



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov

westmont.illinois.gov | 630-981-6200

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

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, May 14, 2025 at 6:00 PM, at the Village of Westmont, 31 W. Quincy St., Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees
5. Approval of Minutes
 - a. Approval of the Minutes of the May 7, 2025 Special Meeting
6. Reminder to Silence All Electronic Devices
7. Reminder to Sign-In for Any Public Testimony
8. Review of Public Hearing Procedures
9. Old Business - None
10. New Business
 - a. PUBLIC HEARING PZC 006-2025
Request from ZzeNails, Inc, d/b/a ZzeNails (Petitioner), and Richmond Station, LLC (Owner), for the property at 42 South Cass Avenue, Westmont, Illinois, 60559, for the following:
 1. Special Use Permit to operate a beauty parlor, located on the ground floor, in the B-1 Limited Business District.
 - b. PUBLIC HEARING PZC 005-2025
Requests from Kidvest, LLC, d/b/a Primrose School of Westmont (Petitioner), and P & C Holdings, LLC (Owner), for the property at 98 East Naperville Road, Westmont, Illinois, 60559, for the following:
 1. Zoning Ordinance Variance to allow for playground and equipment to encroach into the required supplemental setback line to Naperville Road and

within a required front yard setback in the B-2 General Business District.

2. Site and Landscape Plan approval.

c. PUBLIC HEARING PZC 007-2025

Requests from Salt Creek Ballet Company (Petitioner), and P & C Holdings, LLC (Owner), for the property at 98 East Naperville Road, Westmont, Illinois, 60559, for the following:

1. Special Use Permit to operate a performing arts studio in the B-2 General Business District.

2. Zoning Ordinance Variance to the special condition that requires 100 foot distance separation between a performing arts studio and a residence district.

11. Open Forum

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

12. Miscellaneous

a. a. General Updates

1. Next Regular PZC on June 11, 2025

13. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 9:00 A.M. to 4:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting. Listen Everywhere, an assistive listening, mobile app, is now available to visitors attending Board and Commission Meetings held in the Village Hall Board Room.

<https://westmont.illinois.gov/581/ADA-Listen-Everywhere>



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Village of Westmont Planning & Zoning Commission **May 7, 2025 - DRAFT Minutes**

The Village of Westmont Planning and Zoning Commission held a special meeting on Wednesday, **May 7, 2025 at 6:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

1. Call to Order

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

2. Roll Call

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

Staff: Scott Williams (Senior Planner), Joseph Hennerfeind (Community Development Director), Adam Walsh (Planner), John Zemenak (Village Attorney)

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

3. Pledge of Allegiance

Chair Carmichael swore in staff and members of the public.

4. Reminder to silence all electronic devices

5. Reminder to sign-in for any public testimony

6. Approval of the Minutes of the April 23, 2025 special meeting.

MOTION by **Simpson** to approve the regular meeting minutes from April 23, 2025.

Seconded by **Sharp**.

VOTING:

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

Nays: 0

Motion Passed

7. Review of Public Hearing Procedures

8. Old Business

PUBLIC HEARING PZC 001-2025

Requests from the Village of Westmont regarding Zoning Ordinance text amendments as follows:



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- 1) Zoning Ordinance text amendments to repeal Appendix A – Zoning, of the Westmont Code of Ordinances and to establish new Chapter 95 – Zoning, of the Westmont Code of Ordinance, with comprehensive updates to the entire Zoning Ordinance, including amendments to the zoning districts, development standards, planning processes, and other zoning regulations.

Staff Comment:

Since this was a continued public hearing, Scott Williams, Senior Planner, presented a recap of what was discussed at the previous public hearing instead of a formal presentation. Williams explained that no changes to the draft language have been made since it was posted to the public on April 8, 2025.

Public Comment:

Kyle Dispensa, resident, raised concerns about increased building height in the proposed B-1(A) district and requiring less parking for these buildings. Dispensa also questioned if who can live in accessory dwelling units (ADUs) can be regulated and how they can be built over detached garages.

David Meek, attorney for Westmont businesses, advocated for relaxing the proposed regulations for outdoor operations, specifically for the outdoor parking of vehicles in the Manufacturing (M) and Limited Manufacturing (M-1) districts. Meek recommended that outdoor storage be allowed as a permitted use with screening regulations.

Commissioner Comment:

Chair Carmichael explained that the commissioners will discuss the proposed changes article-by-article.

Article I: Introductory Provisions

Williams explained the background on the changes, and recapped the concerns raised at the previous meeting related to Article I.

Commissioner Sharp asked for clarification of Section 1.13(A)(2). Williams answered that an application goes into review when they have fully submitted documents and paid the required fees. This section allows for applications submitted before the updated zoning ordinance is adopted to elect to be reviewed under the updated language. Sharp recommended the provision be clearer on what stage an application should be in to make the switch.

Sharp questioned Section 1.13(A)(3). Williams explained that building permits approved and issued under the regulations of the current zoning ordinance can be constructed, even if it does not fully comply with the updated zoning ordinance. Sharp and Carmichael recommended clarifying this provision.

Secretary Peterson asked if the current zoning ordinance has any regulations on split-zoned lots. Williams and Community Development Director Joseph Hennerfeind responded that they do not believe there are currently regulations for split-zoned lots.

John Zemenak, Village Attorney, asked to respond to a public comment about ADUs before moving on. Williams answered that as a non-home rule community, the Village of Westmont cannot regulate who lives in ADUs. The proposed language on ADUs regulates the type and size of the buildings. Nuisance



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provisions of the Municipal Code (not in the zoning ordinance) may be able to mitigate potential negative impacts.

Williams added that ADUs could be built over a detached garage, but retrofitting an existing one may be difficult. Zemenak noted that there are multiple code and utility requirements that must be met before an ADU could be occupied. Williams explained that if ADUs are allowed in the zoning ordinance, there will be growing pains as other departments refine their processes.

Hennerfeind said that the anticipated residents of an ADU in a suburban environment are extended family or people aging in place, but the Village cannot restrict who occupies one. He reiterated that the zoning ordinance allows property owners the option to build an ADU, but other codes administered by the Building Division, Fire Department, and Public Works Department would have to be met.

Carmichael invited Kyle Dispensa back to the podium. Dispensa asked how short-term rentals will be regulated, as ADUs may be built to be a short-term rental.

Commissioner Simpson asked if Section 1.12 on the zoning map meant that if the update is approved, that a new zoning map will be published. Williams replied that no rezonings are being proposed tonight, only the creation of new districts for future rezonings, which would follow all noticing requirements. A new zoning map would not be published if the updated language is approved by the Village Board of Trustees.

Article II: Residential Districts

Williams explained the proposed changes to the lot and bulk regulations to residential districts.

Commissioner Lynn advocated for separating lot coverage and building coverage. Lynn compared a home he designed in the Village versus a home in the City of Elmhurst. He explained that the home in Elmhurst was on a smaller lot, but their bulk regulations allowed for a larger home than the one he designed in Westmont. Lynn added that separating the coverages would mean that a driveway would not force a home to be smaller. Lynn added that the required street side setbacks and the lot coverage maximum greatly restrict the buildable area of a corner lot.

Williams explained how lot coverage is currently calculated. Williams and Hennerfeind explained that changes to lot coverage are not being proposed as a part of the update because it is intertwined with stormwater calculations, and would require a large engineering study to ensure that changing the percentage would not cause negative impacts.

Williams said that the Village had conversations with single-family builders to understand impediments to building new homes. As a result of the discussion, staff proposed adjusting footnote 5 in Section 2.05. The change would reduce the street side back from 25 feet to 15 feet to increase the buildable width from 30 feet to 40 feet.

Lynn questioned if this footnote applies to contextual setbacks. Adam Walsh, Planner, responded that this is separate from the contextual setbacks, as the footnote does not have language that applies to front yard setbacks. Lynn asked if front yard setbacks are staying at 35 feet. Walsh answered that front



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yard setbacks can be reduced by taking advantage of the contextual setbacks. Hennerfeind provided a history on the contextual setback regulations. He added that the footnote would apply to narrow corner lots, as wider corner lots have the width to meet the setbacks and maintain a wide buildable area. Lynn mentioned that requiring large setbacks means driveways will be longer, which can negatively affect drainage. Williams replied that as alleyways are improved, the thought is that new homes would take garage access off the alley.

The commission expressed support for amending the street side yard footnote.

Sharp asked which structures can be used when measuring contextual setbacks. Williams explained that the two adjacent structures on either side of the subject property are used, regardless of when they were constructed.

Lynn asked how the contextual setbacks are verified. Williams answered that aerial images can give a rough estimate and that staff can look through the Village's records for documentation. Alternatively, staff can request documents from the applicant to confirm the adjacent setbacks.

Simpson asked how permeability influences lot coverage. Williams and Hennerfeind explained that the current definition does not take it into account.

Lynn asked if the zoning ordinance will require new garages to have lighting directed to the alleyway. Williams responded that the proposed outdoor lighting changes would not apply in that situation, as Homeowners' Associations could require it. Hennerfeind noted that it may be a more appropriate discussion for the Public Works Committee.

Article III: Business and Employment Districts

Williams explained which districts are regulated by this Article, as well as changes to the bulk requirements. Hennerfeind explained the supplemental setbacks, stating that they often cause confusion with developers.

Peterson asked why the floor area ratio (FAR) was removed. Consultant to the Village, Kirk Bishop of Duncan Associates, responded that they did not feel that FAR was serving the Village's needs nor was it in line with modern planning practices. Bishop said the setbacks and building heights did a better job of defining the building envelope.

Carmichael asked how ADUs would be affected by FAR. Williams answered that currently, accessory buildings are not counted towards FAR. ADUs have a maximum footprint, so removing FAR should not negatively impact them.

Simpson asked if a building put a berm around their ground floor to create a walk-out basement to circumvent the height requirements. Bishop answered that he has not seen that in his experience with suburban communities. Williams and Hennerfeind added that commercial properties rarely exceed the FAR maximum in the current ordinance.



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Article IV: Downtown Districts

Williams explained that two new districts will be created, the B-1(A) and R-7, but rezonings of specific properties will not be discussed at this meeting. He stated that the changes were influenced by the Comprehensive Plan's goal to create a compact, walkable environment. Williams also explained the types of buildings allowed in the downtown districts.

Peterson asked if all the properties will be rezoned. Williams answered that a Village-initiated rezoning will occur in the future. All required noticing will be completed and a public hearing will take place at a future Planning & Zoning Commission meeting.

Hennerfeind explained that the proposed changes come from the Comprehensive Plan. The maximum height of five stories in the B-1(A) district would establish what is appropriate for the properties near the train station. He explained the allowed building types, saying that the design requirement section is intended to create destination architecture, as recommended by the Comprehensive Plan.

Lynn recommended adjusting the build-to-zone to allow for the sidewalks to feel wider, although it would be on private property. Williams replied that the build-to-zones get further from the front property lines as the zoning districts and building types become less intense. Hennerfeind explained that the Public Works Department is starting the process of creating a downtown plan, which may expand the right-of-way. Adjusting the build-to-zone may not create a public benefit.

Lynn added that adjusting the build-to-zone would allow for awnings and bay windows to nicely articulate the streetwall while remaining on private property. Williams noted that the Article does have requirements for articulation.

Lynn questioned if the vacant properties bordering the existing B-1 district would be appropriate for a rezoning to the downtown districts. Williams and Hennerfeind clarified that the maps provided show generally where it may be appropriate to rezone, but it is not definitive. Discussing which properties should be rezoned should be saved for a future meeting.

Sharp asked who classifies the building type, especially if a proposed development does not neatly fit into the storefront, general, or row building bulk regulations. Williams explained that the zoning administrator can make the decision, and can be decided through the site plan process. He also added that the zoning district and allowed uses can influence the building type.

Sharp asked if it is common to separate building typology by downtown district. Williams replied that it is common to split a downtown into separate districts, which can affect the style of development.

Sharp recommended that the maximum height for upper stories could be increased to 15 feet and decreasing the minimum distance between vertical division lines. Sharp asked if it would make sense to decrease the interior side setback for row buildings in the R-7 district when the R-4 has a smaller minimum setback. He also recommended that the maximum height of stories in row buildings could be increased for office users. Williams responded that offices may not be able to occupy a row building in the R-7, which could be clarified.



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Sharp asked what “not visible from the street” means in the context of side and rear facades. Williams replied that it should be edited to be clearer.

Sharp said that curtain walls are a type of glazing assembly, and should be taken out of Table IV-4 or add other types of glass that meet the intended function. Sharp also recommended that instead of “transmittance factor”, “visible light transmittance”, “visible light reflectance”, or “exterior visible light reflectance” should be used.

Carmichael paused commissioner comments to allow members of the public who arrived late to give comments.

Brian Schuering, resident, was sworn in. Schuering recommended having parking recommendations, lowering minimum lot area in residential districts, allowing ADUs in a simple permitting process, and increasing the height maximum for ADUs. Williams responded that the minimum lot area is proposed to stay the same so buildable area is not reduced. The minimum lot widths and depths do not equal the minimum area because it allows for flexibility in subdivisions.

Article V: Special Purpose Zoning

Carmichael returned to commissioner comment on Article V. Williams explained that this Article addresses zoning districts and uses that do not fit neatly into other Articles, and gave an overview of the proposed changes.

Peterson asked if institutions would be required to rezone to the Public/Institutional (P/I) district. Williams said that they would not force rezonings. However, if an institution requested other zoning approvals, staff may recommend that they rezone to this district if it could help the project. Hennerfeind added that rezoning could reduce the number of approvals an institution would need. Walsh noted that the P/I district is not the only zoning district where institutions are allowed. Depending on the type of use, it can be allowed in residential or business and employment districts in addition to the P/I district.

Simpson asked if any of the uses allowed in the districts in Article V have been changed. Williams responded that the classification of special versus permitted uses did not change substantially.

Peterson asked if P/I districts are common in other municipalities. Williams replied that it is becoming more common, especially in communities that have large campus institutions. Hennerfeind explained that P/I districts do not absolve institutions from zoning regulations, rather it amends them to be geared towards institutional uses.

Article VI: Principal Uses

Williams provided an overview of the changes to the Article, highlighting that the uses are grouped into categories and subcategories, sometimes with supplemental regulations, that do not substantially change the current use permissions.

Lynn asked if ADUs should be shown in the use table. Williams and Bishop explained that since it is an accessory use, it is a better fit in the accessory use article instead of the principal use article. Lynn asked where ADUs are allowed. Bishop replied that ADUs are proposed to be allowed on lots occupied by a



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detached house.

Williams responded to concerns raised by speakers at previous meetings about how uses are classified by staff, explaining that this Article gives staff direction. If a potential user disagrees, there is an appeals process they can enter, as described in Article XIV.

Williams also replied to comments about outdoor storage yards as a principal use. Williams noted that the proposed changes largely carry over existing permissions, and outdoor storage yards are not currently an allowed principal use.

Simpson asked if this Article would address short-term rentals. Williams answered that this was discussed before the Community Development Committee (CDC), who directed staff to not address them with these text amendments. Hennerfeind further explained that the CDC did not want to expressly permit or prohibit them at this time. Zemenak clarified that there is not an express permission or prohibition on short-term rentals in the current zoning ordinance.

Zemenak and Williams informed the commission that changes to how uses are classified may be made. If changes are made to any section of the proposed language, it would be brought back to the commission and public for their review.

Article VII: Accessory and Temporary Uses

Williams gave a general overview of the proposed changes, and how they relate to residential and nonresidential properties. Hennerfeind stated that the Manufacturing (M) district does not allow for outdoor activities, but the Limited Manufacturing (M-1) district does through special use approval. Allowing outdoor storage in the M district through special use approval is a change intentionally done due to M-zoned properties often bordering residential districts.

Carmichael asked staff to clarify outdoor storage versus fleet vehicles. Williams and Hennerfeind explained that fleet vehicles are light-duty vehicles like sprinter vans, not tractor trailers or semi-trucks.

Williams explained that outdoor storage is for goods and merchandise. Section 7.20(D) is a catch-all for accessory outdoor uses not specifically listed, which would require special use approval. Accessory outdoor storage of trucks could be requested through this section. Sharp confirmed that principal outdoor storage is not being changed, to which Hennerfeind replied that it will remain not allowed.

Simpson explained that fleet in the trucking industry typically means semi-trailers and trucks, and suggested that defining what the Village sees as fleet could avoid confusion. Zemenak explained that staff will work to clarify this with the help of existing definitions in the Municipal Code.

Simpson asked if there are plans to allow more intense uses outside of the area surrounding Ty Warner Park. Hennerfeind replied that the Comprehensive Plan identifies the future land use as light industrial, as many of the existing M and M-1 properties do not serve intense uses very well. However, the upcoming Comprehensive Plan update is an opportunity to investigate his question.

Simpson asked for clarification on firewood stacks in the encroachment table. Williams explained that the



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table allows it in the required side and rear setbacks, but not street setbacks. It does not require a specific distance from side and rear property lines.

Williams explained the permission for covered porches to encroach up to 8 feet into the required street setback. Lynn expressed support for the change and asked how the rule would change if the porch was uncovered. Williams replied that if it was uncovered, it would either be seen as a deck or raised landing, depending on the size.

Lynn asked how porches affect the contextual setbacks. Williams explained that porches are now seen as an accessory structure instead of as being a part of the home, so they are excluded from the calculation. Bishop added that this could be clarified in the language.

Lynn asked what would happen if a homeowner wants to enclose the porch. Williams responded that the draft language says the porch must be open on at least three sides to take advantage of the encroachment, so enclosing it would not be compliant with the regulations.

Simpson asked if requiring a fence around a hot tub makes sense if they are covered. Williams replied that this provision was written to be compatible with building codes, but could look into revising this.

Lynn asked for clarification on the fencing requirement for outdoor dining. Hennerfeind replied that the draft language was intended for new construction restaurants to ensure a pleasant dining environment. For existing properties, there are options for variances for the fence and alternative compliance for landscaping. He added that regulations for enclosing outdoor dining spaces are meant to also protect patrons from parking lot traffic. Zemenak recommended having flexible enclosure requirements that can be determined by the zoning administrator, which Sharp agreed with.

Commissioner Thomas thanked staff and the consultant for their hard work on the proposed changes.

The commission expressed support in adjusting the floor heights for buildings in the downtown districts.

The commission discussed continuing the public hearing to continue the discussion on Article VII and the remaining Articles.

MOTION 1

Motion by **Simpson** to continue the public hearing to the regular meeting on June 11, 2025 at 6:00 p.m.

Seconded by **Thomas**.

VOTE RESULTS

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

Nays: 0

Motion Passed



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9. New Business

None.

10. Open Forum

Nobody spoke during the Open Forum.

11. Miscellaneous Items

- a. Next regular PZC meeting on May 14, 2025.

Williams noted that there are three cases on the agenda for this meeting, and confirmed that the continued public hearing for the zoning ordinance will not be discussed at the May 14, 2025 meeting.

12. Adjourn

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

Second by **Sharp**.

The motion passed on a unanimous vote.

Meeting adjourned at 9:19 p.m.



