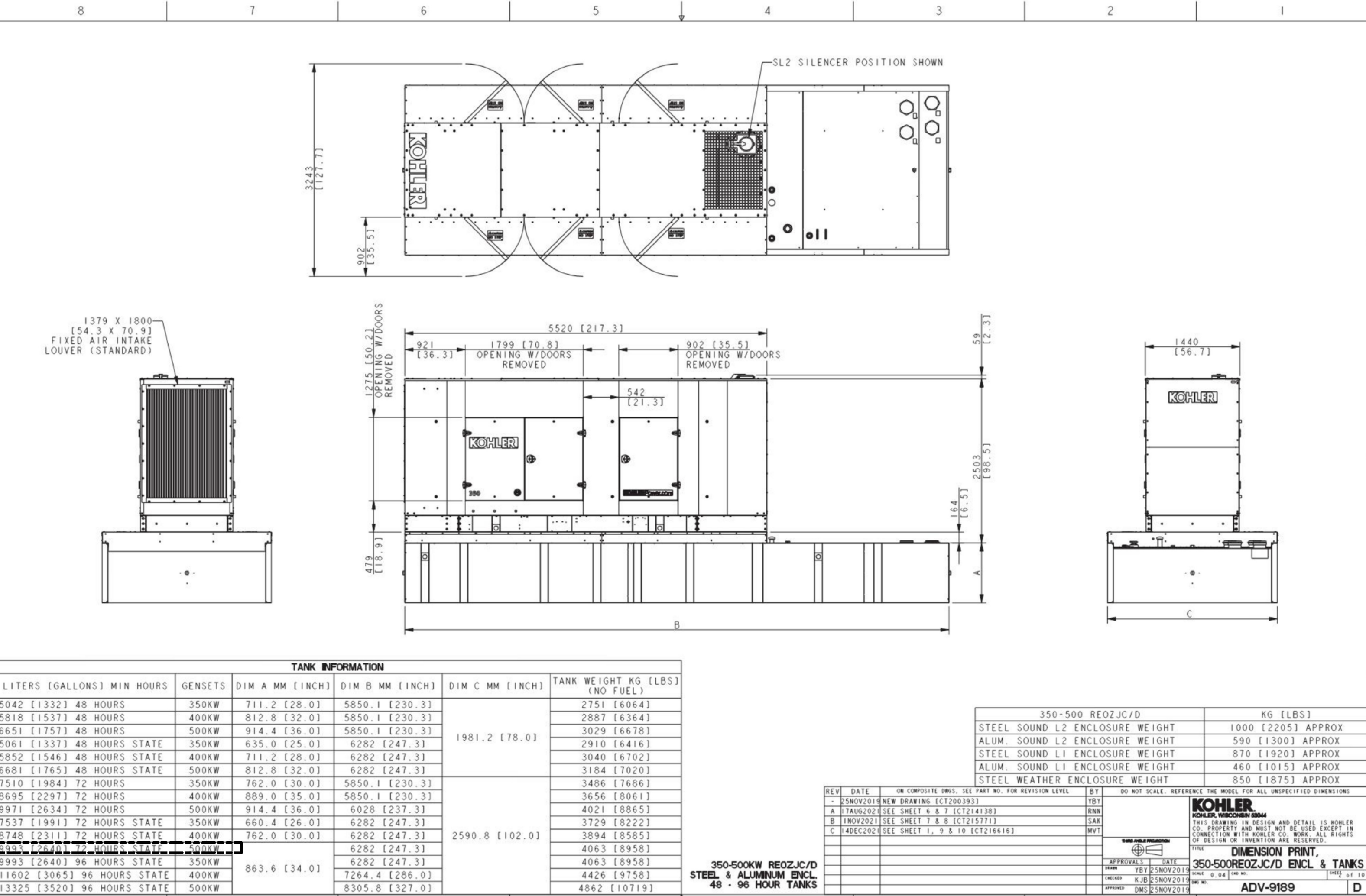
Overall Size, L x W x H, max., mm (in.): 3630 x 1425 x 1936 (142.9 x 56.1 x 76.2)

Weight (radiator model), wet, max., kg (lb.): 3683 (8060)

Note: See ADV drawing for specific dimensions based on accessory selections.



NOTE: This drawing is provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.



TANK INFORMATION					
LITERS (GALLONS)	MIN HOURS	GENSETS	DIM A MM (INCH)	DIM B MM (INCH)	TANK WEIGHT KG (LBS)
5042 (1332)	48 HOURS	350kW	711.2 (28.0)	5850.1 (230.3)	2751 (6044)
5818 (1537)	48 HOURS	400kW	812.8 (32.0)	5850.1 (230.3)	2887 (6364)
6651 (1757)	48 HOURS	500kW	914.4 (36.0)	5850.1 (230.3)	3029 (6678)
5061 (1337)	48 HOURS STATE	350kW	635.0 (25.0)	6282 (247.3)	2919 (6416)
5852 (1546)	48 HOURS STATE	400kW	711.2 (28.0)	6282 (247.3)	3040 (6702)
6681 (1765)	48 HOURS STATE	500kW	812.8 (32.0)	6282 (247.3)	3184 (7020)
7510 (1984)	72 HOURS	350kW	762.0 (30.0)	5850.1 (230.3)	3466 (7666)
8495 (2257)	72 HOURS	400kW	869.0 (35.0)	5850.1 (230.3)	3656 (8061)
9971 (2634)	72 HOURS	500kW	914.4 (36.0)	6028 (237.3)	4021 (8865)
7537 (1991)	72 HOURS STATE	350kW	660.4 (26.0)	6282 (247.3)	3729 (8222)
8148 (2111)	72 HOURS STATE	400kW	762.0 (30.0)	6282 (247.3)	3894 (8565)
9993 (2640)	96 HOURS STATE	500kW	863.6 (34.0)	6282 (247.3)	4063 (8958)
11402 (2985)	96 HOURS STATE	400kW	724.4 (28.6)	6282 (247.3)	4426 (9758)
13325 (3520)	96 HOURS STATE	500kW	830.5 (32.7)	6282 (247.3)	4562 (10119)

350-500 REOZJC/D		KG (LBS)
STEEL SOUND L2 ENCLOSURE WEIGHT	1000 (2205) APPROX	
ALUM. SOUND L2 ENCLOSURE WEIGHT	590 (1300) APPROX	
STEEL SOUND L1 ENCLOSURE WEIGHT	870 (1920) APPROX	
ALUM. SOUND L1 ENCLOSURE WEIGHT	460 (1015) APPROX	
STEEL WEATHER ENCLOSURE WEIGHT	650 (1415) APPROX	