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

MEETING DATE: May 14, 2025

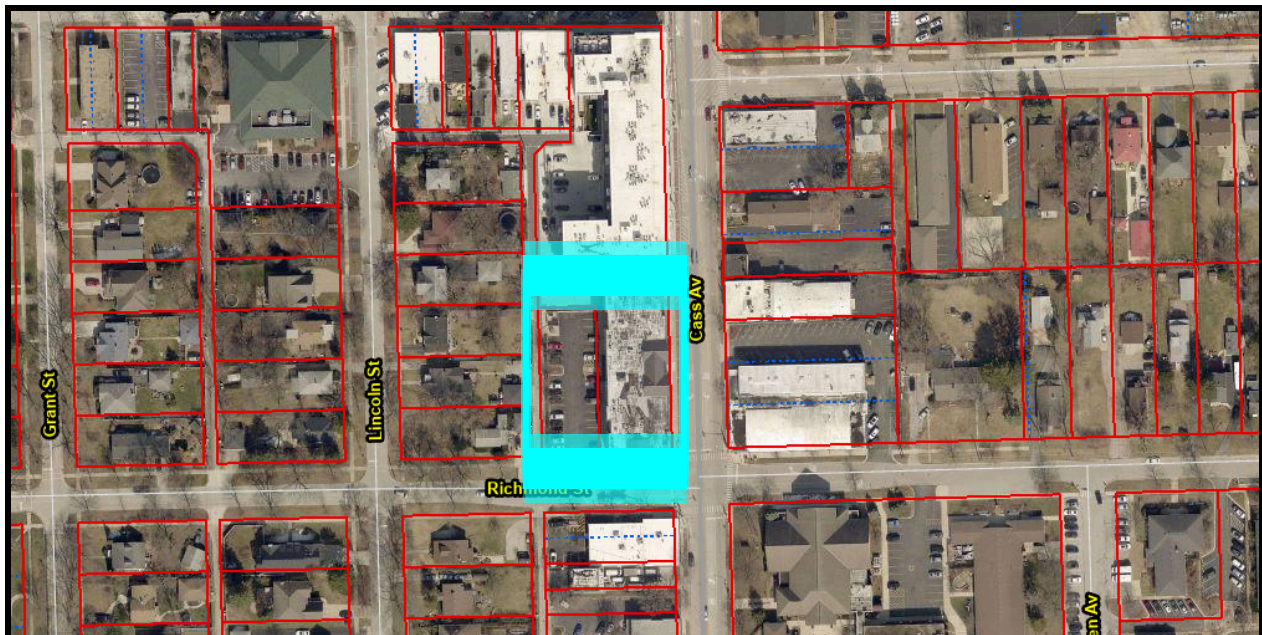
PZC 006-2025

TITLE: Request from ZzeNails, Inc, d/b/a ZzeNails (Petitioner), and Richmond Station, LLC (Owner), at 42 South Cass Avenue, Westmont, Illinois, 60559 for the following:

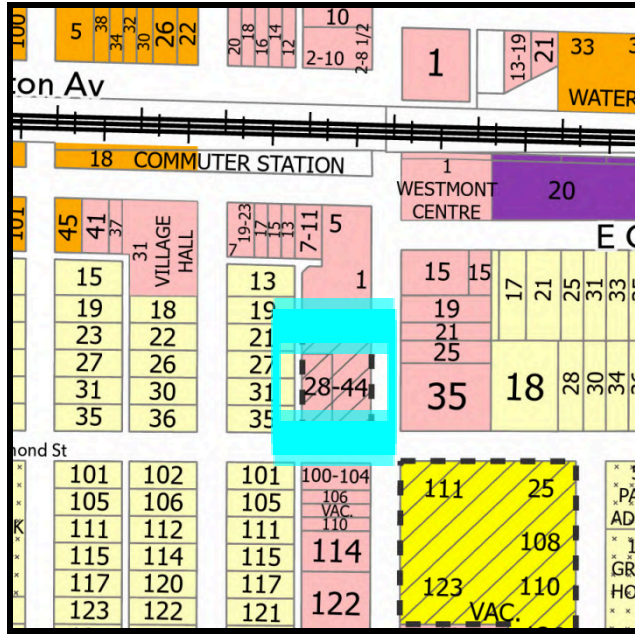
1. Special Use Permit to operate a beauty parlor, located on the ground floor, in the B-1 Limited Business District.
-

I. BACKGROUND OF ITEM

- A. Location: 42 South Cass Avenue is located between Quincy and Richmond Streets within the Village's Downtown. The site is improved with a four-story mixed-use building, commonly known as Richmond Station, which has multiple commercial spaces on the ground floor and dwelling units on the second through fourth floors. The subject unit is located on the ground floor, at the corner of Cass Avenue and Richmond Street, and was most recently one of three units occupied by Burr Ridge Lighting. The lot is 153' by 210', for an area of 32,130 square feet, or 0.74 acres of land.



Aerial Map - 42 South Cass Avenue (source: DuPage County Parcel Viewer)



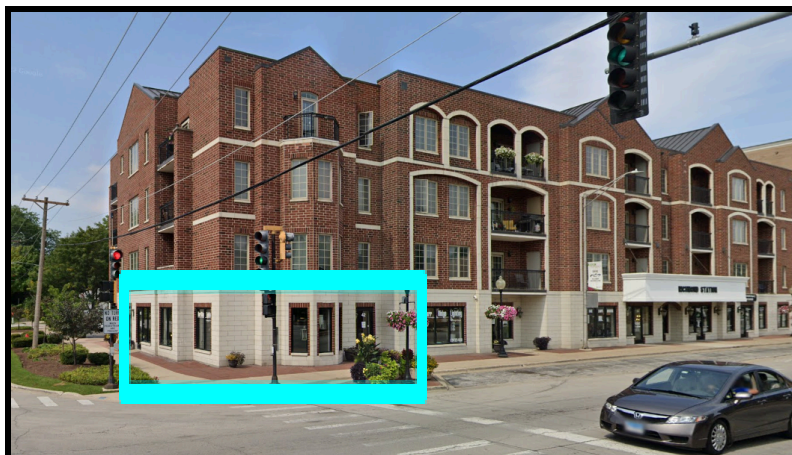
Zoning Map - 42 South Cass Avenue

B. Zoning Designations:

SUBJECT PROPERTY	B-1 Limited Business District/Planned Development
NORTH	B-1 Limited Business District
SOUTH	B-1 Limited Business District
EAST	B-1 Limited Business District
WEST	R-3 Single-Family Detached Residence District

C. Neighborhood Characteristics

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



Street View - 42 South Cass Avenue (source: Google)

II. PETITIONER REQUEST:

The petitioner has requested a Special Use Permit to operate ZzeNails, a beauty parlor specializing in nails on the ground floor in the B-1 Limited Business District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is B-1 Limited Business District, which allows for a wide variety of retail, restaurant, and service uses. Dwelling units are also allowed if they are in conjunction with a commercial enterprise. The Planned Development overlay district was approved in 2002 to accommodate the construction of the mixed-use building.

The Comprehensive Plan designates the future land use in this area as Downtown Mixed-Use, which describes the designation as an area “...[that] should provide for an appropriate variety of land uses.” and that the Downtown should consist of “*primarily mixed-use development that fosters an active pedestrian oriented node*”.

More specifically, the Comprehensive Plan identifies the subject property as a part of the Downtown subarea’s civic core. The Plan explains that this block should “[contain] public offices, services, and open space, as well as secondary downtown retail and restaurant activity...”

B. Entitlement Request

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

- **Special Use Permit to operate a beauty parlor, located on the ground floor, in the B-1 Limited Business District.**

Appendix A, Section 7.03(A)(11a) requires that all beauty parlors located on the ground floor obtain a Special Use Permit when located in the B-1 district to assess impacts like traffic, activities, number of employees, and the like. In addition to the Special Use Standards (Sec. 13.09), a ground floor beauty parlor has the following Special Condition, as listed in Sec. 7.04(12):

12. “Such special use may be permitted with administrative approval if the business space is less than 1,000 square feet”

In addition to the responses to standards and narrative, the petitioner has provided a floor plan showing the layout of the space. The floor plan shows that the unit is over 1,000 square feet, therefore, Special Condition #12 is not applicable.

The petitioner’s narrative describes ZzeNails as a nail salon that provides a range of nail care services. This includes manicures, pedicures, gel nails, nail art, gel extensions, and waxing services. It is anticipated that the business will be open daily from 9:30 a.m. to 6:30 p.m., with three (3) to five (5) employees on-site.

Parking

Appendix A, Section 10.06(B)(2)(a) states proposed uses for buildings zoned B-1 that were constructed before December 17, 2020 are not required to provide off-street parking. Richmond

Station was constructed before this text amendment, so the roughly 30 spaces provided in the off-street parking lot are deemed conforming. There is also on-street parking in the Cass Avenue public right-of-way directly in front of the building.

The use must be considered to the Special Use standards, which are noted below:

Standards for Special Uses Sec. 13.09(D):

A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the planning and zoning commission and approval of the board of trustees:

- 1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*
- 2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.*
- 3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
- 4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.*
- 5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
- 6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.*

IV. SUMMARY

A Special Use Permit is requested to allow the petitioner to operate a beauty parlor, located on the ground floor, in the B-1 Limited Business District, at 42 South Cass Avenue. A B-1 Development permit is also being requested, and will be heard before the Village Board of Trustees at the same meeting as this Special Use Permit. The request complies with both the requirements of the Zoning Ordinance and the recommendations from the Comprehensive Plan, and is subject to the standards of special use permit approval.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on April 24, 2025.
- B. Code References: Appendix A: Section 7.02(F); 7.03(A)(11a); 7.04; and 13.09
- C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision. The recommendation and the request for a B-1 Development Permit are anticipated to be considered by the Village Board at the May 29, 2025 meeting.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the April 24, 2025 Westmont Suburban Life.
2. Petitioner Attachments received April 10, 2025 (Edited for PZC):
 - a. Planning and Zoning Development Application, including responses to the Special Use Standards
 - b. Project Narrative
 - c. Floor Plan
 - d. Signed Lease Agreement
 - e. Plat of Survey

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 006-2025-42 S CASS
2240754

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

Shaw Media certifies that it is the publisher of the Westmont Suburban Life. The Westmont Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westmont, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 04/24/2025

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

In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on 24th day of April, A.D. 2025

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$99.82

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC
NOTICE VILLAGE OF
WESTMONT PLANNING
AND ZONING COMMISSION
NOTICE OF PUBLICATION
NOTICE IS HEREBY GIVEN
that a public hearing has
been scheduled before the
Westmont Planning and
Zoning Commission to be
held on Wednesday, May
14, 2025 at 6:00 P.M. in
the Westmont Village Hall,
31 W. Quincy St.,
Westmont, Illinois 60559.
The purpose of the hearing
is to consider a request from
ZzeNails, Inc. d/b/a ZzeNails
(Petitioner), and Richmond
Station, LLC (Owner), for the
property at 42 South Cass
Avenue, Westmont, Illinois,
60559, for the following:
1. Special Use Permit to
operate a beauty parlor,
located on the ground floor,
in the B-1 Limited Business
District.
PIN: 09-09-407-023
More Common Location:
42 South Cass Avenue,
Westmont, Illinois, 60559
Village Code(s) Applicable:
Appendix A, Sections 7.03
(A)(11a); 13.09
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 April 24,
2025) 2240754

Received

APR 10 2025

Community Development Dept.
Village of Westmont, Illinois

OZC 004-2025



Village of Westmont Planning and Zoning Application and Instructions

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

<i>Office Use Only</i>	
Date Received	_____
By	_____

PROJECT NAME: Zzenails (special use)

Subject Property Street Address: 42 S Cass Ave

PIN Number(s): 09-09-407-023

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

Petitioner (and corporation if applicable): Zolgerel Tsengel (manager of ZzeNails INC)

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Relationship of Petitioner to Property Owner: tenant

PROJECT DESCRIPTION: My name is Zolgerel Tsengel, and I am the owner of ZzeNails, alongside my mother Tsengel Dorjpalam who is also a partner in the business. We are very interested in leasing the property located at 42 s. Cass Ave for our operations. ZzeNails offers a wide range of high-quality nail services, including manicures, pedicures, gel, nail art, gel extensions and wax. Our services and products are odorless and we prioritize customer satisfaction by providing a relaxing and welcoming atmosphere for every client. Our ideal layout for the space would have six pedicure stations and six manicure stations, a nail polish display shelf along the wall and build a backroom for our employees and a nail dryer table near the entrance. We plan to operate from 9:30am-6:30pm. We believe that this location is perfect for our business due to its high foot traffic, visibility, and convenient parking. I've lived in the the area for the past 10 years and many of our potential employees, whom I've known many years, also reside locally.

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Property owner(s): Tom Koulouris
" (manager)
Richmond Station LLC
Address: P.O Box #66, Lypns IL- 60534
Phone: 708-7125768
Email: d.richmondstation@gmail.com

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

Property owner(s):

Address:
Phone:
Email:

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

PETITIONER SIGNATURE:

Type or print name: Colgerel Tsengel

Signature: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14 DAY OF March, 20 25

[Signature]
Notary Public



OWNER SIGNATURE:

Type or print name: Richmond Station 1/c/o Tom Koukouris

Signature: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14 DAY OF March, 20 25

[Signature]
Notary Public



Special Use Standards.

- ①. We don't believe our establishment will be harmful in any way to the public health or safety of anything or anyone as we prefer to use none harmful products for both customer and employees safety and health. Our specialty is mostly focused on gel also known as no-chip polishes, and dazzle dry polishes known to be a none chemical nail polish.
- ②. I believe that the proposed special use will ~~not~~ not negatively impact the enjoyment or use of nearby properties. I believe we will bring more people in town to enjoy, get together and socialize. Our business will not interfere with the current permitted activities in the area, nor will it significantly reduce or harm property values within the neighborhood considering that the nail salon business have constant people coming in and out to keep the money flow going.
- ③. The special use will not negatively affect nearby properties as each property have their own parking or interfere with the types of uses allowed in the area, and I believe the business will blend in with the surrounding environment without causing disruptions. As we will open and close on time.
- ④. All essential utilities, drainage systems and other needed facilities are being put in place to support the special use. We are committed to maintaining these facilities to meet the needs of our business and comply with all local requirements.

Project Description

My name is Zolgerel Tsengel, and I am the co-owner of ZzeNails. I am writing to express interest in leasing the available commercial space at 42 S Cass Ave, for our business operations. Along with my mother, Tsengel Doripalam, who is also my business partner, we are excited about the opportunity to establish our nail salon in this prime location.

About Our Business

ZzeNails offers a wide variety of high-quality nail care services, including manicures, pedicures, gel nails, nail art, gel extensions and waxing service. Our core focus is on providing an exceptional customer experience, ensuring that each client enjoys both a relaxing atmosphere and top-tier services. Our salon is designed to cater to clients' needs, promoting an environment where they feel valued and rejuvenated.

Proposed Layout and Operations

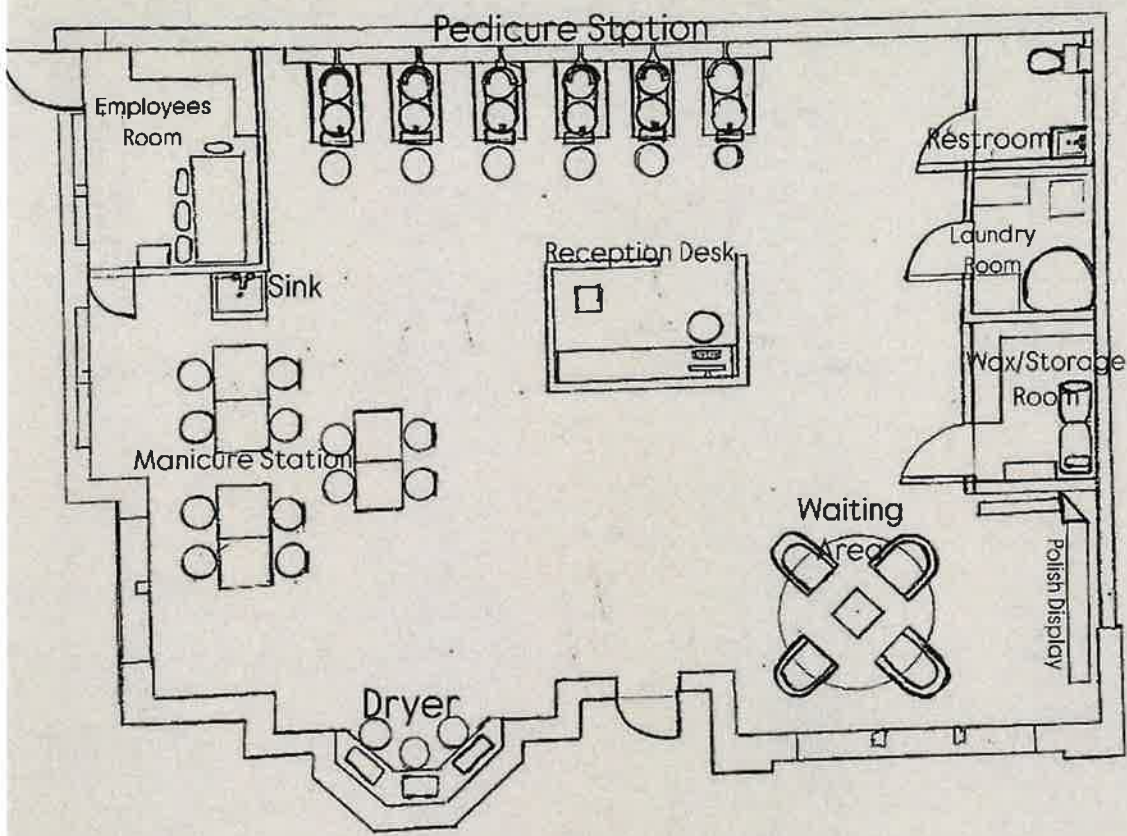
The layout of our ideal salon will feature six pedicure chairs on the back wall visible to the entrance and six manicure tables will be on the other side along the windows allowing us to efficiently serve multiple clients at once. In addition, we will have shelving units to display nail polishes and nail dryers conveniently located at the front of the store where the wall dents in. There will also be two additional small rooms built for the purpose of an employee's room and storage/ waxing room. The employees room will be in the left hand corner of the back of the salon. The second room will be on the right side by the front entrance. We envision a warm, cozy and inviting space designed to make our customers feel comfortable and pampered.

Our proposed operating hours will be from 9:30 AM to 6:30 PM, allowing for a balance of service availability and rest periods for our staff. We anticipate staffing the location with 3 to 4-5 employees on-site daily depending on what day, all of whom are highly trained professionals with whom we have established long-term relationships. This will ensure a seamless and consistent service experience for our clients.

Why This Location

We believe that the available space at 42 S Cass Ave, is ideally suited for ZzeNails. The location offers excellent visibility, high foot traffic, and ample parking, all of which are essential for the success of our business. Additionally, we live in the area, which provides us with a deep connection to the community and a strong commitment to the success of the business. Furthermore, our team is composed of experienced individuals who I have worked together with for many years, ensuring that our operations will be smooth and effective from day one.

We are confident that ZzeNails will thrive in this location and would be an excellent addition to the neighborhood. We look forward to the possibility of partnering with you to make this vision a reality.



192 **23. LANDLORD CONTRIBUTION TO TENANT BROKERAGE COMPENSATION:** Landlord agrees to pay to
193 brokerage representing the tenant ("Tenant's Brokerage") [CHOOSE ONLY ONE]: ☐ _____ % of one (1) month's rent; or
194 ☒ \$ 1/2 m month rent \$1,429.5 on Tenant's behalf to be applied to Tenant's brokerage compensation ("Compensation").
195 The Compensation agreed herein is the only Compensation payable to Tenant's Brokerage from Landlord or Landlord's
196 Brokerage and is payable [CHOOSE ONE]: ☒ upon possession; or ☐ five (5) days after Date of Acceptance.

197 **24. OTHER TERMS OR PROVISIONS:**

- 198 a) Pets ☐ are ☒ are not permitted under this Lease. If pets are permitted, such permission is limited as follows:
199 type/breed: _____ weight _____ number of _____.
200 b) In addition to any other remedies afforded to Landlord under this Lease, Landlord may charge Tenant an amount
201 equal to 5% of the monthly rent for any returned check. Two occurrences of returned checks during the term of this
202 Lease, including any extension of the term thereof, will require all future rental payments by Tenant to be made by
203 cashiers or certified check.
204 c) Tenant shall pay \$10.00 _____ (if blank, then landlord's actual cost or ten dollars (\$10.00), whichever is
205 greater) for each and any lost key replaced by Landlord.
206 d) Tenant will not install satellite dishes, antennae or cables for television, radio, sound equipment, computer equipment
207 or Internet access without Landlord's written consent in each case, and shall remove same and restore all walls or
208 other appurtenances prior to vacating Premises.
209 e) Landlord is required to re-key all locks prior to possession.
210 f) Smoking ☐ is permitted ☒ is not permitted on the premises under this Lease. Landlord's policy on smoking, if any,
211 is attached.

212 **25. ENTIRE AGREEMENT:** This document and the documents incorporated herein are the entire agreement of the
213 Parties and no representations of either party are binding unless contained herein. No oral statements will be binding on
214 either party. This Lease may only be modified by mutual agreement of the Parties. The following are hereby incorporated
215 herein and made part of this Lease:
216 _____

217 **THIS IS A LEGALLY BINDING DOCUMENT. PRIOR TO THE EXECUTION OF THIS LEASE, LANDLORD AND**
218 **TENANT ARE ENCOURAGED TO CHECK ORDINANCES AND REGULATIONS TO VERIFY THE REQUIREMENTS**
219 **OF THE APPLICABLE GOVERNMENTAL AUTHORITY IN WHICH THE PREMISES IS LOCATED.**

220 IN WITNESS WHEREOF, the parties have signed and sealed this Lease on the date herein.

221 DATE OF OFFER

DATE OF ACCEPTANCE

222 _____
223 TENANT SIGNATURE

224 *Tom Koulouris*
225 LANDLORD SIGNATURE

224 _____
225 TENANT SIGNATURE

226 LANDLORD SIGNATURE

226 **GUARANTEE**

227 For value received, the undersigned hereby guarantees the payment of the rent and the performance of the covenants by the Tenant of
228 the terms of the Lease.

229 _____
230 GUARANTOR SIGNATURE

DATE _____

231 _____
232 PRINT GUARANTOR'S NAME

GUARANTOR'S PHONE

233 _____
234 GUARANTOR'S ADDRESS

235 _____
236 CITY, ZIP

Tenant Initial _____ Tenant Initial
Address: 36 South Cass Avenue, 42, Westmont, IL 60559

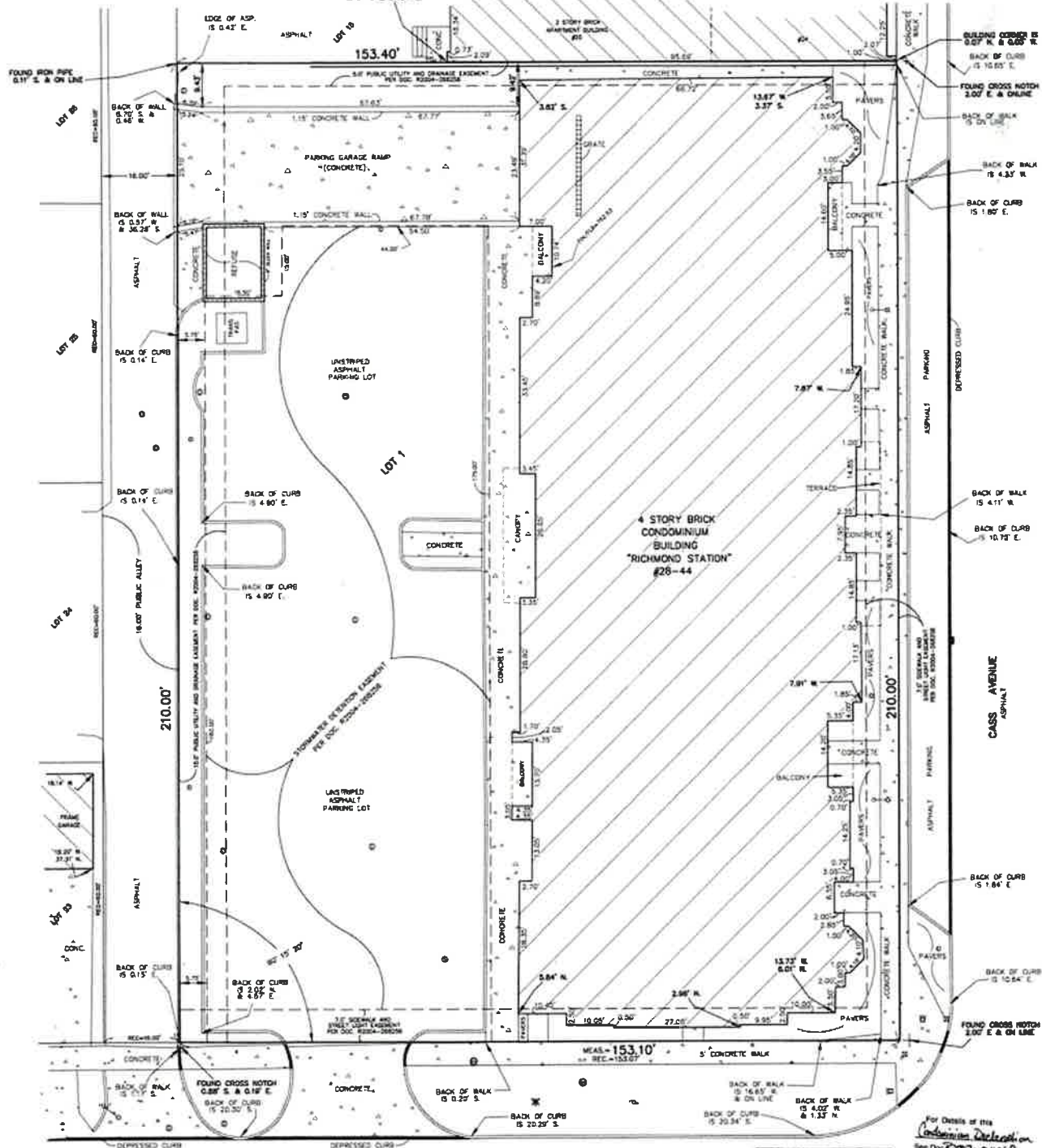
Landlord Initial _____ Landlord Initial
02/25/25

VINCE & JILL

GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

LOT 1 IS THE PLAT OF CONSOLIDATION OF THE REYNOLD STATION, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 2004 AS DOCUMENT NO. R3004-26236, IN THE OFFICE OF THE REGISTER, IN DUPage COUNTY, ILLINOIS; EXCEPT THAT PART OF THE AREA KNOWN AS THE "COMMERCIAL/RETAIL SPACE" ENCOMPASSED BY THE INTERIOR FINISHED FLOORING OF THE FIRST FLOOR OF THE BUILDING, HEREIN IDENTIFIED BY THE SHADING OF THE AREA, IS NOT INCLUDED IN THE DECLARATION. THE FIRST FLOOR OF THE BUILDING INCLUDES FIRST FLOOR SUCH AS AREAS SET ASIDE AS COMMON ELEMENTS; IN PARTICULAR, STAIRWAYS, GARAGE CHUTES, HALLWAY, LOBBY, ELEVATOR AND MAINTENANCE CLOSET AS SHOWN ON EXHIBIT B OF THE REYNOLD STATION CONDOMINIUM PLAT (SURVEY) AND ALSO EXCEPTING THEREFROM ALL IMPROVEMENTS AND APPURTENANCES ON THE GROUND ON SAID LOT 1 FROM THE EXTERIOR FINISHED FLOOR OF THE BUILDING. THE EXISTING BOUNDARY LINES OF SAID LOT 1 (INCLUDING THE PARKING GARAGE RAMP AND ITS 1.15 FOOT CONCRETE WALLS), WHICH SHALL BE INCLUDED AND SUBJECT TO THE CONDOMINIUM DECLARATION, NOT BEING A SUBJECT PART TO THE TERMS OF THE CONDOMINIUM DECLARATION, ALL IN DUPage COUNTY, ILLINOIS.

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



LEGEND

- | | | | |
|---|----------------------------------|----|------------------------------|
| 1 | POLE MOUNT | 19 | WATER SHUTOFF VALVE |
| 2 | WATER SERVICE SHUTOFF VALVE | 20 | OFFICE SERVICE VALVE |
| 3 | WATER VALVE VALVE | 21 | TRAFFIC SIGNAL LIGHT |
| 4 | CLOVER COCKER CHAIRMAN STRUCTURE | 22 | UTILITY POLE |
| 5 | OPEN COCKER CHAIRMAN STRUCTURE | 23 | LIGHT STANDARD |
| 6 | CLAMP PILE/STATION BRIDGE | | |
| 7 | SANITARY SINKER WHEELS | 24 | TRAFFIC SIGNAL CONTROL VALVE |

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

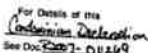
RICHMOND AVENUE
ASPHALT

B.M. = VILLAGE OF WESTMONT TOW-24
SOUTHEAST BOLT OF FIRE HYDRANT AT SOUTHWEST
CORNER OF CASH AVENUE AND CURRY STREET.
ELEVATION=764.53

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

100-YEAR BASE ELEVATION=3.500' SOUTHWEST OF
SOUTHWEST CORNER PROPERTY
BASE FLOOD ELEVATION=721.00' 1462

Document No. 2000-011249
Filed For Record in Recorder's
Office Of Du Page County, Illinois
On 11/14/2000 At 1:18 P.M.
Neil Busch



STATE OF ALABAMA 15
COUNTY OF DADE

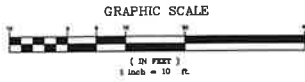
WE, GEORGE AND ASSOCIATES, INC. HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AND IS AT AND UNDER MY DIRECTION OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BLANKET SURVEY.

Permanence 2.000 AD 2036

BY: [Signature]

GEORGE PROFESSIONAL LAND SURVEYOR NO. 27825

MY LICENSE EXPIRES NOVEMBER 30, 2008



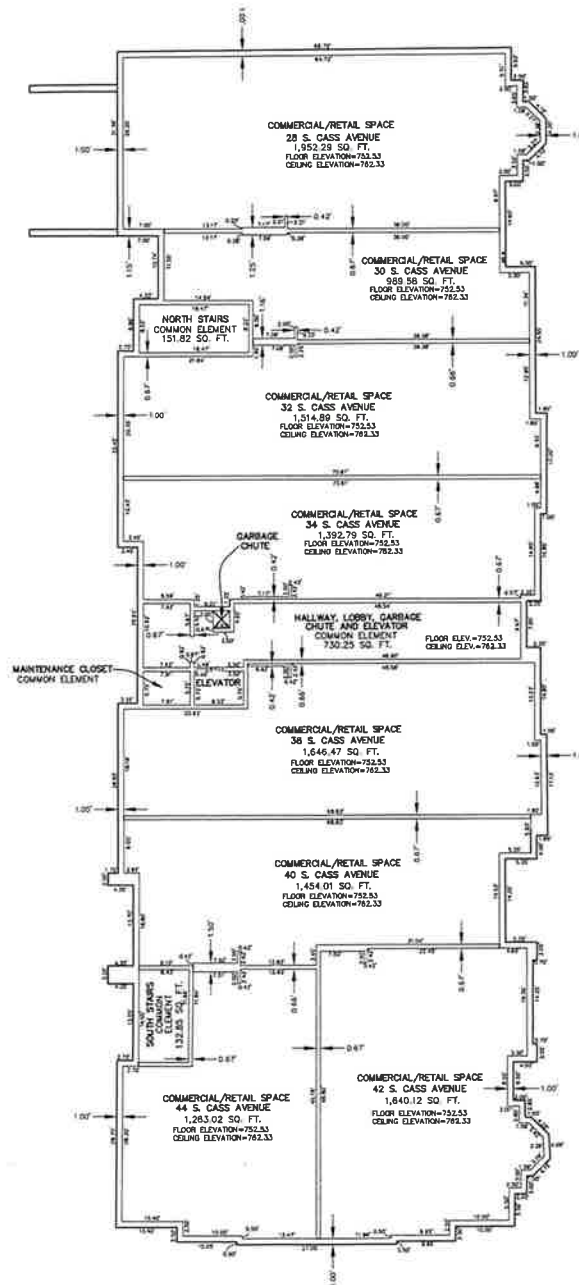
PLAT OF SURVEY
OF
RICHMOND STATION CONDOMINIUM

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
"EXHIBIT B"

P.L.N. 09-09-407-021

330 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (830) 318-8282
FAX (830) 318-8284

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



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

FOR: RICHMOND STATION CONDO



GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (830) 318-8282
FAX (830) 318-8284
PREPARED FOR: D. THOMAS PROPERTIES, INC.
ORDER NO. 02-18320-08-CONDORV4

NO.	DATE	DESCRIPTION	BY
1	7/11/08	ISSUANCE OF MAINTENANCE CLOSET KEY	SHS
2	7/11/08	ISSUANCE OF MAINTENANCE CLOSET KEY	SHS
3	7/11/08	ISSUANCE OF MAINTENANCE CLOSET KEY	SHS
4	7/11/08	ISSUANCE OF MAINTENANCE CLOSET KEY	SHS
5	7/11/08	ISSUANCE OF MAINTENANCE CLOSET KEY	SHS
6	7/11/08	ISSUANCE OF MAINTENANCE CLOSET KEY	SHS
7	7/11/08	ISSUANCE OF MAINTENANCE CLOSET KEY	SHS
8	7/11/08	ISSUANCE OF MAINTENANCE CLOSET KEY	SHS
9	7/11/08	ISSUANCE OF MAINTENANCE CLOSET KEY	SHS
10	7/11/08	ISSUANCE OF MAINTENANCE CLOSET KEY	SHS

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

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

ELEVATION = 746.5071

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

2110 22nd AUG 11



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

MEETING DATE: May 14, 2025

PZC 005-2025

TITLE: Requests from KidVest, LLC, d/b/a Primrose School of Westmont (Petitioner), and P & C Holdings, LLC (Owner), at 98 East Naperville Road, Westmont, Illinois, 60559 for the following:

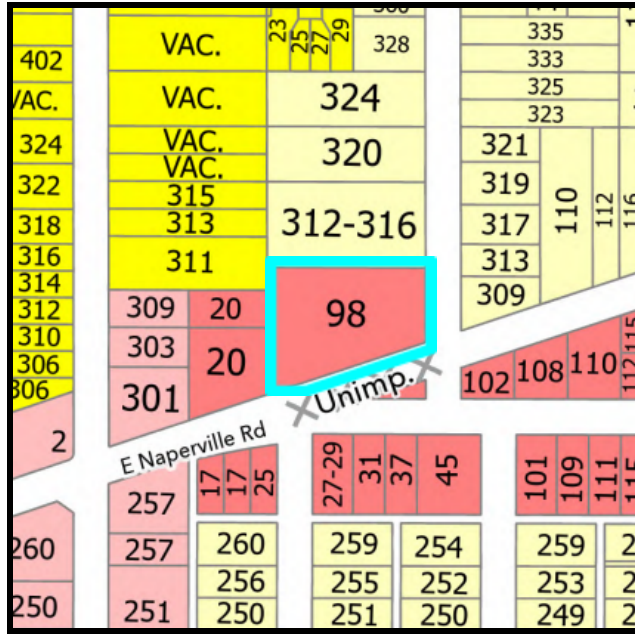
1. Zoning Ordinance Variance to allow for playground and equipment to encroach into the required supplemental setback line to Naperville Road and within a required front yard setback in the B-2 General Business District.
2. Site and Landscape Plan approval.

I. BACKGROUND OF ITEM

- A. Location: 98 East Naperville Road is located between Cass and Warwick Avenues. The driveway to the property is located at the former intersection of Chicago Avenue and Naperville Road. Naperville Road was removed in the early 2000s, but the public right-of-way still remains. The site is improved with a two-story building hosting Salt Creek Ballet on the ground floor and office users on the second floor. The lot is 297' at its widest and 140' at its deepest, for an area of approximately 56,192 sq ft or 1.29 acres.



Aerial Map - 98 East Naperville Road (source: DuPage County Parcel Viewer)



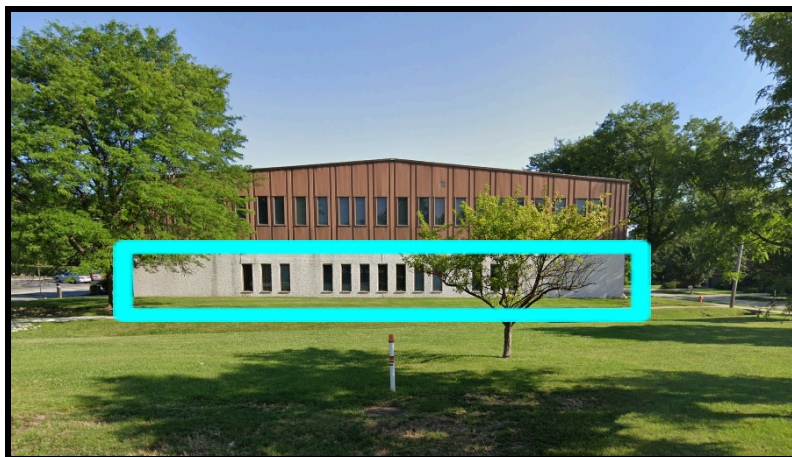
Zoning Map - 98 East Naperville Road

B. Zoning Designations:

SUBJECT PROPERTY	B-2 General Business District
NORTH	R-3 Single-Family Detached Residence District
SOUTH	B-2 General Business District
EAST	R-3 Single-Family Detached Residence District
WEST	B-2 General Business District & R-4 General Residence District

C. Neighborhood Characteristics

The lot is located in the A.T. McIntosh & Co.'s Westmont Acres subdivision, which was recorded in 1920. The property is northeast of the Village's Downtown, at the intersection of the Downtown and the Naperville Road/Chicago Avenue commercial corridor. Due to being in a transitional area between residential and commercial areas, the surrounding area hosts a wide variety of uses like single-family homes, apartment buildings, restaurants, retail shops, and service uses. The subject unit is located on the ground floor of the building, as shown in the image below.



Street View - 98 East Naperville Road (source: Google)

II. PETITIONER REQUEST:

The petitioner has requested a variance to allow for playground and equipment to encroach into the required supplemental setback line to Naperville Road and within the required front yard setback in the B-2 General Business District and approval of a site and landscaping plan. In conjunction with these requests, a request from Salt Creek Ballet to move to the second floor of this building (a separate Planning and Zoning Case) was received under PZC 007-2025. Further information regarding PZC 007-2025 can be found in a separate staff report.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is B-2 General Business District, which allows for a wide variety of retail, restaurant, and service uses.

The Comprehensive Plan designates the future land use in this area as General Commercial, which describes the designation as an area “*..intended to accommodate less intense commercial uses to primarily cater to the day-to-day needs of Westmont residents.*” The uses in this category should be “*generally compatible with nearby residential areas.*”

More specifically, the Comprehensive Plan identifies the subject property as a part of the Naperville and Cass subarea’s neighborhood business. The Plan explains that this block contains light industrial uses that should be relocated naturally over time. Compatible commercial uses with minimal impacts on adjacent residential properties should replace the industrial uses.

B. Entitlement Request

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

- **Zoning Ordinance Variance to allow for playground and equipment to encroach into the required supplemental setback line to Naperville Road and within a required front yard setback in the B-2 General Business District.**

Primrose School is considered a Day Care Center per the Village's definitions, which is a permitted use in the B-2 General Business District. Furthermore, day care centers are required by state statutes to provide outdoor play areas such as playgrounds for the daycare to use in their day-to-day operations.

Per the provided Site and Landscape Plan, the applicant is proposing three new outdoor areas on the property. However, the proposed playground as shown on the proposed Site Plan indicates that the southernmost playground would be approximately two and half (2.5) feet from the front property line.

Per Section 4.05(E)(23), playgrounds and equipment are not expressly permitted to encroach into a front yard setback, meaning the playground area would be required to be built behind the required setback line. The required front yard setback in the B-2 District is ten (10) feet therefore the proposed playground encroaches approximately seven and half (7.5) feet into the required setback.

Additionally, Naperville Road has a supplemental setback of thirty (30) feet, measured from the front property line per Sec 4.16(C). Therefore, the proposed playground also encroaches into the supplemental setback approximately twenty-seven and half (27.5) feet. However, it is unclear if the

supplemental setback applies to the playground as it is not specifically considered an extension of the building. Staff had advised the applicant to include the supplemental setback in the variance request due to this uncertainty.

Due to a roadway reconfiguration in the early 2000s, Naperville Road was moved, and the original right-of-way in front of 98 E Naperville Road (Primrose) was retained. Consequently, the perceived front yard now extends to Chicago Avenue, while the actual property line is about 50 feet from the current roadway.

The variance request must be considered to the variance standards, which are noted below:

Standards for Variances, Sec. 13.07(D)(1):

The planning and zoning commission shall not recommend a variation to the regulations of this comprehensive amendment as authorized herein unless it shall have made findings of fact based upon the evidence presented to it in each specific case that:

- *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;*
- *The plight of the owner is due to unique circumstances; and*
- *The variation, if granted, will not alter the essential character of the locality.*

- **Site and Landscape Plan approval.**

Appendix A, Section 7.02(E) requires that a site and landscape plan must be approved prior to the issuance of a building permit in the B-2 General Business District. A site and landscape plan have been provided, which indicates substantial improvements to the parking lot, fencing, play areas, dumpster enclosure, signage, and perimeter landscaping. Additional improvements are also being proposed for the interior of the building to update and comply with current regulations. The applicant is also expected to request additional funding from the DIP (Downtown Incentive Program) for the various site improvements as proposed at the Tier 3 level.

The proposal includes three new outdoor fenced playgrounds at a minimum height of six (6) feet to facilitate the needs of the daycare center as required by state statutes. As proposed, the petitioner is not considering substantial updates to the elevations of the building, if substantial updates or improvements to the building elevations are proposed, they may need further approvals.

Appendix A, Section 10.06(K) states that for Daycare Centers the total number of required parking spaces is determined by the following:

“one off-street parking space for [each] two employees, based upon the maximum number of employees on the premises at any time”

Appendix A, Section 10.06(K) also states that for a dance school the total number of required parking spaces is determined by the following:

“one parking space for each two employees, plus one space for each seven students...”