REV	DATE	ON (COMPLETE ONLY) SEE PART NO. FOR REVISION DETAILS	BY	DO NOT SCALE. REFERENCE THE MODEL FOR ALL UNSPECIFIED DIMENSIONS
1	05/25/2026	DESIGN	REHILKO	KOHLER KOHLER, KITCHEN & BATH 10000 W. BROADWAY AVE. MILWAUKEE, WI 53224 TEL: 414.374.4400 WWW.KOHLER.COM
2	05/25/2026	DESIGN	REHILKO	
3	05/25/2026	DESIGN	REHILKO	
4	05/25/2026	DESIGN	REHILKO	
5	05/25/2026	DESIGN	REHILKO	
6	05/25/2026	DESIGN	REHILKO	DIMENSION PRINT 350-500REZ.C/D ENCL. & T&MS SCALE: 3/4"=1'-0" DATE: 05/25/2026 BY: ADV-9189
7	05/25/2026	DESIGN	REHILKO	
8	05/25/2026	DESIGN	REHILKO	
9	05/25/2026	DESIGN	REHILKO	
10	05/25/2026	DESIGN	REHILKO	
11	05/25/2026	DESIGN	REHILKO	ADV-9189
12	05/25/2026	DESIGN	REHILKO	
13	05/25/2026	DESIGN	REHILKO	
14	05/25/2026	DESIGN	REHILKO	
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19	05/25/2026	DESIGN	REHILKO	
20	05/25/2026	DESIGN	REHILKO	
21	05/25/2026	DESIGN	REHILKO	D
22	05/25/2026	DESIGN	REHILKO	
23	05/25/2026	DESIGN	REHILKO	
24	05/25/2026	DESIGN	REHILKO	
25	05/25/2026	DESIGN	REHILKO	
26	05/25/2026	DESIGN	REHILKO	D
27	05/25/2026	DESIGN	REHILKO	
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29	05/25/2026	DESIGN	REHILKO	
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45	05/25/2026	DESIGN	REHILKO	
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49	05/25/2026	DESIGN	REHILKO	
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55	05/25/2026	DESIGN	REHILKO	
56	05/25/2026	DESIGN	REHILKO	D
57	05/25/2026	DESIGN	REHILKO	
58	05/25/2026	DESIGN	REHILKO	
59	05/25/2026	DESIGN	REHILKO	
60	05/25/2026	DESIGN	REHILKO	
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64	05/25/2026	DESIGN	REHILKO	
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73	05/25/2026	DESIGN	REHILKO	
74	05/25/2026	DESIGN	REHILKO	
75	05/25/2026	DESIGN	REHILKO	
76	05/25/2026	DESIGN	REHILKO	D
77	05/25/2026	DESIGN	REHILKO	
78	05/25/2026	DESIGN	REHILKO	
79	05/25/2026	DESIGN	REHILKO	
80	05/25/2026	DESIGN	REHILKO	
81	05/25/2026	DESIGN	REHILKO	D
82	05/25/2026	DESIGN	REHILKO	
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86	05/25/2026	DESIGN	REHILKO	D
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110	05/25/2026	DESIGN	REHILKO	
111	05/25/2026	DESIGN	REHILKO	D
112	05/25/2026	DESIGN	REHILKO	
113	05/25/2026	DESIGN	REHILKO	
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Attn: Allen Altig
Finance Director

Hotel/Motel Grant Request

From: Tom Smith
Westmont Area Historical Society
242 N WARWICK AVE
WESTMONT IL 60559
Phone 630-963-9606 (land line)
Cell 630-207 9317
upnorth02@sbcglobal.net



**Village of Westmont
ADMINISTRATION**

Finance

31 West Quincy Street, Westmont, Illinois 60559

finance@westmont.il.gov | 630-981-6230

westmont.illinois.gov | 630-981-6200

HOTEL/MOTEL GRANT REQUEST

- Grant requests may be considered by the Village Board at the 2nd Board meeting of each month.
- Before submission for consideration by the Village Board, grant requests must be approved by the Admin-Finance Committee, which meets on the 1st Village Board meeting of each month.
- Submissions for the Finance Committee must be presented to Finance Staff at least 10 calendar days prior to the Finance Committee Meeting.

Requesting Entity (to whom check should be payable)

Westmont Area Historical Society

Address to which check should be mailed:

Tom Smith

242 N Warwick Ave Westmont
IL 60559

Event Name

Bootleggers, & Bats - Mystery Dinner Party

Brief Description of Event

Celebrating 50 years, the Westmont Historical Society is
hosting a Murder Mystery Party @ the Oakbrook Hilton Resort. Dinner,
Entertainment and basket Raffles will take place. It is a Roaring 20s
theme and Residents are encouraged to participate and help to solve the
"Murder". Prizes will be given to those who best dress in costume, and
who solve the crime. The Event is open to all and advertised in nearby
Villages.