The proposed site plan includes 43 parking spaces, surpassing the minimum requirement of 28 spaces outlined in the zoning ordinance. This excess parking will accommodate parent drop-off for the daycare center, which anticipates a maximum of 30 employees requiring 15 parking spaces, and Salt Creek Ballet. Salt Creek Ballet, requesting to operate on the second floor during off-hours (as

detailed in PZC 007-2025), is anticipated to require 13 parking spaces. A separate waiver request will be submitted to the Village Board seeking approval for a reduction in the required parking stall size, a common practice for service-oriented businesses.

IV. SUMMARY

The petitioner has requested a variance to allow for playground and equipment to encroach into the required supplemental setback line to Naperville Road and within a required front yard setback in the B-2 General Business District. They have also requested approval of a site and landscaping plan to operate a daycare center and provide a secondary space for Salt Creek Ballet. The site and landscape plan substantially complies with the Village's requirements, other than the requested variance and parking stall waiver request.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on April 24, 2025.
- B. Code References: Appendix A: Sections 4.05(E)(23); 4.16(C)(3); 7.05(E)(1); 13.07
- C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision. The recommendation and the request for a B-1 Development Permit are anticipated to be considered by the Village Board at the May 29, 2025 meeting.

VI. DOCUMENTS ATTACHED:

- 1. Publication notice appearing in the April 24, 2025 Westmont Suburban Life.
- 2. Petitioner Attachments received April 4, 2025 (Edited for PZC):
 - a. Planning and Zoning Development Application, including responses to the Variance Standards
 - b. Project Narrative
 - c. Traffic Impact Statement
 - d. Proof of Site Control
 - e. Site Plan, prepared by Jacob & Hefner Associates, dated March 31, 2025 (for ordinance approval)
 - f. Landscaping Plan, prepared by Gary R. Weber Associates, Inc., dated April 22, 2025 (for ordinance approval)
 - g. Land Title Survey

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 005-2025-E.NAPERVILLE
2240749

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

Shaw Media certifies that it is the publisher of the Westmont Suburban Life. The Westmont Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westmont, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 04/24/2025

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

In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on 24th day of April, A.D. 2025

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$112.06

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC
NOTICE VILLAGE OF
WESTMONT PLANNING
AND ZONING COMMISSION
NOTICE OF PUBLICATION
NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, May 14, 2025 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 Kidvest, LLC, d/b/a Primrose School of Westmont (Petitioner), and P & C Holdings, LLC (Owner), for the property at 98 East Naperville Road, Westmont, Illinois, 60559, for the following:
1. Zoning Ordinance Variance to allow for playground and equipment to encroach into the required supplemental setback line to Naperville Road and within a required front yard setback in the B-2 General Business District.
2. Site and Landscape Plan approval.
PIN: 09-03-308-019
More Common Location: 98 East Naperville Road, Westmont, Illinois, 60559
Village Code(s) Applicable: Appendix A, Sections 4.05 (E)(23); 4.16(C)(3); 7.05 (E)(1); 13.07
Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 8:00 A.M. to 4:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting. All interested persons in attendance will be allowed to express their views.
WESTMONT PLANNING AND ZONING COMMISSION
Doug Carmichael, Chairperson
(Published in Westmont Suburban Life Apr 24, 2025) 2240749



Village of Westmont Planning and Zoning Application and Instructions

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

<i>Office Use Only</i>	
Date Received:	_____
By:	_____

PROJECT NAME: Primrose School of Westmont

Subject Property Street Address: 98 E Naperville Rd, Westmont, IL

PIN Number(s): 09-03-308-019

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

Petitioner (and corporation if applicable): NVS Properties 44 LLC

Address: 227 W Monroe St, Ste 5200, Chicago, IL 60606

Phone: 248-721-7927

Email: chorney@murphyres.com

Relationship of Petitioner to Property Owner: Contract Purchaser Partnership

[illegible]

Property owner(s): P&C Holdings LLC

Phone: 630-240-3426

Email: perickson@heiexpo.com

Property owner(s): Kidvest LLC

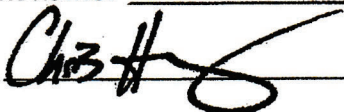
Phone: 630-728-1582

Email: cj@kidvest.co

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

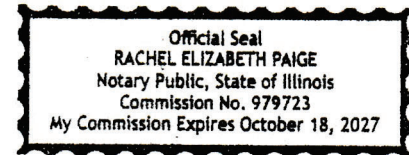
PETITIONER SIGNATURE:

Type or print name: Chris Horney

Signature: 

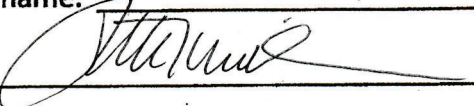
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th DAY OF March, 2025


Notary Public

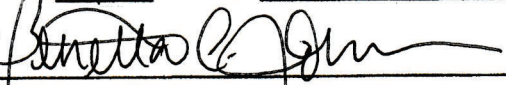


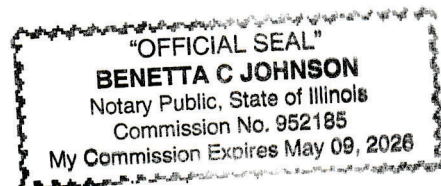
OWNER SIGNATURE:

Type or print name: PETER H ERICKSON

Signature: 

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st DAY OF March, 2025


Notary Public



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

PETITIONER SIGNATURE:

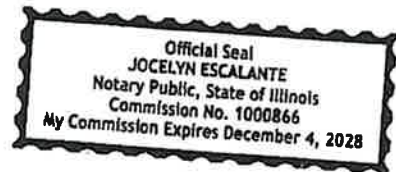
Type or print name: CHRISTOPHER BARK FOR KIDVEST LLC

Signature: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 7th DAY OF April, 20 25

[Signature]
Notary Public



OWNER SIGNATURE:

Type or print name: _____

Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME

THIS _____ DAY OF _____, 20 _____

Notary Public

13. Findings of Fact for Variance



3/31/25

Village of Westmont
Planning and Zoning Commission
31 W Quincy Street
Westmont, IL 60559

RE: 98 E Naperville Road - Variance Findings of Fact

Dear Planning and Zoning Commission,

Please find below our written analysis supporting the Findings of Fact that the Village of Westmont may permit the construction of a playground in the front yard of the parcel situated at 98 E Naperville Road to vary Section 4.05(E)(23):

(A) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

Preschool and daycare services are a permitted use for this parcel, located in the B-2 (General Business) district. The use of this property as a preschool depends on compliance with DCFS standards, which require dedicated outdoor playgrounds for children of different ages at different levels of development. Best practices around safety procedures necessitate that certain age groups access playgrounds directly from their classroom. Without the variance to locate the playground in the front yard, the school cannot open, and the property cannot generate a return based on its highest and best use, as a licensed preschool in the general business district.

(B) The plight of the owner is due to unique circumstances.

The site plan of the property with the existing building and parking lot predates the establishment of modern codes by the Village. The orientation of the parcel relative to its neighbors was dramatically impacted by the closure of Naperville Road adjacent to the property more than 20 years ago. Today the property most closely abuts Warwick Avenue, and one could argue that the front yard of the property is along the east boundary. Following this logic, our intention to build playgrounds in the south and west yards complies with current Village ordinances and no variance is required. Out of an abundance of caution and in the spirit of neighborliness, we are seeking approval from the Planning and Zoning Commission for our playground placement, which eliminates the need for curb cuts or access to the property from its natural front yard on Warwick Avenue.

Today, the "front yard" of the property has an incredibly deep setback from Chicago Avenue and is ideally situated for a playground. The Village recently invested in an Oak-Hickory reforestation project in the triangle-shaped road reserve to the south of the parcel that will

serve a screening function far beyond that which is typically found in side or rear yards. The alternative option to place playgrounds along Warwick on the east side of the property would conflict with other Village ordinances and land use guidelines related to landscaping, tree preservation and the transitions between commercial and residential properties, and would more directly impact neighboring parcels because of the need for curb cuts and access changes.

(C) The variation, if granted, will not alter the essential character of the locality.

Preschools and daycares are permitted by-right uses in the General Business zoning district. In the Village's Comprehensive Plan, this property is identified in the Naperville & Cass Subarea as preferred for neighborhood, commercial uses. Preschools are typically and ideally located in transitional areas such as this, between commercial and residential districts. We have chosen to locate our playgrounds in yard areas that abut other B-2, General Business, zoning uses and which has the least amount of impact on residential neighbors.

The proposed playground will be professionally constructed with safety fencing, landscaping, and buffers to ensure visual harmony with the commercial corridor. The landscape plan was designed to align with the environmental intentionality demonstrated by the Village-installed oak-hickory micro-forest. The design will be respectful of the site's frontage and enhance the appearance of the property as a community-serving use. A well-maintained preschool playground will not detract from neighboring businesses or properties — instead, it will contribute positively to the local character by offering a valuable educational and childcare service to families in the area.



3/31/25

Village of Westmont
Board of Trustees
31 W Quincy Street
Westmont, IL 60559

RE: 98 E Naperville Road – Waiver Request

Dear Village Board,

We request a waiver to reduce all regular parking spaces from a 10' width to a 9' width, which aligns with International Building Code Standards. We have constructed preschools in a wide range of states and municipalities around the country and always use 9' parking widths, without issue. We can provide many examples of newly built preschools across a range of brands in many different parts of the country with 9' wide parking stalls that work perfectly fine for users. The 9' width aligns with the Village's designation of long-term duration parking associated with employment-based uses, and allows us to preserve 4 additional spaces on the premises.



March 31, 2025

Village of Westmont

Planning and Zoning Commission
31 W Quincy Street
Westmont, IL 60559

**RE: Application for Site Plan Approval and Zoning Variance
98 E Naperville Road, Westmont, IL**

Dear Members of the Planning and Zoning Commission,

On behalf of our project team, I am pleased to submit this application for site plan approval and a zoning variance related to the proposed development of the **Primrose School of Westmont** at 98 E Naperville Road. This project will bring a nationally recognized, accredited early childhood education program to the Westmont community, offering high-quality care and learning experiences to local families.

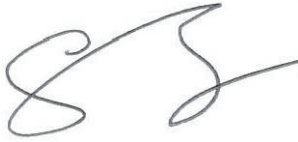
The variance we are requesting pertains to the placement of required playground areas in the front yard of the property. As outlined in the attached Findings of Fact, the unique characteristics of the site—including the existing building, parking configuration, and the deep setback from Chicago Avenue—make the front yard the only feasible and appropriate location for these outdoor learning environments. Compliance with DCFS licensing regulations and best practices for safety requires direct access from classrooms to age-specific play areas, which our current layout provides.

Primrose Schools operate over 500 schools nationwide and are known for their Balanced Learning® approach, combining purposeful play with teacher-guided instruction in safe, thoughtfully designed environments. Our schools are consistently located in highly sought-after suburban communities, and we are proud to bring the same level of quality and care to Westmont. This site, located on the edge of the central business district and near major residential neighborhoods, is ideally suited for a preschool of this caliber.

The playgrounds will be professionally constructed, safely enclosed, and visually enhanced with fencing and landscape buffering designed to align with both the naturalized plantings already in place and the Village's own recent environmental efforts in the adjacent road reserve. This intentional integration ensures that the project not only meets zoning and licensing requirements, but also enhances the visual and community character of the area.

We appreciate your time and consideration of this request, and we look forward to working in partnership with the Village of Westmont to bring this valuable community asset to life.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'C' followed by a 'J' and a 'Bak'.

CJ Bak

Primrose School of Westmont

Trip Generation

Traffic forecasts were prepared to estimate the amount of vehicular traffic that the proposed development would generate during the peak hours of travel on the adjacent roadways. These forecasts utilized guidance provided in the ITE Trip Generation Manual 11th Edition, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the characteristics of various land uses.

Current use is Land Use 710: General Office, and a GFA of 15,000 sf (we are assuming that the Salt Creek Ballet impact is zero in moving from the 1st floor to 2nd floor). There is no pass by reduction for office, generating 1.44 trips per 1,000 SF, or 21.6 PM Peak Hour Trips.

Based upon this industry-standard procedure, projections were made for the AM and PM Peak Hours of Adjacent Street Traffic utilizing Land Use 565: Day Care Center, and a GFA of 15,000 sf. There is 44% pass by reduction for Day Care Center, generating 6.23 trips per 1,000 SF, or 93.4 PM Peak Hour Trips. The resulting forecasts for the proposed development are shown below in Table 1.

ITE Land Use	Size	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
565 Daycare	15,000 GFA	93	83	176	83	93	176

In the Village's Comprehensive Plan, it is stated that "Traffic Congestion at Naperville Road and Cass Avenue is not, in and of itself, a major issue." In response to our FOIA request, the Village stated that it does not have records of any traffic studies pertaining to Chicago Avenue or Naperville Road, or in the Central Business District generally. DuPage County Division of Transportation does not publish average daily traffic figures for Cass between Ogden and 55th St, but north of Ogden it is 20,000 vehicles/day and south of 55th it is 18,000/day. The site's daycare use theoretical impact is <1% using ITE estimates. Parcels within 500 feet include gas stations, supermarkets and restaurants who would benefit from any additional traffic that we bring to the area, aligning with the TIF redevelopment goals.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("**Agreement**") is made as of the 16th day of October, 2024 (the "**Effective Date**") by and between **P & C HOLDINGS, L.L.C.**, an Illinois limited liability company ("**Seller**"), and **KIDVEST LLC**, an Illinois limited liability company, or its assignees ("**Buyer**"), together known for purposes of this Agreement as the "**Parties**", and each, a "**Party**".

RECITALS:

A. Seller owns that certain real property and related improvements located at 98 E Naperville Road, Westmont, Illinois 60559.

B. Subject to the terms and conditions of this Agreement, Seller desires to sell, and Buyer desires to purchase said real property and related improvements.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of all of which the Parties hereby acknowledge, Seller and Buyer agree as follows:

1. PURCHASE AND SALE. Subject to the terms and conditions of this Agreement, Seller hereby agrees to sell and convey to Buyer, and Buyer hereby agrees to purchase and accept from Seller on the Closing Date (as defined herein), Seller's interest in the following (collectively, the "**Property**"):

1.1 the real property legally described on the attached Exhibit A, together with any and all rights, privileges, and easements appurtenant thereto, all of which collectively shall be referred to as the "**Real Property**";

1.2 all buildings and other improvements and fixtures located on the Real Property, and owned by Seller, including, without limitation, all systems and utilities associated with, and utilized by Seller in connection with the operation and occupancy thereof, all of which included items shall collectively be referred to as the "**Improvements**";

1.3 all fixtures, furniture, equipment, appliances, including rooftop antennae, machinery and furnishings and all other tangible items of personal property owned by Seller and presently affixed, attached to, placed or situated upon the Real Property and used in connection with the ownership, operation and occupancy of the Real Property, all of which included items shall collectively be referred to as the "**Tangible Personal Property**", except for any items of personal property described on the attached Exhibit B; and

1.4 Seller's interest in and to, to the extent same are transferable, and to the extent not terminated by Seller pursuant to Section 5.2(f), all (i) entitlements, approvals, development rights, consents, easements, rights of way and approvals required to make use of utilities and to ensure vehicular, pedestrian ingress and egress to and from the Real Property and any other agreements benefitting the Real Property, Improvements, Tangible Personal Property and/or Intangible Personal Property, (ii) governmental permits, approvals and licenses, to the extent same are related to the Real Property and/or Improvements, (iii) non-governmental permits, approvals, licenses, consents, easements, rights of way and approvals obtained to make use of utilities and to provide vehicular and pedestrian ingress and egress for the Real Property, (iv) warranties and guaranties made by or received from any person with respect to any building, building component, structure, appliance or fixture, machinery, equipment or material constituting any part of the Real Property,

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date first set forth above.

Buyer:

KIDVEST LLC,
an Illinois limited liability company

By: 
Name: Christopher Bak
Its: Manager

Seller:

P & C HOLDINGS, L.L.C.,
an Illinois limited liability company

By: _____
Name: Peter Erickson
Its: Manager

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date first set forth above.

Buyer:

KIDVEST LLC,
an Illinois limited liability company

By: _____

Name: Christopher Bak

Its: Manager

Seller:

P & C HOLDINGS, L.L.C.,
an Illinois limited liability company

By: _____

Name: Peter Erickson

Its: Manager

EXHIBIT A

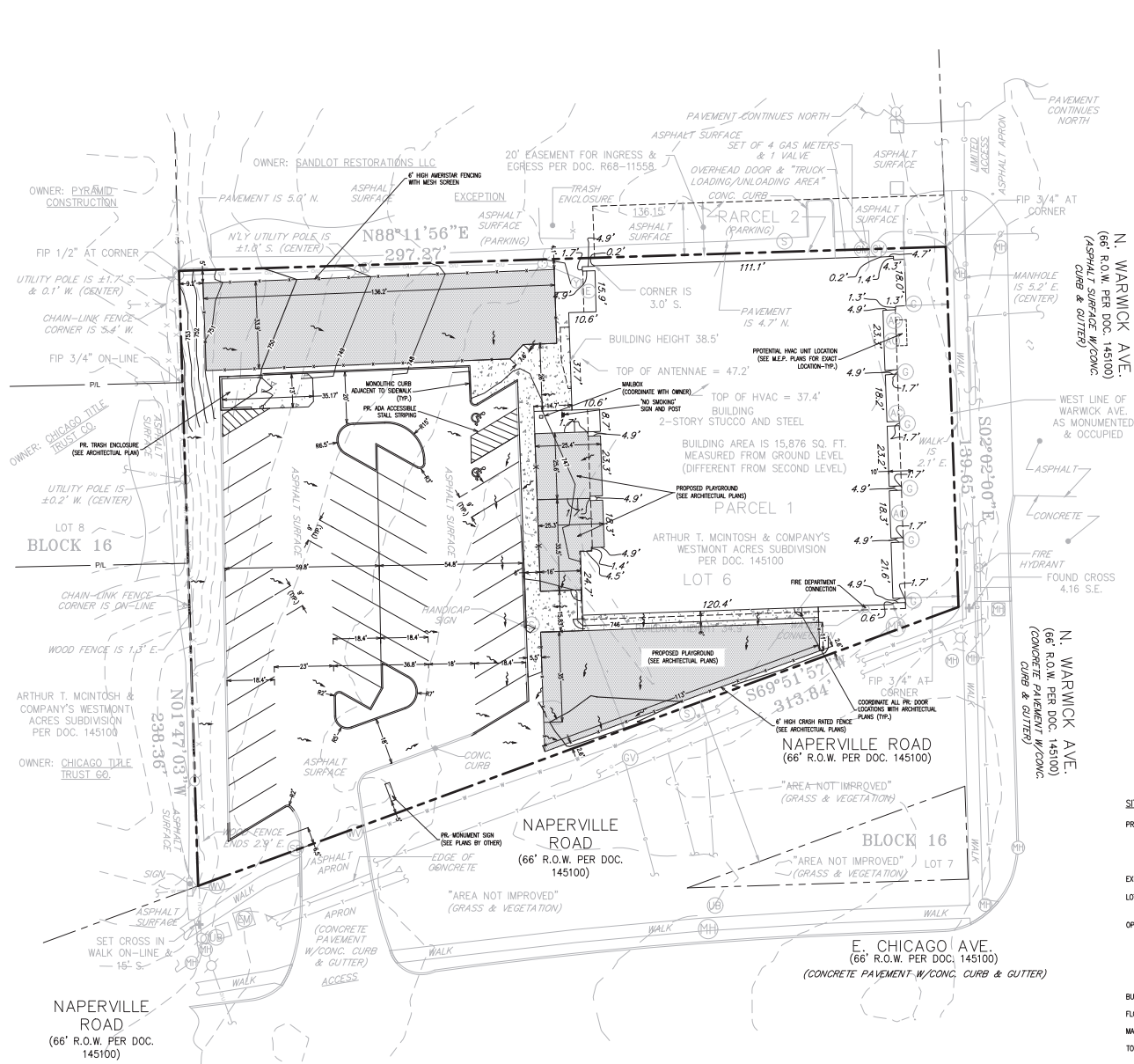
LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1: LOT 6 (EXCEPT THE NORTH 57.0 FEET THEREOF) IN BLOCK 16 IN ARTHUR T. MCINTOSH & COMPANY'S WESTMONT ACRES, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THAT PART OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 LYING SOUTH OF THE CENTER LINE OF NAPERVILLE ROAD), ALSO THE WEST 1/2 OF THE SOUTHEAST 1/4, ALL IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1920 AS DOCUMENT 145100 IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE LAND FOR THE USE AND BENEFIT OF PARCEL 1 AS CREATED BY DEED RECORDED MARCH 27, 1968 AS DOCUMENT R68-11558, OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 136.15 FEET OF THE SOUTH 20.0 FEET OF THE NORTH 57.0 FEET OF LOT 6 IN BLOCK 16 IN ARTHUR T. MCINTOSH & COMPANY'S WESTMONT ACRES, AFORESAID.