Requested Amount (max is \$2,500) 2500⁰⁰

Percent of Total Event Cost (cannot exceed 50%) 50%

Impact on Encouraging Tourism or Overnight Visitors

Advertising & Social media is ongoing. Being hosted at the hotel will bring in possible out of towners who will stay at the venue overnight.



Other Benefits to the Village

Celebrates the 50th anniversary of a worthwhile group, and also celebrates Westmont's Rich history. Although, the family in the story is fictional, facts about Westmont will be intertwined in the story.

Plan for Publicity of Event (including note that event was funded by hotel/motel tax)

Currently, Event is already being promoted on social media and is featured in Park District Media. Westmont Living Plans to Run ad/story on the event.

Budget, Including Sponsors:

90 Guests x 56.20 = ~~5058.00~~
Decorations = \$175.00
Raffle Basket Access = 125.00
\$5,358

Please Attach Entity's Financial Statements for Past 2 Years



Signature

Thomas E Smith

Printed Name

Vice President Westmont Area Historical
Title Society



Additional Information

Payment of Grant

- The Village will reimburse the grantee up to 50% of documented expenditures.
- Reimbursement may be in a single installment after the event and the expenses have totaled twice the grant amount, or an initial reimbursement may be made of $\frac{1}{2}$ the grant amount.
- For example, with a \$2,000 grant, once the grantee has spent \$2,000, they can submit for reimbursement of the first \$1,000. After the event has been held, and they have spent the remaining \$2,000 (for a total of \$4,000 spent), they can submit for reimbursement of the final \$1,000 (for a total of \$2,000) grant.

After the Event

- Within 45 days of the event, the entity will submit to Finance receipts documenting that they spent at least twice the amount of the grant.

Potentially Acceptable and Unacceptable Uses of Hotel/Motel Money

Potentially Acceptable

- Advertising/promoting/sponsoring of the Village.
- Advertising/promoting/sponsoring of Village events.
- Advertising/promoting/sponsoring community events not run by the Village that are expected to draw tourists or overnight visitors such as July 4th, fireworks, Taste of Westmont, Red White and BBQ.
- Promoting/supporting Chamber events or events of other organizations that are expected to draw tourists or overnight visitors.
- Public improvements or decorations to identified property or facilities that draw tourists or are used by overnight visitors.
- Village beautification projects such as flower baskets in CBD, holiday lights, or seasonal banners.

Likely Unacceptable

- Promoting or sponsoring a local sports team.
- Public improvements with no clear link to tourism.
- Supporting or promoting local organizations or businesses where such businesses are not expected to draw tourists or overnight visitors.

DRAFT AMENDMENT LANGUAGE

(amendments are indicated by underlined and **shaded** text; deletions are indicated by ~~strikeouts~~):

CHAPTER 18 BUILDINGS AND BUILDING REGULATIONS

Sec. 18-62 Deletions. Additions, deletions, insertions, and changes.

2021 International Building Code, without appendices

...

- (18) Sec. 202 Definitions. Replace the definition of "High Rise Building" in its entirety to: ~~A building that has construction elements which are greater than sixty feet (60') above the lowest level of Fire Department vehicle access.~~ **A building with an occupied floor located more than sixty feet (60') above the lowest level of Fire Department vehicle access, as measured from the grade plane to the finished floor elevation of the highest occupied floor. All high rise buildings shall comply with Sections 403.4, 403.4.5, 403.4.7, 403.4.8, and 403.5.4 of the International Building Code.**

...

- (20) Sec. 706.1 General, add the following: "The provisions of this requirement shall apply to all uses and construction types as regulated by the 2021 International Building Code, except single-family detached and duplex use/construction. ~~The fire resistance rating of primary structural elements, as defined by the 2021 International Building Code (including outside walls and floors; but that a roof not supporting anything above need only be rated one hour up to a point ten feet from the interior edge of the outside wall), and t~~ **Tenant separation or party walls, shall be a minimum two hours, except that the required minimum fire resistance rating and tenant separation or party wall shall be a minimum of one hour for all occupancies which are equipped with a fire suppression and fire alarm system throughout the structure.**

- (21) ~~Add subsection "Sec. 903.2.13 Sprinkler Protection of Glass Openings (in a rated wall): Any opening that has a glass panel, e.g., sidelights, windows, glass doors, and/or similar openings, shall be protected by a specifically designed automatic sprinkler system. The sprinkler system shall include automatic sprinkler heads installed no further than eighteen inches (18") from the surface of the glass, and installed at six feet (6') on center horizontally on both sides of the glass. The sprinkler system shall completely wet the entire surface of the glass when activated.~~

(21) Reserved.

...

- (23) Add subsection "Sec. 903.2.14 Automatic Sprinkler Systems, Where Required:

...

- (B) ~~Any restaurant with an occupancy of over fifty (50) persons, or any place of assembly with~~ **Group A** occupancies over fifty (50) persons.

...

~~(H) Any commercial building over 2,500 square feet which is the subject of remodeling including, but not limited to: removal of interior walls, relocation of interior walls, addition of interior walls, addition or removal of door or window openings, relocation of door or window openings, substantial changes, additions, or upgrades to building plumbing or electrical systems, addition of building square footage through building addition or number of stories, removal of building square footage, or any other such substantial renovation deemed by the Director of Community Development or designee to trigger the need for sprinklers. This section shall not include redecorating or maintenance efforts such as carpeting, wall coverings, countertops, or replacement with like kind and quality roofing, plumbing, heating, air conditioning, or lighting fixtures. Upgrades to electrical and plumbing service by itself shall not trigger the requirements for sprinklers. Further, any interior remodeling of an area representing less than 20% of the total building square footage, not to exceed 1,000 square feet, shall be permitted without triggering the requirement for sprinklers. Such limited remodeling shall be permitted no more than once every three years, without triggering the sprinkler requirement.~~

(H) Any commercial building regulated under the International Existing Building Code (IEBC), with a gross floor area greater than 2,500 square feet, shall be required to install an approved automatic sprinkler system in accordance with the International Building Code, Chapter 9, when the scope of work constitutes a Level 2 or Level 3 alteration as defined by the IEBC.

~~(I) Any remodeling which does not breach a "Building Separation/Fire Wall" shall not, in and of itself, trigger a requirement to install fire suppression sprinklers in an existing commercial building in the B-1 District.~~

(I) Reserved.

...

~~(24) Class III standpipe systems shall be installed throughout in accordance with adopted codes and in buildings exceeding 10,000 square feet per story or where any portion of the building's interior area is more than 200 feet of travel, vertically and horizontally, from the nearest point of fire department vehicle access.~~

Exceptions:

- ~~1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.~~
- ~~2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than three (3) stories above grade. Approval is per the Fire Code Official.~~

- ~~3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5. Approval is per the Fire Code Official.~~
- ~~4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.~~
- ~~5. Buildings four (4) stories or less above grade level; the fire code official may approve:
 - ~~5.1 Operating pressures of less than 100 psi at the outlet of the hydraulically most remote 2 ½ hose connection. The reduced outlet pressure shall not be less than 65 psi.~~
 - ~~5.2 A Class I standpipe system in lieu of a Class III system.~~~~

(24) Class 1 standpipe systems shall be installed throughout buildings in accordance with adopted codes in buildings exceeding 10,000 square feet per story or portion thereof, or where any portion of the building's interior is located more than 200 feet in travel distance, vertically or horizontally, from the nearest point of fire department vehicle access.

Class 1 automatic wet standpipe systems shall be installed in all buildings four (4) or more stories above grade plane.

Exceptions:

1. Class 1 manual dry standpipes are permitted in open parking garages, subject to approval of the Fire Code Official.
2. The Fire Code Official is authorized to approve reduced outlet pressures where system hydraulics require, provided not less than 65 psi is maintained at the hydraulically most remote 2½-inch outlet.