Commonly Known As: 98 E Naperville Road, Westmont, Illinois 60559

PIN: 09-03-308-019



SITE DATA TABLE:

PROPERTY AREA:	1.29 ACRES (56,258 S.F.)
PERVIOUS COVERAGE:	34% - 0.44 ACRES (19,179 S.F.)
IMPERVIOUS COVERAGE:	66% - 0.85 ACRES (37,079 S.F.)
EXISTING IMPERVIOUS COVERAGE:	71% - 0.92 ACRES (40,000 S.F.)
LOT/SUBDIVISION:	LOT 6 IN ARTHUR T. MCINTOSH & COMPANY'S WESTMONT ACRES SUBDIVISION
OPEN SPACE REQUIREMENTS (YARDS) - REQUIRED/PROVIDED:	
FRONT YARD:	10'/10'
SIDE YARD:	35'/3'
REAR YARD:	N/A
BUILDING SQUARE FOOTAGE:	15,876 S.F.
FLOOR TO AREA RATIO:	0.28
MAXIMUM FLOOR TO AREA RATIO:	0.80
TOTAL CAR PARKING:	43 STALLS
REGULAR:	41 STALLS
ADA:	2 STALLS

SITE PLAN

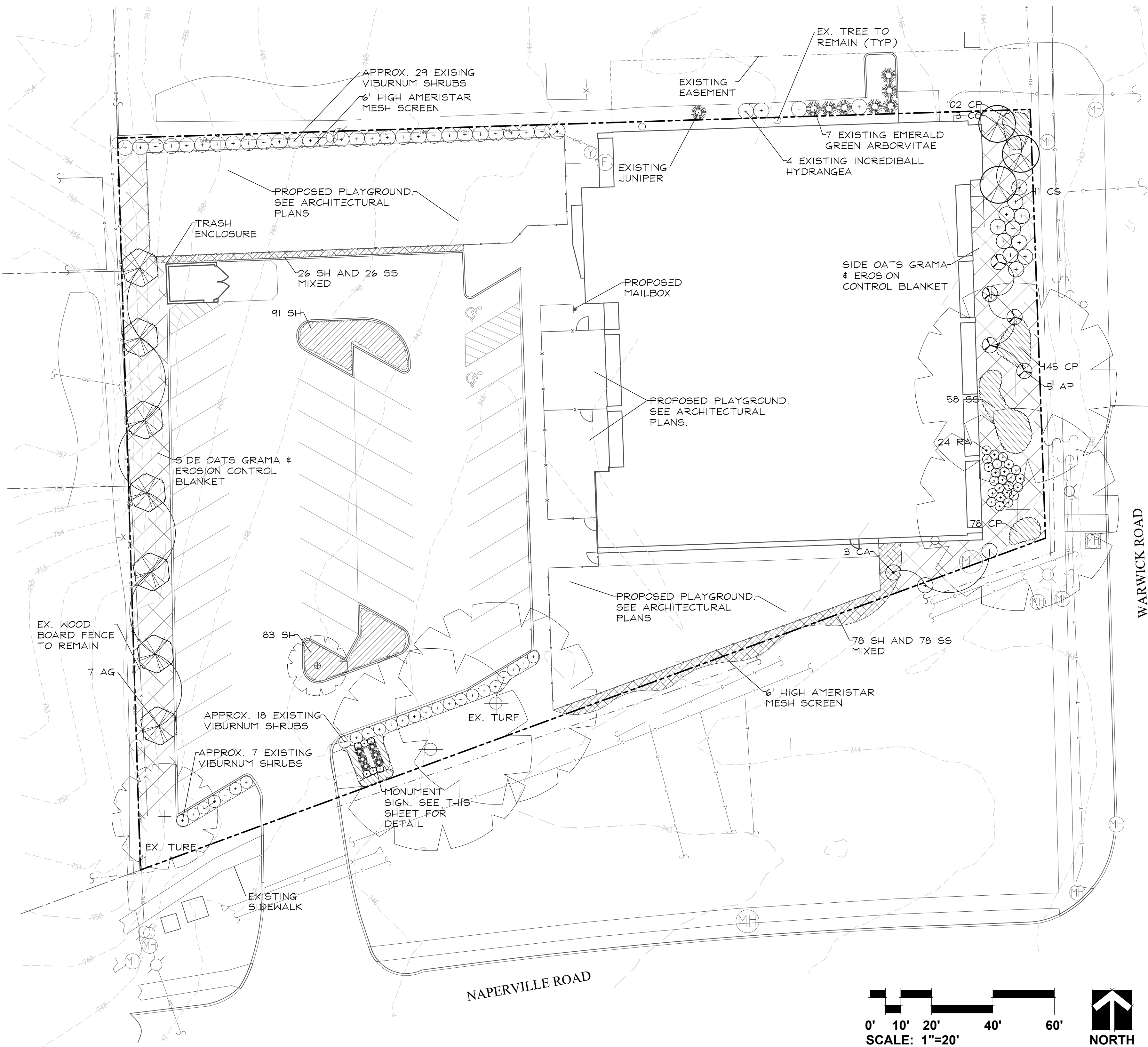
PRIMROSE SCHOOL
GLOBAL POWER & CONSTRUCTION
WESTMONT, IL

JACOB & HEFFNER
ASSOCIATES



1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandheffner.com

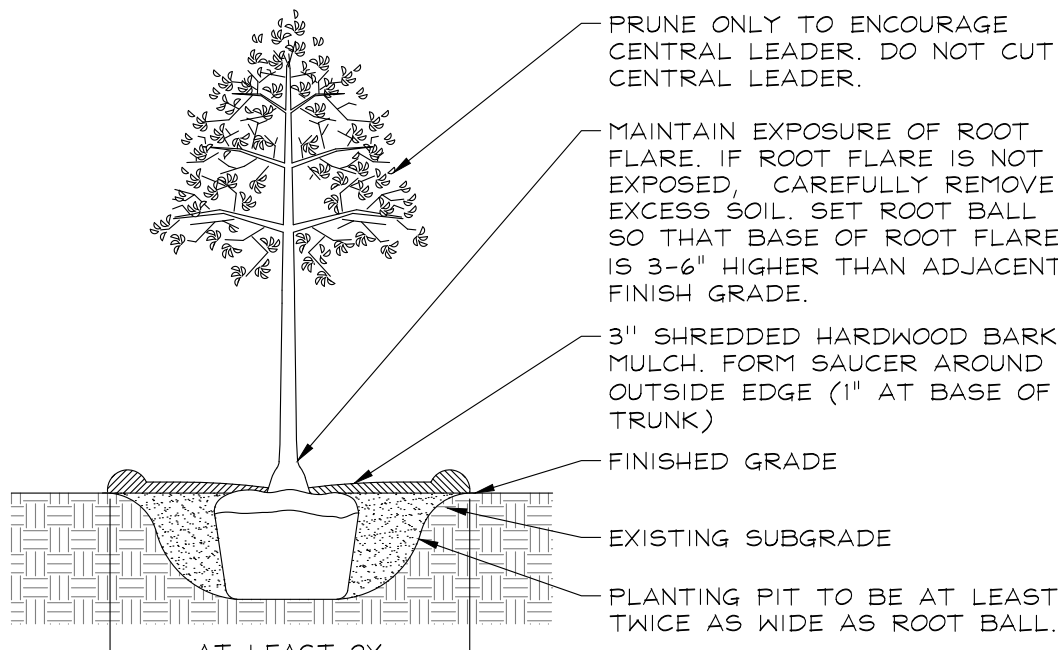
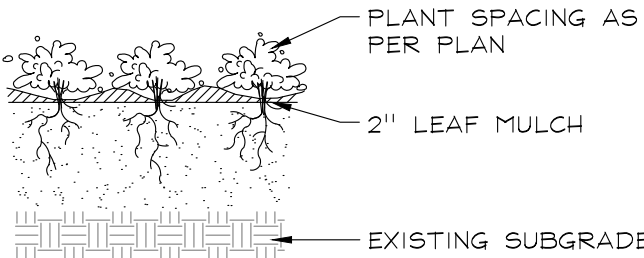
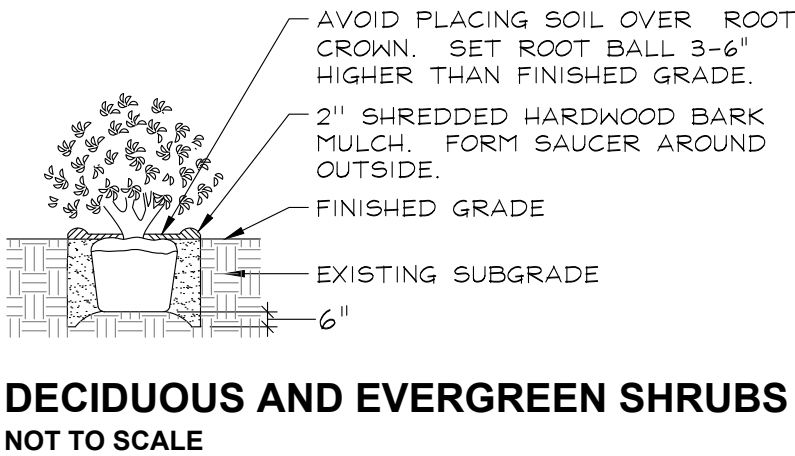
1" = 20'
H478
SP-1



GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect plant materials either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- Contractor shall monitor landscape throughout the installation process and ensure regular manual watering of all plants and turf areas is sufficient for normal establishment.
- See General Conditions and Specifications for landscape work for additional requirements.

PLANTING DETAILS

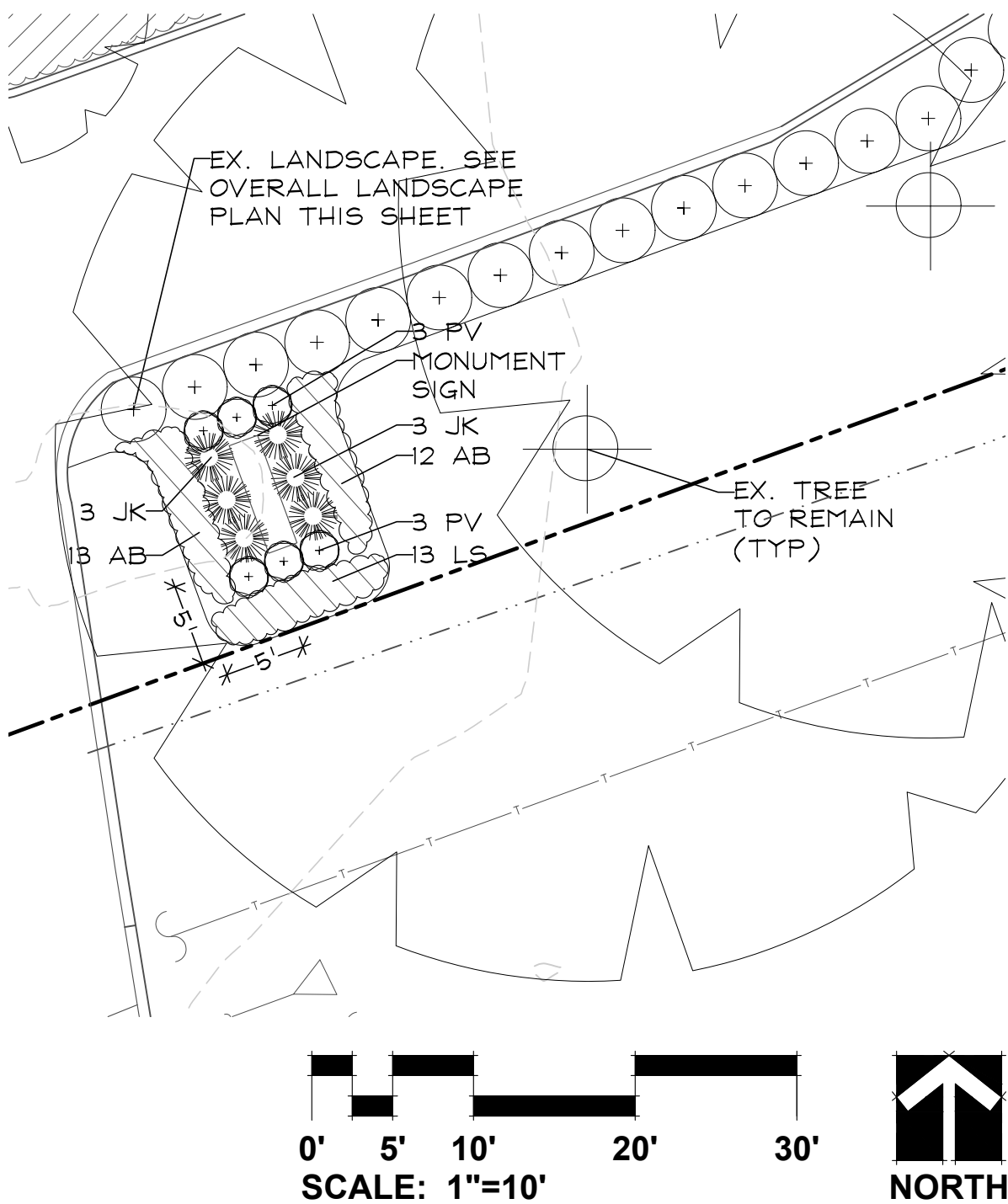


PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
CO	3	Celtis occidentalis COMMON HACKBERRY	10' GALLON	
ORNAMENTAL TREES				
AG	7	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump Form
DECIDUOUS SHRUBS				
AP	5	Aesculus parviflora BOTTLEBRUSH BUCKEYE	36" Wide	5' O.C.
CA	3	Corylus americana AMERICAN HAZELNUT	36" Tall	5' O.C.
CS	11	Cornus sericea RED-OSIER DOGWOOD	36" Tall	5' O.C.
RA	24	Rhus aromatica FRAGRANT SUMAC	24" Wide	3' O.C.
EVERGREEN SHRUBS				
JK	6	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
GP	325	Carex pensylvanica PENNSYLVANIA SEDGE	#1	12" O.C.
PV	8	Panicum virgatum 'Shenandoah' SHENANDOAH SWITCH GRASS	#1	18" O.C.
SS	193	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
SH	247	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
PERENNIALS				
AB	25	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
GROUNDCOVERS				
LS	13	Liloe spicata CREEPING LILYTURF	#SP4	18" O.C.
MISC. MATERIALS				
8		SHREDDED HARDWOOD MULCH	C.Y.	

NATIVE LEGEND

Key	Qty.	Description
	5493 SF	SIDE OATS GRAMA



GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
JACOB & HEFNER ASSOCIATES
1333 BUTTERFIELD ROAD
SUITE 300
DOWNERS GROVE, ILLINOIS 60515

PRIMROSE SCHOOL
WESTMONT, ILLINOIS
98 E NAPERVILLE ROAD
LANDSCAPE PLAN

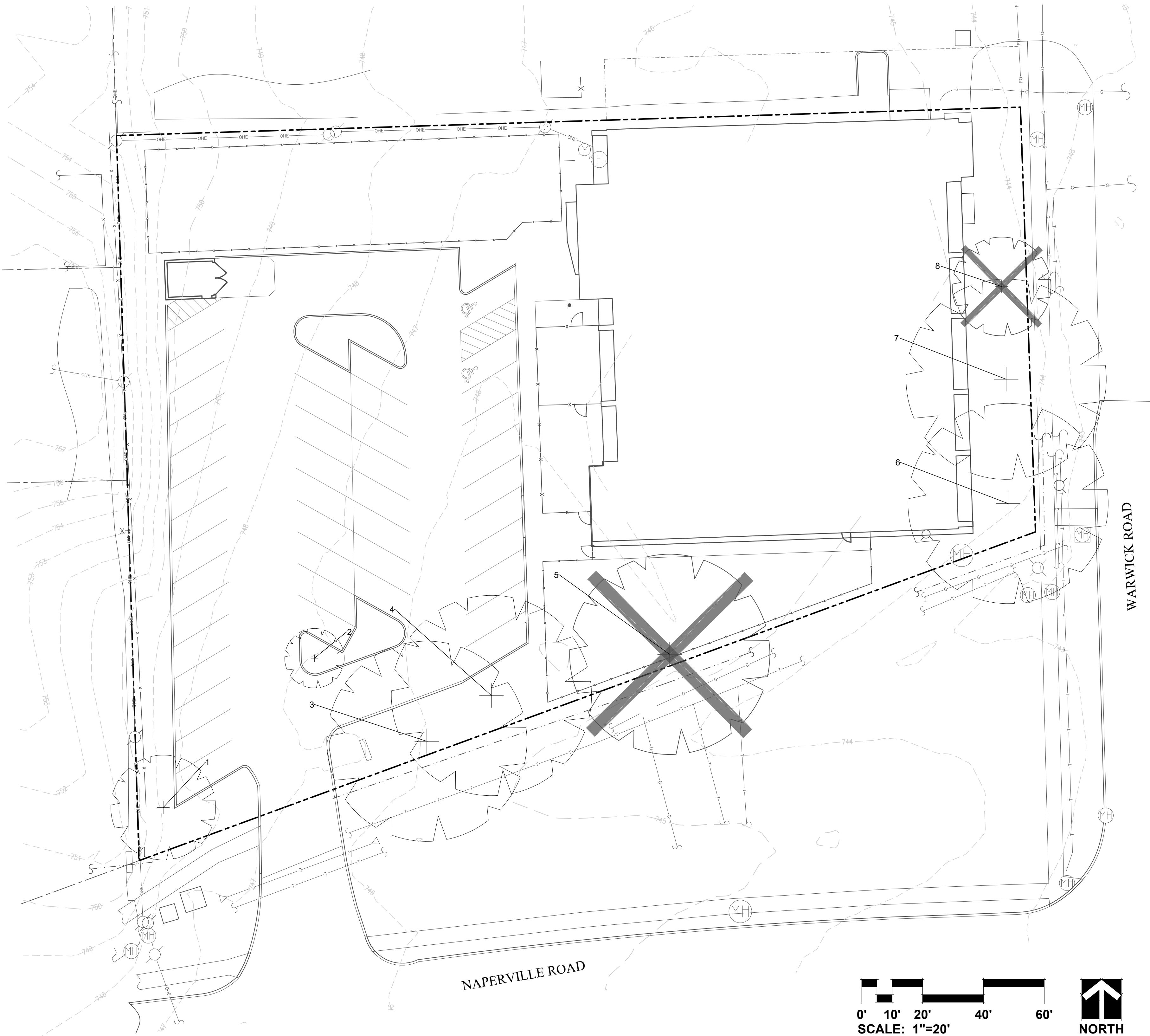
3	04.22.2025
2	04.01.2025
1	03.17.2025

REVISIONS

DATE	03.07.2025
PROJECT NO.	JH25223
DRAWN	EAN
CHECKED	TSB
SHEET NO.	

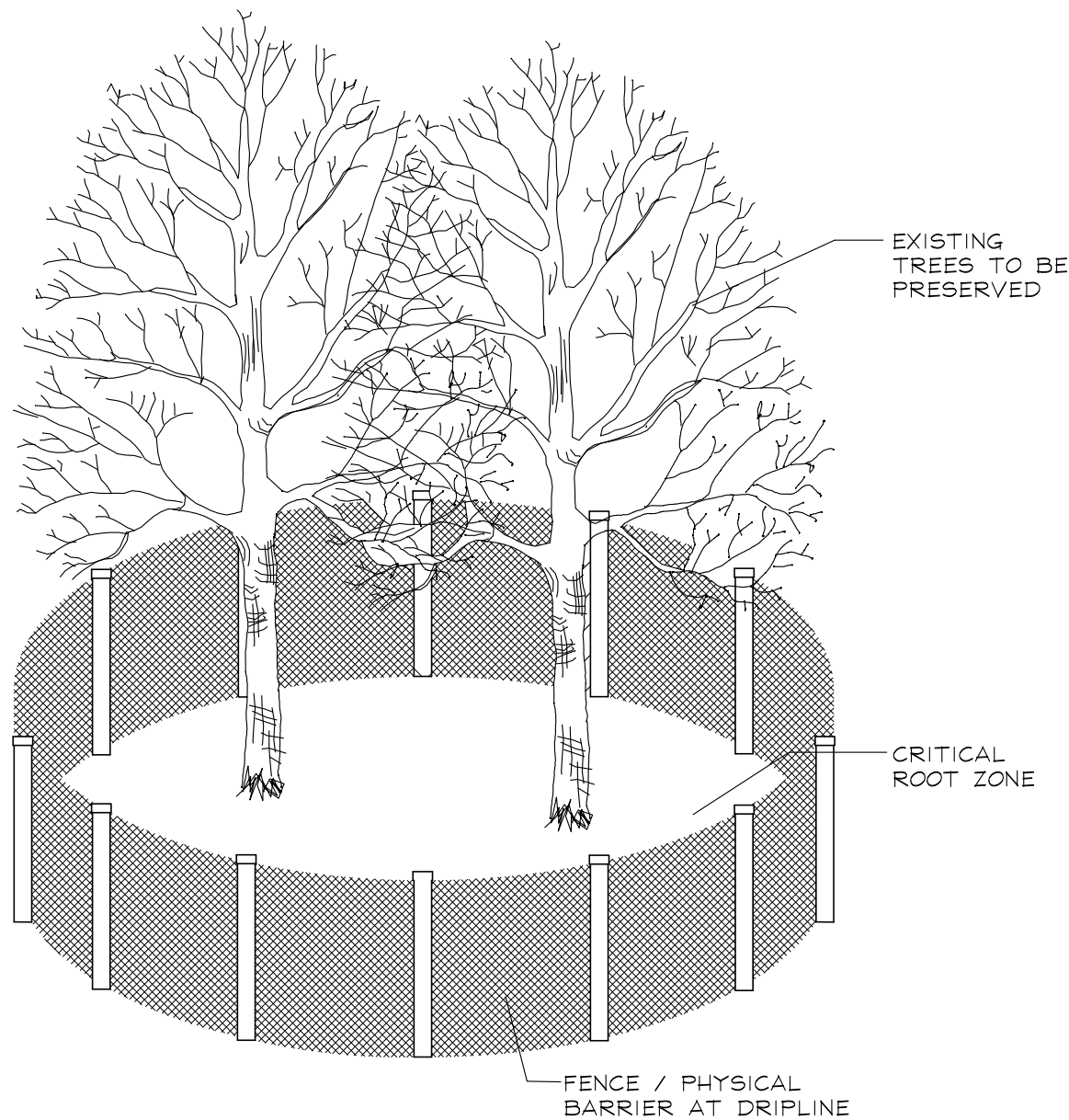
L1.1





TREE PRESERVATION NOTES

- 1. Property line shall be located and staked by a professional land surveyor prior to tree removal.
- 2. Tree inventory site visit and supporting documentation was completed by Kidvest on March 22, 2025. IF survey-grade location and elevation of tagged trees is desired, a professional surveyor should be engaged.
- 3. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- 4. Contractor shall take extreme care to protect the root system of existing trees. Should root pruning be necessary it shall not exceed 25% of the tree's root system and shall be done in accordance with recognized horticulture practices under the supervision of a professional arborists, Landscape Architect or Horticulturist.
- 5. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- 6. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- 7. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- 8. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- 9. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

LEGEND

- 1234 (+) EXISTING TREE TO BE PRESERVED
- 1234 (X) EXISTING TREE TO BE REMOVED

TREE INVENTORY

TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION
1	<i>Acer saccharinum</i>	Silver Maple	15	Fair			PRESERVE
2	<i>Cercidiphyllum japonicum</i>	Katsura	5	Good			PRESERVE
3	<i>Gleditsia triacanthos</i>	Honey Locust	19	Excellent			PRESERVE
4	<i>Gleditsia triacanthos</i>	Honey Locust	16	Excellent			PRESERVE
5	<i>Gleditsia triacanthos</i>	Honey Locust	24	Good			REMOVE
6	<i>Gleditsia triacanthos</i>	Honey Locust	21	Excellent			PRESERVE
7	<i>Gleditsia triacanthos</i>	Honey Locust	25	Excellent			PRESERVE
8	<i>Acer rubrum</i>	Red Maple	6	Fair			REMOVE

NOTE: TREE INVENTORY WAS CONDUCTED ON MARCH 22, 2025 BY KIDVEST. SEE NOTE 2 THIS SHEET.

GRWA

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SUITE 300
DOWNERS GROVE, ILLINOIS 60515

PRIMROSE SCHOOL
WESTMONT, ILLINOIS
98 E NAPERVILLE ROAD
TREE PRESERVATION PLAN

3	04.22.2025
2	04.01.2025
1	03.17.2025

REVISIONS	
DATE	03.07.2025
PROJECT NO.	JH25223
DRAWN	EAN
CHECKED	TSB
SHEET NO.	

L1.2



LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturers certified analysis.
- C. Insect Control
1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicides applications such as Natulor or Vectolex FG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional. Contract the North Shore Mosquito Abatement District for service.

1.3 SUBMITTALS

- A. Planting Schedule
- Submit three (3) copies of the proposed planting schedule showing dates for each type of planting.
- B. Maintenance Instruction - Landscape Work
- Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.
- Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.
- C. Native Planting Area Performance Criteria

- 1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.
- 2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.
- 3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Invasive species for this project shall include the following: *Ambrosia artemisiifolia* & *trifida* (Common & Giant Ragweed), *Cirsium arvense* (Canada Thistle), *Dipsacus laciniatus* (Cut-leaved Teasel), *Dipsacus sylvestris* (Common Teasel), *Lythrum salicaria* (Purple Loosestrife), *Melilotus* sp. (Sweet Clover), *Phalaris arundinacea* (Reed Canary Grass), *Phragmites australis* (Giant Reed), *Fallopia japonica* (Japanese Knotweed), *Rhamnus cathartica* & *frangula* (Common & Glossy Buckthorn), *Typha* sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SEED MIXTURE

- Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.
- A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 50% Kentucky Bluegrass (98/85)
 - 15% Cutter Perennial Ryegrass
 - 10% Spartan Hard Fescue
 - 10% Edge Perennial Ryegrass
 - 10% Express Perennial Ryegrass
 - 5% Penllaun Creeping Red Fescue
- B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 40% Kentucky Bluegrass (98/85)
 - 40% Perennial Ryegrass
 - 20% Annual Ryegrass

- C. Highlands Fescue Seed Mixture - Mixture-7 lbs. / 1,000 sq. ft.
- 25% Discovery Hard Fescue
 - 25% Tiffany Chewings Fescue
 - 25% Florentine Creeping Red Fescue
 - 25% Bighorn Sheeps Fescue

2.2 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in I.3.C.

2.6 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.
- B. Native Areas Erosion Control Blanket: North American Green SI50, or equivalent approved equal.
- C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SCI50, or equivalent approved equal. To be installed per manufacturer's recommendations.
- D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.
- E. Hydroseed Mulch: Conweb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.7 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- B. Seeding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
 2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
 3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
 4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
 5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
 6. Sow not less than specified rate.
 7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
 8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.
9. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

3. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow
2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable

seeded prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to diskimg.
4. Prior to seeding, planting areas shall have at least twelve inches of clean, uncompactd topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.
5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.
6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.
7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.
8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.
9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.
10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.
11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.
12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.
13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 Full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
- C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS
CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the County upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the County with a copy of the planting locations, species, and quantities for verification by the County.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See I.5C Guarantees). A monitoring report will be provided to the County by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be

conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third, Fourth, and Fifth Years:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species and favorable weather conditions), fire may be introduced to the planted areas as a management tool.

State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

C. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/City/USACE upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

NATIVE SEED MIXTURES

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

Temporary Cover Crop

Botanical Name	Common Name	lbs / AC
Cover Crop		
<i>Avena sativa</i>	Seed Oats	30.000
Side Oats Grama Mix		
Botanical Name	Common Name	lbs / AC
<i>Bouteloua curtipendula</i>	Sideoats Grama	60.000
<i>Elymus canadensis</i>	Canada Wild Rye	16.000
	Total Seed Mix	66.000



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LANDSCAPE SPECS

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REVISIONS

DATE	03.07.2025
PROJECT NO.	JH25223
DRAWN	EAN
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SHEET NO.	

Know what's below.
Call before you dig.

L1.3

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

ARTHUR T. MCINTOSH & COMPANY'S
WESTMONT ACRES SUBDIVISION
PER DOC. 145100

ARTHUR T. MCINTOSH & COMPANY'S
WESTMONT ACRES SUBDIVISION
PER DOC. 145100

BLOCK 16

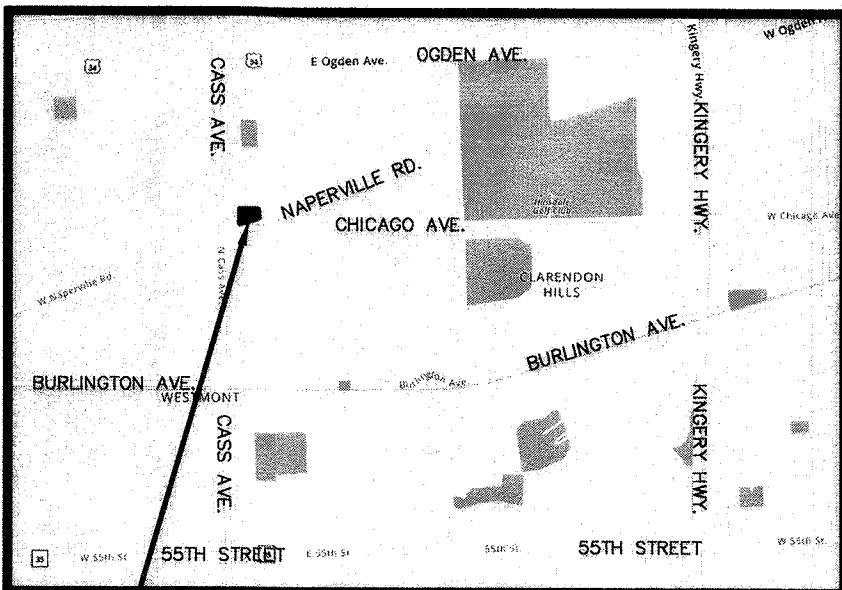
MULTIPLE FIP'S ALONG LINE &
TRAVELING NORTH

PARCEL DETAILS

ADDRESS: 98 E. NAPERVILLE ROAD
WESTMONT, IL 60559
PIN: 09-03-308-019

PARKING DETAILS

55 STANDARD PARKING STALLS
2 HANDICAP PARKING STALLS



VICINITY MAP

SITE LOCATION

AREA SUMMARY

MEASURED AREA FOR PARCEL 1 IS 56,258 SQ. FT.
1.292 ACRES, MORE OR LESS
AREA FOR PARCEL 2 IS NOT SHOWN HEREON.
PARCEL 2 IS AN EASEMENT.

SURVEY RELATED SCHEDULE B EXCEPTIONS

9. INGRESS/EGRESS EASEMENT PER DOC. NO. R68-11558. SHOWN HEREON.

ALTA/NSPS ALTA TABLE "A" ITEMS

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. SHOWN HEREON.
- ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. SHOWN HEREON.
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. PROPERTY IS LOCATED IN FLOOD ZONE X PER FIRM PANEL 0186J, MAP NO. 17043C0186J, WITH AN EFFECTIVE DATE OF 8/01/2019.
- GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). SHOWN HEREON. PLEASE SEE AREA SUMMARY.
- (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. SHOWN HEREON.
- (B)(1) SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. SHOWN HEREON.
- (C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED. SHOWN HEREON.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). SHOWN HEREON.
- NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. SHOWN HEREON, ALSO PLEASE SEE PARKING DETAILS.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." SHOWN HEREON.
- AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET. SHOWN HEREON.
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NO EVIDENCE OF EARTH WORK, CONSTRUCTION, OR BUILDING ADDITION WORK WAS BEING PERFORMED OR OBSERVED WHILE CONDUCTING THE FIELD WORK.
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NO RECENT CONSTRUCTION OR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE OBSERVED WHILE CONDUCTING THE FIELD WORK.
- PROFESSIONAL LIABILITY INSURANCE INFORMATION. THE DETAILS AND CERTIFICATE OF INSURANCE IS SUPPLIED TO THE CLIENT IN A SEPARATE DOCUMENT.

LEGAL DESCRIPTION

PARCEL 1: LOT 6 (EXCEPT THE NORTH 57.0 FEET THEREOF) IN BLOCK 16 IN ARTHUR T. MCINTOSH & COMPANY'S WESTMONT ACRES, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THAT PART OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 LYING SOUTH OF THE CENTER LINE OF NAPERVILLE ROAD), ALSO THE WEST 1/2 OF THE SOUTHWEST 1/4, ALL IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1920 AS DOCUMENT 145100 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE LAND FOR THE USE AND BENEFIT OF PARCEL 1 AS CREATED BY DEED OF EASEMENT FROM HAWTHORNE BANK OF WHEATON, TRUSTEE, UNDER TRUST NUMBER 1-021, TO CAROL HANNAH DATED MARCH 21, 1968 AND RECORDED MARCH 27, 1968 AS DOCUMENT NUMBER R68-11558, OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PROPERTY, TO WIT: THE EAST 136.15 FEET OF THE SOUTH 20.0 FEET OF THE NORTH 57.0 FEET OF LOT 6 IN BLOCK 16 IN ARTHUR T. MCINTOSH AND COMPANY'S WESTMONT ACRES, BEING A SUBDIVISION OF THE SOUTHWEST 1/2 (EXCEPT THAT PART OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 LYING SOUTH OF THE CENTER LINE OF NAPERVILLE ROAD) ALSO THE WEST 1/2 OF THE SOUTHWEST 1/4, ALL IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1920 AS DOCUMENT 145100, IN DUPAGE COUNTY, ILLINOIS.

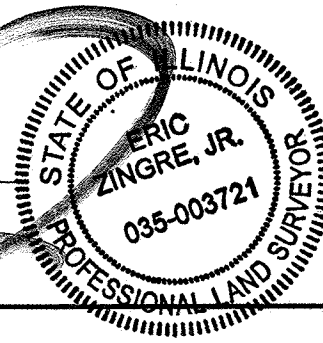
SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
KIDVEST LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/09/2024.

DATED THIS 9TH DAY OF DECEMBER, 2024.

ERIC ZINGRE JR.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3721
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-005886
EXPIRES APRIL 30, 2025



OWNER: PYRAMID
CONSTRUCTION

OWNER: SANDLOT RESTORATIONS LLC

20' EASEMENT FOR INGRESS &
EGRESS PER DOC. R68-11558

BLOCK 16

LOT 5

PAVEMENT CONTINUES NORTH

PAVEMENT CONTINUES NORTH

FIP 1/2" AT CORNER
UTILITY POLE IS $\pm 1.7'$ S.
& $0.1'$ W. (CENTER)

CHAIN-LINK FENCE
CORNER IS $5.4'$ W.

FIP 3/4" ON-LINE

OWNER: CHICAGO TITLE
TRUST CO.

UTILITY POLE IS
 $\pm 0.2'$ W. (CENTER)

LOT 8
BLOCK 16

CHAIN-LINK FENCE
CORNER IS ON-LINE

WOOD FENCE IS $1.3'$ E.

ARTHUR T. MCINTOSH &
COMPANY'S WESTMONT
ACRES SUBDIVISION
PER DOC. 145100

OWNER: CHICAGO TITLE
TRUST CO.

NAPERVILLE
ROAD
(66' R.O.W. PER
DOC. 145100)

SYMBOL LEGEND

- DEPRESSED CURB
- ELECTRIC SWITCH
- CONCRETE SURFACE
- MANHOLE
- LIGHT POLE
- SIGN
- STORM INLET
- UTILITY POLE
- WATER CONNECTION
- ELECTRIC METER
- STAND PIPE
- GAS METER
- STORM GUTTER
- FOUND IRON PIPE/ROD
- FOUND/SET CROSS
- FOUND IRON PIPE
- NUMBER OF PARKING STALLS

LINE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE OR
RIGHT-OF-WAY LINE
- UNDERGROUND GAS
- EASEMENT
- BUILDING SETBACK
- OVERHEAD UTILITY LINE
- PARCEL LINE
- UNDERGROUND AT&T
- UNDERGROUND WATER
- UNDERGROUND STORM

SURVEYOR'S NOTES

- FIELD WORK WAS COMPLETED ON 12/09/2024.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AND DRAWINGS IN THE SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
- BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
- EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 24169058 WITH AN EFFECTIVE DATE OF 10/8/24.
- THE BEARINGS ARE ASSUMED SHOWN HEREON; AND ARE BASED UPON THE WEST LINE OF WARWICK AVENUE BEING SOUTH 02 DEGREES 02 MINUTES 00 SECONDS EAST (ASSUMED).
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED.
- PLEASE NOTE, NAPERVILLE ROAD AND CHICAGO AVENUE ARE BOTH PUBLIC ROADWAYS. THE CURRENT ACCESS TO THE PROPERTY AND PARKING LOT IS THROUGH AN ASPHALT AND CONCRETE APRON (DRIVE) THROUGH CHICAGO AVENUE (CHICAGO AVENUE BEING A ROADWAY CURRENTLY UNIMPROVED (NO PAVEMENT) AT THE LOCATION DUE SOUTH OF THE PROPERTY) AND ONTO NAPERVILLE ROAD.

PREPARED FOR:

CJ BAK
KIDVEST LLC
111 N. LINCOLN ST.,
HINSDALE, IL 60521

SURVEY

DRAWN BY EEZ	EEZ SURVEYING, INC. P.O. BOX 595 ROCKTON, IL 61072 (815) 519-7319 EMAIL: ERIC@EESURVEYING.COM WWW.EESURVEYING.COM
PROJECT NO. 2024196	
SCALE 1" = 30'	SHEET 1 OF 1



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

MEETING DATE: May 14, 2025

PZC 007-2025

TITLE: Requests from Salt Creek Ballet Company (Petitioner), and P & C Holdings, LLC (Owner), at 98 East Naperville Road, Westmont, Illinois, 60559 for the following:

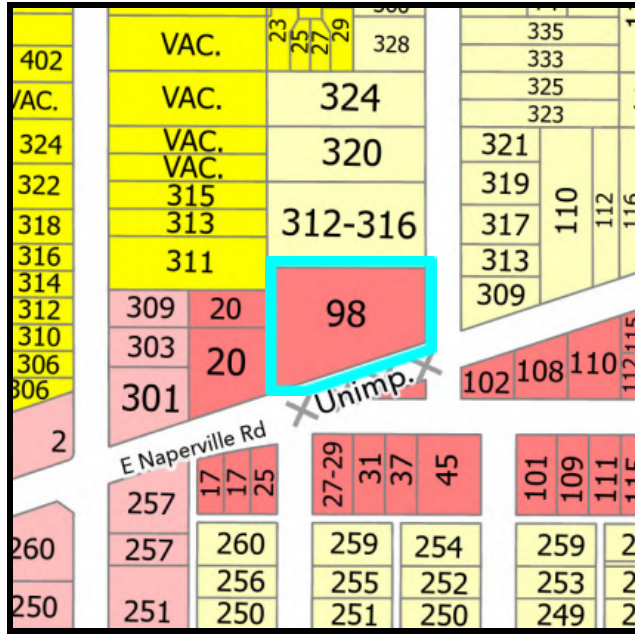
1. Special Use Permit to operate a performing arts studio in the B-2 General Business District.
2. Zoning Ordinance Variance to the special condition that requires 100 foot distance separation between a performing arts studio and a residence district.

I. BACKGROUND OF ITEM

- A. Location: 98 East Naperville Road is located between Cass and Warwick Avenues. The driveway to the property is located at the former intersection of Chicago Avenue and Naperville Road. Naperville Road was removed in the early 2000s, but the public right-of-way still remains. The site is improved with a two-story building hosting the petitioner on the ground floor and office users on the second floor. The lot is 297' at its widest and 140' at its deepest, for an area of approximately 56,192 sq ft or 1.29 acres.



Aerial Map - 98 East Naperville Road (source: DuPage County Parcel Viewer)



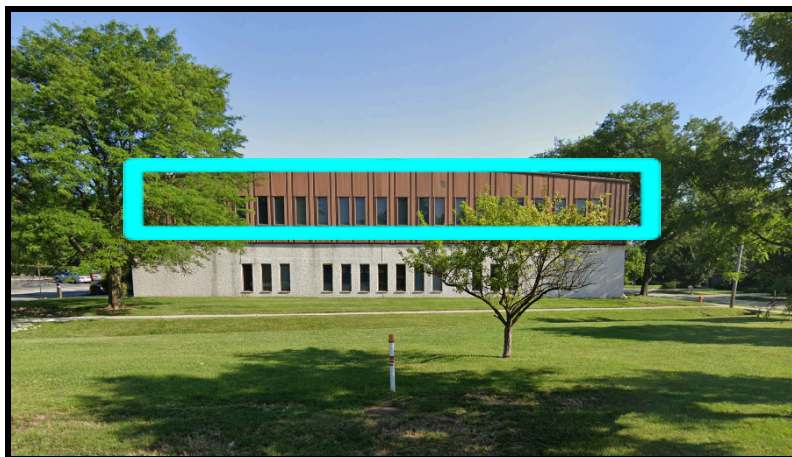
Zoning Map - 98 East Naperville Road

B. Zoning Designations:

SUBJECT PROPERTY	B-2 General Business District
NORTH	R-3 Single-Family Detached Residence District
SOUTH	B-2 General Business District
EAST	R-3 Single-Family Detached Residence District
WEST	B-2 General Business District & R-4 General Residence District

C. Neighborhood Characteristics

The lot is located in the A.T. McIntosh & Co.'s Westmont Acres subdivision, which was recorded in 1920. The property is northeast of the Village's Downtown, at the intersection of the Downtown and the Naperville Road/Chicago Avenue commercial corridor. Due to being in a transitional area between residential and commercial areas, the surrounding area hosts a wide variety of uses like single-family homes, apartment buildings, restaurants, retail shops, and service uses. The subject unit is located on the second floor of the building, as shown in the image below.