(24a) Delete Section 903.3.1.2 "NFPA 13R sprinkler systems" in its entirety. Revise Section 903.3.1.2, "NFPA 13R sprinkler systems," to read:

903.3.1.2 NFPA 13R sprinkler systems. NFPA 13R sprinkler systems shall not be permitted in new construction. NFPA 13R sprinkler systems shall be permitted in existing buildings where otherwise permitted by this code.

(24b) Add new Section 903.6 Multi-tenant occupancy. When an automatic fire sprinkler system is installed in a multi-tenant building, each tenant shall have its own automatic fire sprinkler supply line off the main or riser with its own water flow switch and control valves.

(24c) Add the following to Sec. 907, Fire Alarm and Detection Systems - Any new building or any building or portion thereof that undergoes renovation or remodeling shall install an

approved smoke detection and/or heat detection system providing full building coverage throughout the building in accordance with NFPA 72, regardless of occupancy classification.

Exception:

Buildings equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13 or NFPA 13R shall not be required to provide full building detection, provided that required detection for means of egress protection, special hazards, or otherwise required by code is installed.

(24d) Add a new Section 907.1.3.1 as follows - All fire alarm control panels or annunciators installed in all occupancy groups shall be addressable, key operated, and shall not require any code of any type. All fire alarm control panels and annunciators shall be equipped with the ability to be locked out and key provided. Any existing Fire Alarm Control Panel that is replaced, or substantially modified shall be upgraded.

(25) Add the following to Sec. 907.2 Where Required. The following buildings shall have an "NFPA 72" approved fire detection and alarm system installed:

(A) Any new building.

(B) All existing commercial properties or multi-family properties with three (3) or more living units. ~~However, such non-compliant properties subject to this requirement shall be entitled to an alternative arrangement as follows:~~

~~(i) Such properties shall be permitted to phase in compliance in three (3) phases, with the first phase completed within six months of notice of violation, the second phase within nine months, the final phase within 12 months.~~

~~(ii) Such properties shall be permitted phase in compliance only if the property owner has a signed contract with a qualified fire alarm contractor to install a NFPA-72 compliant fire alarm system by a specified date.~~

~~(iii) such properties, through their property owner, have executed a memorandum of understanding with the village, on a form provided by the village, acknowledging the phase in compliance obligations; and~~

~~(iv) Each day any part or portion of the phase in compliance does not meet the obligations of this ordinance and/or the memorandum of understanding shall be considered a violation of this ordinance and that penalties may be assessed pursuant to Section 113.5.~~

...

(26) Add the following to Sec. 907– Smoke detectors as part of system. Full detection, via complaint smoke detectors, is required in all Group E, I, R-1 and R-2 use groups. This requirement applies even if property has a compliant sprinkler system. Reserved.

...

(29) ~~Section 1031 Emergency Escape and Rescue Exception 5 shall be eliminated. Section 1031.2, "Where Required," under the heading "Exceptions," delete subpart 5.1 as follows:~~

~~5.1 — One means of egress and one emergency escape and rescue opening.~~

...

2021 International Residential Code (IRC)

R112 Board of Appeals. Delete the language in this entire section and insert the following subsection: "R112.1 General. See [Chapter 18](#), Article I, [Section 18-4](#), of the Westmont Municipal Code."

Section R313. Add the following requirements for automatic fire sprinkler systems:

Automatic fire sprinkler protection shall be provided in attached garages serving townhouses and one- and two-family houses. At a minimum, automatic fire sprinkler protection shall be provided in the area of all pedestrian access doors between the garage and dwelling unit. Sprinkler coverage shall be installed in accordance with NFPA 13D.

An approved waterflow notification device shall be provided on all automatic fire sprinkler systems installed in accordance with NFPA 13D. The notification system shall consist of:

1. An interior audible notification appliance (bell or horn) located within the dwelling and activated by waterflow from the sprinkler system.
2. An exterior audible/visible notification appliance mounted on the exterior of the dwelling in an approved location and activated by waterflow from the sprinkler system.

The waterflow notification devices shall activate upon the operation of one or more sprinkler heads and shall continue to operate until manually reset or the waterflow condition is restored.

The local amendments stated above shall prevail over any conflicting language found in Section R313.1, R313.2, or elsewhere.

...

2012 ~~2021~~ International Fire Code, including appendices.

Sec. 18-65. - Standards for construction types (other than single-family homes and duplexes).-

~~For all construction types other than single family home and duplexes, all floors shall be of pre-cast concrete type, poured concrete type, or other type having at least a two-hour fire-resistance rating.~~

~~Exception: Multifamily buildings, three stories or less, with the highest occupied level being 30 feet or less, then Type IIIB construction type is allowed. This is not applicable in a mixed-use occupancy (i.e., commercial and residential).~~

Type V-A and V-B are not permitted for all use groups governed by the International Building Code (IBC) for any building three stories or above.

Floor-to-Floor Fire-Resistance Requirement:

All buildings three (3) stories or above grade plane shall be constructed with minimum one (1) hour fire-resistance-rated horizontal assemblies between floor levels and a minimum one (1) hour fire-resistance-rated roof-ceiling assembly.

CHAPTER 42 FIRE PREVENTION, FIRE PROTECTION AND EMERGENCY SERVICES

ARTICLE IV – FIRE PREVENTION

DIVISION 2 – FIRE PREVENTION CODE

Sec. 42-189. - Additions, insertions and changes.

. . . .

Section 107.2.2. Add: Other Fees.

Where in the judgment of the fire official an outside fire protection consultant is required because of the uniqueness or complexity of a requested installation, the consultant's time will be charged at the prevailing rate with the minimum rate of three hundred dollars (\$300.00) per hour.

One (1) free re-inspection will be given within thirty (30) days, and if current violations are not corrected, the owner or his authorized agent will be issued a warning notice to have these violations corrected within a time period specified on the notice and signed by the Authority having jurisdiction.

A second free re-inspection will be given within fifteen (15) days of the first re-inspection, and if current violations are not corrected, the owner or his authorized agent will again be issued a warning notice to have these violations corrected within a time period specified on the notice and signed by the Authority having jurisdiction.

Once a second re-inspection has been conducted, if there is a need for more re-inspections, there will be a re-inspection fee of one-hundred dollars (\$100) per re-inspection, and/or at the discretion of the Fire Prevention Bureau, there may be a citation for court appearance issued, with possible fines not to exceed Seven hundred and fifty dollars (\$750/day) per day per violation.

Each person having an approved alarm, automatic protection device or signaling device shall be responsible for any false "true" or "trouble" alarm transmitted by the device they operate or maintains. Transmission of false alarms constitutes a deterrent to the overall effective operation of the system. A person owning or leasing an alarm device ~~shall~~ may be charged a ~~fee of One Hundred Dollars (\$100) for each false alarm in excess of two (2), in one six (6) month period transmitted by any automatic protection device or signaling device.~~ graduated fee for each false alarm in excess of two (2) false alarms in any six (6) month period transmitted by any automatic protection device or signaling device, as follows:

- Third false alarm: One Hundred Dollars (\$100)
- Fourth false alarm: Two Hundred Dollars (\$200)
- Fifth false alarm: Three Hundred Dollars (\$300)
- Sixth and each subsequent false alarm: Five Hundred Dollars (\$500)

This charge shall be remitted to the village upon receipt of a statement for such charge.

All inspections and maintenance reports shall be forwarded to the Westmont Fire Department using appropriate reporting platform within thirty (30) days of service. Fire protection systems shall include but not limited to sprinkler systems, fire pumps, fire alarms, hood and duct systems, CO2 monitoring systems. Failure to submit reports within thirty days will result in fees of one hundred dollars (\$100), with each additional thirty days or portion thereof shall continue in force and effect until full compliance.