Street View - 98 East Naperville Road (source: Google)

II. PETITIONER REQUEST:

The petitioner has requested a special use permit for a performing arts studio to operate in the B-2 General Business District and a variance to the special condition that requires 100 foot distance separation between a performing arts studio and a residence district.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is B-2 General Business District, which allows for a wide variety of retail, restaurant, and service uses.

The Comprehensive Plan designates the future land use in this area as General Commercial, which describes the designation as an area “*..intended to accommodate less intense commercial uses to primarily cater to the day-to-day needs of Westmont residents.*” The uses in this category should be “*generally compatible with nearby residential areas.*”

More specifically, the Comprehensive Plan identifies the subject property as a part of the Naperville and Cass subarea’s neighborhood business. The Plan explains that this block contains light industrial uses that should be relocated naturally over time. Compatible commercial uses with minimal impacts on adjacent residential properties should replace the industrial uses.

B. Entitlement Request

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

- **Special Use Permit to operate a performing arts studio in the B-2 General Business District.**
- **Zoning Ordinance Variance to the special condition that requires 100 foot distance separation between a performing arts studio and a residence district.**

Appendix A, Section 7.03(A)(131) requires that all performing arts studios located must obtain a Special Use Permit when located in the B-2 General Business District to assess impacts like traffic, activities, number of employees, and the like. In addition to the Special Use Standards (Sec. 13.09), a performing arts studio has the following Special Conditions, as listed in Sec. 7.04(1&2):

1. “*Such special use may be permitted provided that no buildings or outdoor portions of the lot containing such use are located within 100 feet of a residence district.*”
2. “*Such special use may be permitted where the owner satisfactorily establishes that there will be no appreciable traffic congestion or hazard to pedestrian safety.*”

The petitioner has provided the necessary responses to the special use standards in their narrative and is requesting a variance to special condition 1, due to the building being located approximately three (3) feet from the north property line which is zoned R-3 Single-Family Residential District.-

Salt Creek Ballet is a not-for-profit performing arts studio that provides instructional classes and performances. As noted in the petitioner’s narrative Salt Creek Ballet has been located on the first floor within the building on the subject property for over 25 years. With the change in ownership of the property and the proposed daycare center (Primrose) that would occupy the first floor, the

petitioner (Salt Creek Ballet) is proposing to relocate to the second floor of the existing building and to build a functional studio space.

To do so, a special use permit is required before operating due to the performing arts studio not having received one prior to operating over 25 years, when the use was likely permitted. This means the use is considered non-conforming, and is required to operate in compliance with the non-conforming use regulations. Specifically, Sec 12.03(D) states the following:

“...No nonconforming use of land shall be relocated in whole or in part to any other location on the same or any other lot, unless such use shall thereafter conform to all the regulations of the zoning district in which such use of land is located after being so relocate”

Due to the proposed relocation of the non-conforming performing arts studio to the second floor of the building, it is now required that the user request a special use permit and approval prior to operating. If both the special use permit and variance requests are approved, the use would be deemed conforming to the zoning regulations within the district.

Salt Creek Ballet operates with a staff of nine employees, including two full-time members and seven part-time staff who work flexible hours across multiple days. The ballet school serves a total of 243 students, who attend classes at various times. An anticipated maximum of 60 students would be present at any given time.

The hours of operation are divided between the front office and the dance school itself. The front office is open Monday through Thursday from 9:00 am to 9:00 pm, and on Saturday from 8:00 am to 6:00 pm. It is closed on Fridays and Sundays, as well as during holiday breaks and for two months in the summer. The dance school offers classes Monday through Thursday from 4:00 pm to 8:30 pm, and on Saturday from 8:30 am to 1:30 pm. Like the front office, the dance school is closed on Fridays and Sundays and does not hold classes during holiday breaks or two months in the summer.

The school year for Salt Creek Ballet runs annually from mid-August to mid-July. Notably, during *The Nutcracker* production season, which occurs in October and November, Saturday hours may be slightly extended, and Sunday hours might be added to accommodate rehearsals and performances. However, no performances take place on site and are normally at larger theater venues.

Since the proposed user will share the building with second daycare center use the overall parking calculation as detailed in PZC 005-2025 is reiterated below:

Appendix A, Section 10.06(K) states that for Daycare Centers and Dance Schools respectfully the total number of required parking spaces is determined by the following:

Daycare Centers:

“one off-street parking space for [each] two employees, based upon the maximum number of employees on the premises at any time”

Dance Schools:

“one parking space for each two employees, plus one space for each seven students...”

The proposed site plan includes 43 parking spaces, surpassing the minimum requirement of 28 spaces outlined in the zoning ordinance. This excess parking will accommodate parent drop-off for

the daycare center, which anticipates a maximum of 30 employees requiring 15 parking spaces, and Salt Creek Ballet. Salt Creek Ballet, operating on the second floor during off-hours (as detailed in PZC 007-2025), is anticipated to require 13 parking spaces. A separate waiver request will be submitted to the Village Board seeking approval for a reduction in the required parking stall size, a common practice for service-oriented businesses.

The use must be considered to both the Special Use Standards and the Variance Standards, which are noted below:

Standards for Special Uses Sec. 13.09(D):

A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the planning and zoning commission and approval of the board of trustees:

- 1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*
- 2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.*
- 3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
- 4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.*
- 5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
- 6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.*

Standards for Variances, Sec. 13.07(D)(1):

The planning and zoning commission shall not recommend a variation to the regulations of this comprehensive amendment as authorized herein unless it shall have made findings of fact based upon the evidence presented to it in each specific case that:

- (a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;*
- (b) The plight of the owner is due to unique circumstances; and*
- (c) The variation, if granted, will not alter the essential character of the locality.*

IV. SUMMARY

The petitioner, Salt Creek Ballet, which has operated on the ground floor for over 25 years as nonconforming use, is seeking to relocate to the second floor due to changes in property ownership. To do so, the petitioner has requested a special use permit for a performing arts studio to operate in the B-2 General Business District and a variance to the special condition that requires 100 foot distance separation between a performing arts studio and a residence district.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on April 24, 2025.
- B. Code References: Appendix A: Sections 7.03(A)(131); 7.04; 13.07; 13.09
- C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision. The recommendation and the request for a B-1 Development Permit are anticipated to be considered by the Village Board at the May 29, 2025

meeting.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the April 24, 2025 Westmont Suburban Life.
2. Petitioner Attachments received April 24, 2025 (Edited for PZC):
 - a. Planning and Zoning Development Application, including responses to the Special Use and Variance Standards
 - b. Project Narrative
 - c. Floor Plan
 - d. Signed Lease Agreement
 - e. Plat of Survey

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 007-2025-E.NAPERVILLE
2240740

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

Shaw Media certifies that it is the publisher of the Westmont Suburban Life. The Westmont Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westmont, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 04/24/2025

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

In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on 24th day of April, A.D. 2025

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$110.70

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC
NOTICE VILLAGE OF
WESTMONT PLANNING
AND ZONING COMMISSION
NOTICE OF PUBLICATION
NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, May 14, 2025 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 Salt Creek Ballet Company (Petitioner), and P & C Holdings, LLC (Owner), for the property at 98 East Naperville Road, Westmont, Illinois, 60559, for the following:
1. Special Use Permit to operate a performing arts studio in the B-2 General Business District.
2. Zoning Ordinance Variance to the special condition that requires 100 foot distance separation between a performing arts studio and a residence district.
PIN: 09-03-308-019
More Common Location: 98 East Naperville Road, Westmont, Illinois, 60559
Village Code(s) Applicable: Appendix A, Sections 7.03 (A)(131); 7.04; 13.07; 13.09
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 April 24, 2025) 2240740



Village of Westmont Planning and Zoning Application and Instructions

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

<u>Office Use Only</u>	
Date Received:	_____
By:	_____

PROJECTNAME: SALT CREEK BALLET COMPANY' STUDIO

Subject Property Street Address: 98 EAST NAPERVILLE RD, 2ND FLOOR, WESTMONT

PINNumber(s): 09-03-308-019

PETITIONERBILLINGCONTACT (Agent and Project Manager for the Petition):

Petitioner (and corporation if applicable): LAUREN KAVANAUGH (SALT CREEK BALLET)

Address: 98 EAST NAPERVILLE ROAD, 1ST FLOOR, WESTMONT

Phone: 630-769-1199 (OFFICE); [REDACTED]

Email: LKAVANAUGH@SALTCREEKBALLET.ORG

Relationship of Petitioner to Property Owner: TENANT

PROJECT DESCRIPTION: SALT CREEK BALLET WOULD LIKE TO BUILD-OUT IT'S NEW STUDIO LOCATION ON THE 2ND FLOOR OF ITS EXISTING LOCATION AT 98 EAST [REDACTED] IN WESTMONT. SALT CREEK BALLET ("SCB") HAS OCCUPIED THE FIRST FLOOR OF THE BUILDING SINCE THE LATE 1990S, SO FOR OVER 25 YEARS. SCB IS REQUESTING TO PARTIALLY TO MOSTLY DEMOLISH THE EXISTING IMPROVEMENTS ON THE 2ND FLOOR OF THE BUILDING AND CONSTRUCT ITS NEW STUDIOS, INCLUDING, BUT NOT LIMITED TO, FOUR (4) BALLET STUDIOS, A PARENT LOUNGE, DRESSING ROOMS, OFFICES, STORAGE, AND A KITCHENETTE. AT THIS TIME, WE DO NOT BELIEVE ANY PLUMBING, HVAC, FIRE, OR MAJOR ELECTRICAL WORK WILL NEED TO BE PERFORMED. SCB IS HOPING TO OPEN ITS NEW FACILITY TO ITS STUDENTS AND THEIR FAMILIES IN THE FALL OF 2025.

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Property owner(s): P&C HOLDINGS, LLC (ATTN: PETE ERICKSON)

Address: 98 E NAPERVILLE ROAD, 2ND FLOOR, WESTMONT

Phone: 630-929-7934

Email: PERICKSON@HEIEXPO.COM

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

Property owner(s):

Address:

Phone:

Email:

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

PETITIONER SIGNATURE:

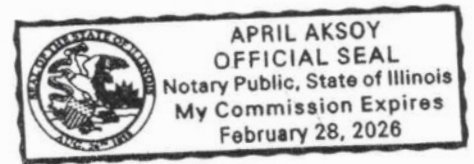
Type or print name: LAUREN KAVANAUGH

Signature: 

SUBSCRIBED AND SWORN TO BEFORE ME

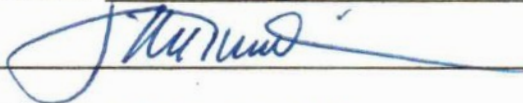
THIS 14 DAY OF April, 20 25


Notary Public



OWNER SIGNATURE:

Type or print name: P&C HOLDINGS, LLC (PETE ERICKSON)

Signature: 

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 14 DAY OF April, 20 25


Notary Public



SALT CREEK BALLET
RESPONSES TO SPECIAL USE AND VARIANCE STANDARDS

SPECIAL USE STANDARDS RESPONSES

- A. THE PROPERTY IN QUESTION CANNOT YIELD A REASONABLE RETURN IF PERMITTED TO BE USED ONLY UNDER THE CONDITIONS ALLOWED BY THE REGULATIONS IN THE DISTRICT IN WHICH IT IS LOCATED
- o The current and future owner of the 98 East Naperville Road building desire that Salt Creek Ballet continue to operate within the building, but be relocated to the 2nd Floor. When SCB began operating on the 1st Floor of the building over 25 years ago, it did not receive a special use permit, likely because the requirement was not yet put in place. Now that SCB desires to relocate to the 2nd Floor of the building, it must secure a Special Use Permit. Currently, there are no other commercial spaces within the Village of Westmont that are able to house SCB due to zoning restrictions or simple unavailability. Since SCB desires to stay within Westmont, it is requesting to remain within the building and continue its operations in its same or similar manner.
- B. THE PLIGHT OF THE OWNER IS DUE TO UNIQUE CIRCUMSTANCES
- o The 2nd Floor of the building is a large and unique space that would likely be difficult to lease to one or many commercial tenants. SCB is willing to and desires to improve and renovate that space and create its new ballet studios on the 2nd Floor of the building. Based on research conducted by SCB's real estate experts, it may be difficult and take several years for the future owners of the building to fill such space with tenants, so it is beneficial to both parties if SCB relocates to the 2nd Floor of the building and continue its operations there.
- C. THE VARIATION, IF GRANTED, WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY
- o SCB has been operating its ballet and performance school within the building since the late 1990s and has no desire to alter the character of its operations, the building, or its locality. SCB wishes to continue its tenancy under new building ownership and continue to spread its dance and arts outreach to the Westmont community.

VARIANCE STANDARDS RESPONSES

1. THAT THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, CONFORT OR GENERAL WELFARE
- o SCB is a leading 501(c)3 not-for-profit Chicagoland ballet school and performance company dedicated to dance education, while providing high-level performance opportunities for its dancers, founded upon the discipline and artistry of classical ballet. SCB not only encourages appreciation and awareness of dance but believe dance education is of the highest priority. This philosophy drives our dedication to nurturing its dancers with the disciplines and life skills that dance teaches, which encourages them to reach their greatest potential in and out of the studio, no matter what life path they take. There is no part of the SCB mission that is detrimental or can endanger the community.
2. THAT THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSES ALREADY

PERMITTED, NOR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD.

- o SCB has been operating within the building for the past 25+ years. It intends to conduct the same or similar operations as has always been conducted, so SCB does not expect its future use in the same building to have any injurious effect on surrounding properties.
- 3. THAT THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT
 - o SCB's use of the 2nd Floor of the building will not have an effect on the development and improvement of the surrounding property, as it only intended to perform pretty minor, interior work to the 2nd Floor of the building.
- 4. THAT ADEQUATE UTILITIES, ACCESS WAYS, DRAINAGE AND/OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED
 - o SCB is not performing any exterior work that would affect the aforementioned facilities.
- 5. THAT ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PROVIDE INGRESS AND EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN PUBLIC STREETS
 - o During normal business hours, SCB produces very little traffic and only requires a handful of cars to be parked in the parking lot. Once ballet classes begin for SCB students (around 4:00 p.m. on weekdays), some parents park their vehicle in the parking lot and walk their child into the studio, but most drop off their child at the front door and exit the parking lot. SCB and Primrose generally operate during opposite hours, with little overlap, so traffic congestion is not expected.
- 6. THAT THE SPICAL USE SHALL IN ALL OTHER RESPECTS CONFIRM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATES, EXCEPT AS SUCH REGULATIONS MAY IN EACH INSTANCE BE MODIFIED BY THE VILLAGE BOARD PURSUANT TO THE RECOMMENDATION OF THE PLAN COMMISISON
 - o SCB intends and expects to conform to all regulations, including its Special Use and Variance requests.



March, 2025

Dear Village of Westmont,

As we celebrate both **Salt Creek Ballet's 40th Anniversary** and the ownership change of the 98 East Naperville Road building in 2025, we are appealing to you and requesting that you approve both a Special Use and Variance so that Salt Creek Ballet can continue its excellence in dance education and performance at its same location, but on the second floor.

Established in 1985, Salt Creek Ballet is a leading 501(c)3 not-for-profit Chicagoland ballet school and performance company dedicated to dance education, while providing high-level performance opportunities for our dancers, founded upon the discipline and artistry of classical ballet.

SCB not only encourages appreciation and awareness of dance but believe dance education is of the highest priority. This philosophy drives its dedication to nurturing its dancers with the disciplines and life skills that dance teaches, which encourages them to reach their greatest potential in and out of the studio, no matter what life path they take.

Salt Creek Ballet engages directly with its community, in its community, through a continuous and robust outreach program that exposes the world of dance to numerous audiences both young and old with professional-quality productions and a dance curriculum to excite and inspire. Many of our outreach programs are in and directly benefit the residents of Westmont.

Salt Creek Ballet ("SCB") moved to its current location in the late 1990s. SCB has been operating in its current space located on the 1st Floor of the 98 East Naperville Road Building for over 25 years. Now that the building is being sold, SCB desires to relocate to the 2nd Floor of the same building.

In order to do so, SCB requires a Special Use Permit, as a "performing arts school" is considered a non-confirming use at the 98 East Naperville Road location. Further, SCB also requires a Variance as a "performing arts school" is not allowed to operate within 100 feet of residential property.

As mentioned before, SCB has been operating in such location for over 25 years, and if it is able to relocate to the 2nd Floor, the operations will continue in the same or similar manner as has been done for years.

The 2nd Floor of the building would be renovated to build-out four (4) ballet studios, changing rooms, a parent lounge, and storage. The existing bathrooms, kitchenette, and HVAC would remain. The new studio space would be similar in layout as to its current studios on the 1st Floor.

SALT CREEK BALLET

Erica De La O
Artistic Director

Kristopher Wojtera
Artistic Director

BOARD OF DIRECTORS

Lauren Kavanaugh
President

Kathleen Sievertsen
Treasurer

Judy Sipek
Secretary

Julia Costello
Shirley Crutchfield
Susan Langenfeld
Melissa Barnes Mann
O.J. Mavon
Julie Mayer
Christine Schultz Neumann
Veronica Norman
Juhl Patterson
Susan Santefort

Carolyn Schanzer (Advisory)
Bob Boardman (Advisory)

HONORARY BOARD

The Honorable Judy Biggert
Marianne Calhoun
George L. Faulstich, Jr.
Lisa Gengler
William E. Parry
Kay Vee Rhoads
Carolyn Stillman
Joel Wilcoxon
Carson Yeager

IN MEMORIAM

FOUNDING ARTISTIC DIRECTOR

Patricia Sigurdson
Irene Antoniou
Michael Majewski
Alice Mansell
Gary Sigurdson
Bud Stillman

Salt Creek Ballet | 98 East Naperville Road, Westmont, IL 60559
(630) 769-1199 saltcreekballet.org saltcreek@saltcreekballet.org



SCB desires to remain within the Village of Westmont and shall continue to enrich Westmont's community with its Community Outreach Efforts and Educational Opportunities for another 25+ years.

With deepest appreciation,

Lauren Kavanaugh
President, Board of Directors
Salt Creek Ballet

Questions? Email lkavanaugh@saltcreekballet.org.

SALT CREEK BALLET EMPLOYEES, STUDENTS, HOURS OF OPERATION

NUMBER OF EMPLOYEES

- Total number of employees: 9
- Of the nine (9), two (2) are full-time and seven (7) are part-time working on one or multiple days at various times.

NUMBER OF STUDENTS

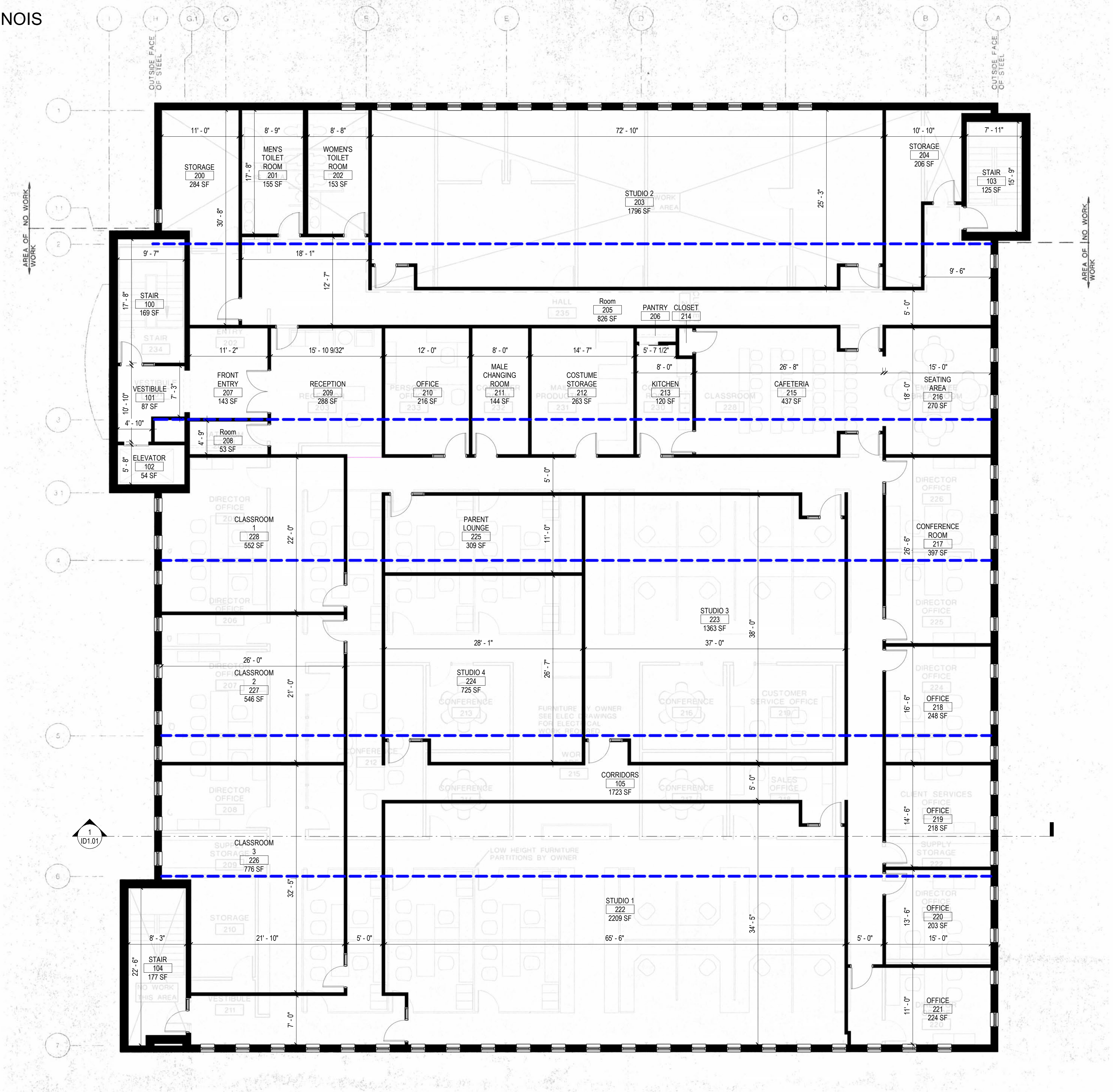
- Total number of students: 243
- These students attend class on one or multiple days during various hours.

HOURS OF OPERATION

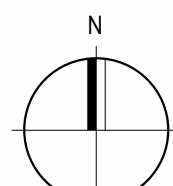
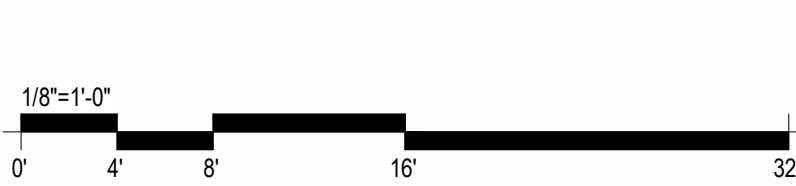
- Front Office
 - o Monday through Thursday: 9:00am-9:00pm
 - o Friday: Closed
 - o Saturday: 8:00am-6:00pm
 - o Sunday: Closed
 - o Front office is closed during holiday breaks and two months over the summer.
- Dance School
 - o Monday through Thursday: 4:00pm-8:30pm
 - o Friday: Closed
 - o Saturday: 8:30am-1:30pm
 - o Sunday: Closed
 - o Dance classes do not take place during holiday breaks and two months over the summer. School year runs from mid-August to mid-July, annually.
 - o During *The Nutcracker* production season (October-November), Saturday hours may be slightly extended and Sunday hours may be added.

SALT CREEK BALLET COMPANY DANCE STUDIO

98 EAST CHICAGO AVENUE, WESTMONT, ILLINOIS



STUDIO PLAN



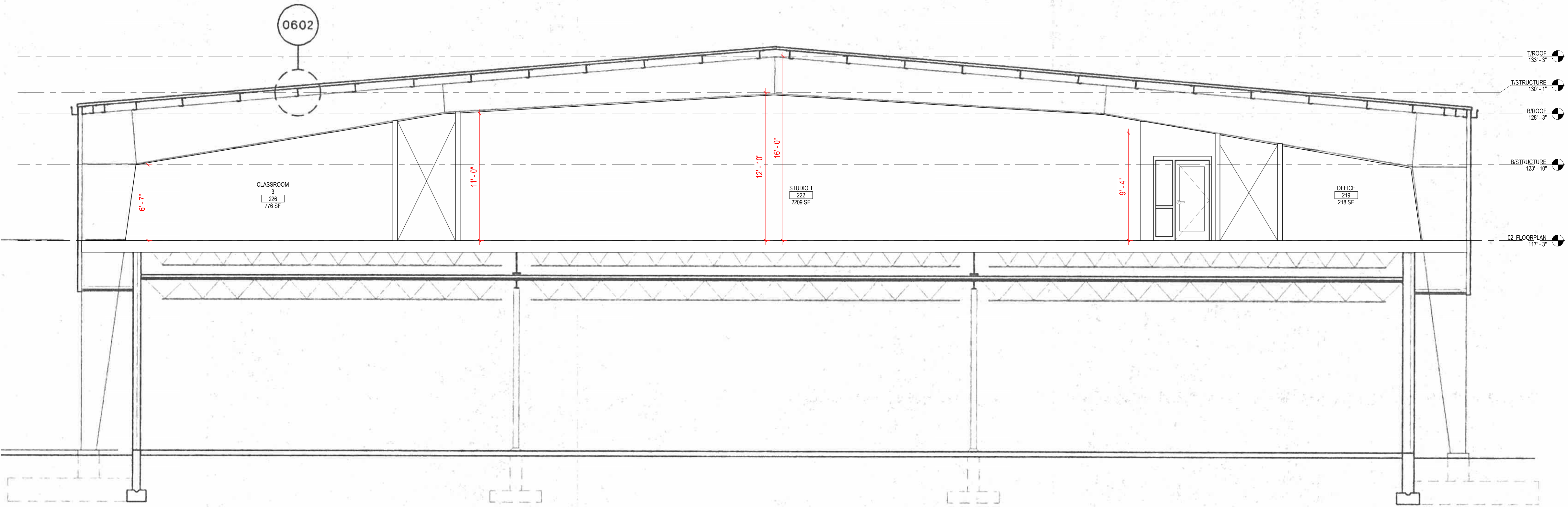
SALT CREEK BALLET COMPANY
Job No. 25-4287.01

Published 03/14/25
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SALT CREEK BALLET COMPANY DANCE STUDIO

98 EAST CHICAGO AVENUE, WESTMONT, ILLINOIS



STUDIO SECTION



SALT CREEK BALLET COMPANY
Job No. 25-4287.01

Published 03/14/25
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**FOURTH AMENDMENT TO
COMMERCIAL BUILDING LEASE**

THIS FOURTH AMENDMENT TO COMMERCIAL BUILDING LEASE ("Amendment") is made and entered into as of the 15th day of April, 2025 ("Effective Date") by and between 98 E. NAPERVILLE ROAD MANAGERS LLC, an Illinois limited liability company ("Lessor") and SALT CREEK BALLET COMPANY, an Illinois not-for-profit corporation ("Lessee").

WHEREAS, the parties entered into that certain Commercial Building Lease dated as of May 8, 2018 ("Original Lease"), that certain First Amendment to Commercial Building Lease effective as of September 1, 2020 ("First Amendment"), and that certain Second Amendment to Commercial Building Lease effective as of July 22, 2022 ("Second Amendment"), and that certain Third Amendment to Commercial Building Lease effective as of October 31, 2024 ("Third Amendment"; the Original Lease together with the First Amendment, the Second Amendment, the Third Amendment and this Amendment, are collectively referred to herein as the "Lease") for certain premises located at 98 East ~~Chicago Avenue~~, Suite 101, Westmont, Illinois 60559 ("Premises"); and Naperville Road

WHEREAS, the parties desire to amend the Original Lease in accordance with this Amendment;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Term. The Term shall be extended for five (5) months, commencing on April 1, 2025 and ending on August 31, 2025.
2. Except for the provisions of this Amendment, all of the terms, covenants, conditions and provisions of the Lease, as same may have previously been amended in writing, and all rights and obligations of the Lessor and Lessee thereunder, remain in full force and effect and are not otherwise revised, amended, altered or changed.
3. Any capitalized term not otherwise defined herein shall have the meaning ascribed to it in the Lease unless the context otherwise dictates.
4. This Amendment may be executed in any number of counterparts, each and all of which, when taken together, shall be deemed to constitute one and the same document.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Effective Date first above written.

LESSEE:

Salt Creek Ballet Company,
an Illinois not-for-profit corporation

By: 

Printed Name: Lauren Kavanaugh

By: President, Board of Directors
(Title)

LESSOR:

98 E. Naperville Road Managers LLC,
an Illinois limited liability company

By: Peter H Erickson
Peter H Erickson (Apr 15, 2025 15:59 CDT)

Printed Name: Peter H. Erickson

By: Manager
(Title)



PARCEL DETAILS

ADDRESS: 98 E. NAPERVILLE ROAD
WESTMONT, IL 60559
PIN: 09-03-308-019

PARKING DETAILS

55 STANDARD PARKING STALLS
2 HANDICAP PARKING STALLS

VICINITY MAP

SITE LOCATION

AREA SUMMARY

MEASURED AREA FOR PARCEL 1 IS 56,258 SQ. FT.
= 1.292 ACRES, MORE OR LESS
AREA FOR PARCEL 2 IS NOT SHOWN HEREON.
PARCEL 2 IS AN EASEMENT.

SURVEY RELATED SCHEDULE B EXCEPTIONS

9. INGRESS/EGRESS EASEMENT PER DOC. NO. R68-11558. SHOWN HEREON.

ALTA/NSPS ALTA TABLE "A" ITEMS

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. SHOWN HEREON.

2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. SHOWN HEREON.

3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. PROPERTY IS LOCATED IN FLOOD ZONE X PER FIRM PANEL 0186J, MAP NO. 17043C0186J, WITH AN EFFECTIVE DATE OF 8/01/2019.

4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). SHOWN HEREON.
PLEASE SEE AREA SUMMARY.

7.(A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. SHOWN HEREON.

7.(B)(1) SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. SHOWN HEREON.

7.(C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED. SHOWN HEREON.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). SHOWN HEREON.

9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. SHOWN HEREON, ALSO PLEASE SEE PARKING DETAILS.

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." SHOWN HEREON.

14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET. SHOWN HEREON.

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NO EVIDENCE OF EARTH WORK, CONSTRUCTION, OR BUILDING ADDITION WORK WAS BEING PERFORMED OR OBSERVED WHILE CONDUCTING THE FIELD WORK.

17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NO RECENT CONSTRUCTION OR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE OBSERVED WHILE CONDUCTING THE FIELD WORK.

19. PROFESSIONAL LIABILITY INSURANCE INFORMATION. THE DETAILS AND CERTIFICATE OF INSURANCE IS SUPPLIED TO THE CLIENT IN A SEPARATE DOCUMENT.

LEGAL DESCRIPTION

PARCEL 1: LOT 6 (EXCEPT THE NORTH 57.0 FEET THEREOF) IN BLOCK 16 IN ARTHUR T. MCINTOSH & COMPANY'S WESTMONT ACRES, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THAT PART OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 LYING SOUTH OF THE CENTER LINE OF NAPERVILLE ROAD), ALSO THE WEST 1/2 OF THE SOUTHEAST 1/4, ALL IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1920 AS DOCUMENT 145100 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE LAND FOR THE USE AND BENEFIT OF PARCEL 1 AS CREATED BY DEED OF EASEMENT FROM HAWTHORNE BANK OF WHEATON, TRUSTEE, UNDER TRUST NUMBER 1-021, TO CAROL HANNAH DATED MARCH 21, 1968 AND RECORDED MARCH 27, 1968 AS DOCUMENT NUMBER R68-11558, OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PROPERTY, TO WIT: THE EAST 136.15 FEET OF THE SOUTH 20.0 FEET OF THE NORTH 57.0 FEET OF LOT 6 IN BLOCK 16 IN ARTHUR T. MCINTOSH AND COMPANY'S WESTMONT ACRES, BEING A SUBDIVISION OF THE SOUTHWEST 1/2 (EXCEPT THAT PART OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 LYING SOUTH OF THE CENTER LINE OF NAPERVILLE ROAD) ALSO THE WEST 1/2 OF THE SOUTHEAST 1/4, ALL IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1920 AS DOCUMENT 145100, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
KIDVEST LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/09/2024.

DATED THIS 9TH DAY OF DECEMBER, 2024.

ERIC ZINGRE JR.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3721
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-005886
EXPIRES APRIL 30, 2025

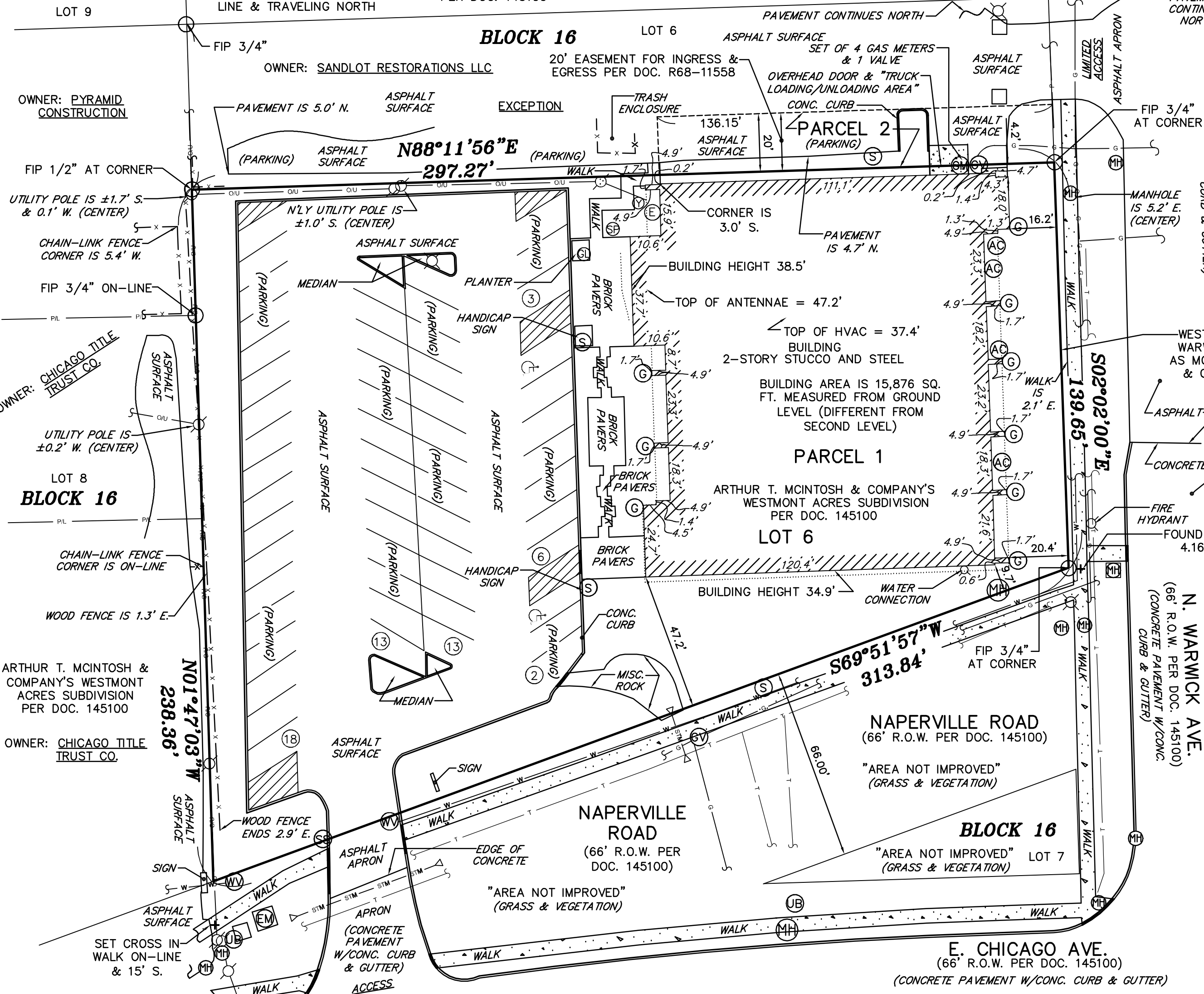
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

ARTHUR T. MCINTOSH & COMPANY'S
WESTMONT ACRES SUBDIVISION
PER DOC. 145100

ARTHUR T. MCINTOSH & COMPANY'S
WESTMONT ACRES SUBDIVISION
PER DOC. 145100

BLOCK 16

MULTIPLE FIP'S ALONG LINE &
TRAVELING NORTH



NAPERVILLE
ROAD
(66' R.O.W. PER
DOC. 145100)

SYMBOL LEGEND

- DEPRESSED CURB
- ELECTRIC SWITCH
- CONCRETE SURFACE
- MANHOLE
- LIGHT POLE
- SIGN
- STORM INLET
- UTILITY POLE
- WATER CONNECTION
- ELECTRIC METER
- STAND PIPE
- GAS METER
- STORM GUTTER
- FOUND IRON PIPE/ROD
- FOUND/SET CROSS
- FOUND IRON PIPE
- NUMBER OF PARKING STALLS

LINE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
- UNDERGROUND GAS
- EASEMENT
- BUILDING SETBACK
- OVERHEAD UTILITY LINE
- PARCEL LINE
- UNDERGROUND AT&T
- UNDERGROUND WATER
- UNDERGROUND STORM

SURVEYOR'S NOTES

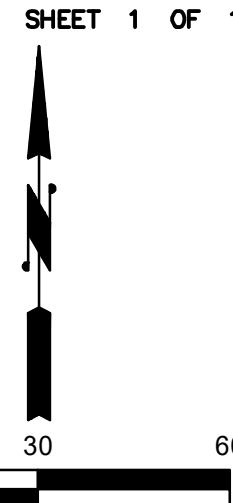
- FIELD WORK WAS COMPLETED ON 12/09/2024.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AND DRAWINGS IN THE SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
- BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
- EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 24169059 WITH AN EFFECTIVE DATE OF 10/8/24.
- THE BEARINGS ARE ASSUMED SHOWN HEREON; AND ARE BASED UPON THE WEST LINE OF WARWICK AVENUE BEING SOUTH 02 DEGREES 02 MINUTES 00 SECONDS EAST (ASSUMED).
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED.
- PLEASE NOTE, NAPERVILLE ROAD AND CHICAGO AVENUE ARE BOTH PUBLIC ROADWAYS. THE CURRENT ACCESS TO THE PROPERTY AND PARKING LOT IS THROUGH AN ASPHALT AND CONCRETE APRON (DRIVE) THROUGH CHICAGO AVENUE (CHICAGO AVENUE BEING A ROADWAY CURRENTLY UNIMPROVED (NO PAVEMENT) AT THE LOCATION DUE SOUTH OF THE PROPERTY) AND ONTO NAPERVILLE ROAD.

PREPARED FOR:

CJ BAK
KIDVEST LLC
111 N. LINCOLN ST.,
HINSDALE, IL 60521

SURVEY

DRAWN BY EEZ	EEZ SURVEYING, INC. P.O. BOX 595 ROCKTON, IL 61072 (815) 519-7319
PROJECT NO. 2024196	EMAIL: ERICZ@EESURVEYING.COM WWW.EESURVEYING.COM
SCALE 1" = 30'	SHEET 1 OF 1



SHEET 1 OF 1

LEGAL DESCRIPTION

PARCEL 1: LOT 6 (EXCEPT THE NORTH 57.0 FEET THEREOF) IN BLOCK 16 IN ARTHUR T. MCINTOSH & COMPANY'S WESTMONT ACRES, BEING A SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ (EXCEPT THAT PART OF THE EAST $\frac{1}{2}$ OF SAID SOUTHWEST $\frac{1}{4}$ LYING SOUTH OF THE CENTER LINE OF NAPERVILLE ROAD), ALSO THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$, ALL IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1920 AS DOCUMENT 145100 IN DUPAGE COUNTY, ILLINOIS.

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ADDRESS: 98 EAST NAPERVILLE ROAD, WESTMONT, ILLINOIS 60559

PIN: 09-03-308-019