Failure to comply with notice to repair. The failure of any person to comply with the requirements contained in a written notice of a malfunction of equipment within three (3) days of receipt of such notice shall constitute an offense punishable by a fine of not more than One Hundred Dollars (\$100). Such notice shall continue in force and effect until full compliance with the requirements stated therein and each and every failure to comply with such notice within twenty-four (24) hours after the three (3) days allowed for compliance constitute a separate offense.

Tampering with, or destroying components of fire alarm system, sprinkler system or fire and life safety equipment is strictly prohibited. Any person or facility who tampers with or destroys components of fire alarm system, sprinkler system or fire and life safety equipment at the discretion of the Fire Prevention Bureau may be have fines issued, with possible fines not to exceed seven hundred and fifty dollars (\$750).

Lift-assist service fees:

- (a) As used in this section, "lift-assist service" means a response to an assisted living facility or nursing home facility by personnel of the fire department, an emergency response unit of the village, or a unit of another public safety department providing automatic or mutual aid to the village, in order to lift a patient or other individual from the individual's current position to a desired position. "Lift-assist service" does not include lifting a patient or other individual during a response to a request for transportation to a health care facility such as a hospital or emergency room.
- (b) After the sixth (6th) lift-assist service provided to an assisted living facility or nursing home facility within a calendar year by the fire department, firefighter, emergency response unit, or public safety employee, the fire department will impose a charge of \$250.00 to said assisted living facility or nursing home facility for each lift-assist service provided thereafter within the calendar year. The assisted living facility or

nursing home facility is responsible for payment of these charges. This lift-assist service fee was calculated based on the actual personnel and equipment costs that the village will incur in providing lift-assist service to a patient or individual, and this fee is authorized by 65 ILCS 5/11-6-12.

Amend Section 1207.11.3 Location, to delete subparts 2 and 4 as follows:

ESS shall be installed only in the following locations.

1. Detached garages and detached accessory structures.
2. Attached garages separated from the dwelling unit living space and sleeping units in accordance with Section 406.3.2 of the IBC.
3. Outdoors on exterior walls located a minimum of 3 feet from doors and windows.
4. Utility closets and storage or utility spaces within the dwelling units and sleeping units.

~~Section 2306.2.3 Above Ground Storage tanks located outside, above grade~~

~~Above ground storage tanks for flammable and combustible liquids not permitted within Village of Westmont; except as follows:~~

- ~~(1) Above ground storage tanks may be approved by Westmont Fire Department for emergency situations or temporary situations regulated by Section 105. All installations in this instance shall conform to all state and local codes.~~
- ~~(2) Above ground storage tanks may be approved by the Westmont Fire Department for storage of new and used cooking oil per the following specifications:~~
 - ~~a. Above ground storage tank must be approved by the Illinois State Fire Marshall;~~
 - ~~b. Above ground storage tank shall not exceed 600 gallons in total volume;~~
 - ~~c. Only Class IIIB flammables (cooking oils only) shall be stored in approved tanks;~~
 - ~~d. All installations shall conform with state and local codes.~~

Replace Section 2306.2.3, Above Ground Storage tanks located outdoors, above grade, in its entirety with the following:

Above-ground storage tanks for flammable and combustible liquids not permitted within Village of Westmont; except as follows:

1. Above-ground tanks containing fuels shall not exceed 2,000 gallons in individual capacity or 2,000 gallons in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100 feet (30 480 mm).
2. Above-ground tanks shall not be used for the outside storage of motor fuels at automotive service stations, dispensing facilities or vehicle dealerships.

Replace Section 2306.2.4.1, Tank Capacity Limits, in its entirety with the following:

Tanks storing Class I and Class II liquids at an individual site shall be limited to a maximum individual capacity of 2,000 gallons and an aggregate capacity of 2,000 gallons.