



Village of VILLAGE

31 West Quincy Street, V

villageboard@w
westmont.illinois.g

Village Board Meeting July 24, 2025 6:00 PM

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

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

5. **REPORTS**

a. **Board Reports**

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

6. **ITEMS TO BE REMOVED FROM CONSENT AGENDA**

7. **CONSENT AGENDA (OMNIBUS VOTE)**

a. **Village Board Minutes**

i. **Board Meeting Minutes**

Board to consider approving the minutes of the Village Board meeting held July 10, 2025.

Background of Subject Matter

Required Parliamentary Procedure

Type Motion

b. **Finance Ordinance(s)**

- i. **Total of Finance Ordinance #15 - to be announced at the meeting.**

Type Consent Item

Budgeted

c. Purchase Order(s)

- i. **There are no purchase orders for this meeting.**

Type Consent Item

Budgeted

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

- i. **To be announced at the meeting.**

Type Consent Item

Budgeted

e. June 2025 Monthly Board Treasurer's Report

8. UNFINISHED BUSINESS

9. NEW BUSINESS

a. Lot Coverage Variance Request for a Patio and Walkways - 102 West Naperville Road

Board to consider an ordinance approving a request from Michael Schaefer and Chivon Niziolek, for the property at 102 West Naperville Road, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District.

Background of Subject Matter

Petitioners are proposing to construct an 18-foot by 14-foot stamped concrete patio and two 3-foot-wide walkways. This construction would raise the property's lot coverage to 43.85%, exceeding the R-3 Single-Family Detached Residence district's 35% maximum by 8.85%.

Additional Background

The petitioners purchased the property after significant site alterations by the previous owner, including the removal of walkways, which reduced the total lot coverage of the property to 39.83%. Additionally, this lot is substandard due to its width measuring at approximately 65 feet, while the Village's Land Development regulations require a 20% increase in the minimum width, which would normally equal 72 feet.

Recommendation

At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the variance request (5-0, 2 absent) with the following condition:

1. The owner must install a dry well to mitigate against any stormwater impacts.

Type Ordinance

Budgeted

b. **Lot Coverage Variance for a Residential Pool - 232 East Des Moines Street**

Board to consider an ordinance approving a request from Justin and Natalie Krone regarding the property at 232 East Des Moines Street, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District.

Background of Subject Matter

The petitioners are proposing to install a 555-square-foot in-ground swimming pool with a 3-foot-wide walkway around its perimeter, totaling approximately 903 square feet in additional lot coverage. These improvements would raise lot coverage from the existing 33.87% to approximately 39%, exceeding the 35% R-3 maximum. Due to its location in an identifiable sub-basin area, this request is ineligible for administrative approval.

Additional Background

Lot coverage represents the percentage of a lot's area occupied by buildings, structures, and permanent hardscape. In the R-3 Single-Family Detached Residence District the maximum is 35%. If a proposed project results in lot coverage between 35% and 40%, it may qualify for administrative approval rather than requiring a formal variance—so long as the property is not located within a designated building moratorium area, a known drainage problem zone, or a defined drainage sub-basin. This request is ineligible for administrative approval.

Recommendation

At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the variance requests (5-0, 2 absent) with the following conditions:

1. The owner must install a dry well to mitigate against any stormwater impacts; and
2. If the swimming pool is removed or filled-in with an impervious surface at any time, the variance will automatically terminate.

Type Ordinance

Budgeted

c. Special Use Permit and Variance Requests for That Golf Place- 212 East Chicago Avenue

Board to consider an ordinance approving requests from TGP Innovations LLC, d/b/a That Golf Place (Petitioner) and Pranno Corporation (Owner) at 212 East Chicago Avenue, Westmont, Illinois, 60559 for the following:

1. Special Use Permit to operate an indoor golf simulator facility amusement establishment in the B-2 General Business District.
2. Zoning Ordinance Variance to the special condition that requires a 100-foot distance separation between an amusement establishment and a residence district.

Background of Subject Matter

The petitioner describes the business as a members-only indoor simulator golf and training facility with fitness components. The proposed hours of operations are 4:00AM to 11:00AM on weekdays and 4:00am to 12:00AM on weekends. The petitioner expects peak customer activity to be between 9:00 AM and 9:00 PM, accounting for approximately 90% of facility foot traffic.

Additional Background

The petitioner has requested a Special Use Permit to operate That Golf Place, an amusement establishment, in the B-2 General Business District. The petitioner is also requesting a variance to the special condition that requires a 100-foot separation distance between an amusement establishment and the residential district to the north due to it being 25 feet from a residentially zoned property.

Recommendation

At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the Special Use Permit and variance requests (5-0, 2 absent).

Type Ordinance

Budgeted

d. Special Use Permit for Chicago Lightworks - 600 Oakmont Lane, Suite 600

Board to consider an ordinance approving a request from Chicago Lightworks, LLC (petitioner) and 1133 Cleveland properties, LLC (owner) for the property at 600 Oakmont Lane, Suite 600 for the following:

1. Special Use Permit to operate business offices with accessory uses of warehousing, distribution of materials, goods, or products in the O/R (Office/Research) District.

Background of Subject Matter

Chicago Lightworks intends to use the subject unit as their headquarters for their lighting sales agency. Day-to-day operations include general office

functions, meeting spaces, a training center for employees, a showroom for lighting fixtures, and a warehouse to store lighting samples. The hours of operation will be from 8:00 am to 5:00 pm on weekdays, with a maximum of 70 employees. The proposed warehousing will be used to store lighting samples that support the in-house showroom. Suite 600 is 23,463 square feet and the warehouse is proposed to be roughly 4,200 square feet.

Additional Background

To facilitate improved occupancy of atypical buildings in the O/R district, the Village approved a text amendment in 2022. The text amendment gave building owners the ability to solicit users that may utilize already existing atypical features such as loading docks or storage areas subject to an approved Special Use Permit.

Recommendation

At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the Special Use Permit request (5-0, 2 absent).

Type Ordinance

Budgeted

e. **Variance Request for Directional Signage - 639 Blackhawk Drive**

Board to consider an ordinance approving a request from ADVOCATE HEALTH & HOSPITALS CORPORATION, for 639 Blackhawk Drive, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to increase the maximum sign area and height of directional signage in the B-2 General Business District.

Background of Subject Matter

The petitioner is requesting a variance to the maximum area and maximum height of directional signage for an outpatient medical center in the B-2 General Business District. The petitioner received approvals for a consolidation, site & landscape plan, and a variance for illumination in March 2024. The outpatient center is currently under construction.

Additional Background

The petitioner is proposing three designs of directional signage, which are attached to this report. Designs #1 and #2 are 6 feet 6 inches tall, and 9 square feet in area; Variances are required to both the height and area. Design #3 is also 6 feet 6 inches tall, but is 4.8 square feet in area. Only a variance to the height is required for this design. The petitioner indicated that the signs would enhance both operational efficiency and safety for patients, visitors, staff, and service vehicles.

Recommendation

At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the variance request (5-0, 2 absent).

Type Ordinance

Budgeted

f. **Award of Bid Proposal - Oakwood Sidewalk Improvements Project**

Board to consider an ordinance awarding the bid proposal from Globe Construction, Inc. for the Oakwood Sidewalk Improvements Project and authorizing a contract in the amount of \$192,100.00 consistent with the bid documents.

Background of Subject Matter

The Village accepted bid proposals from five contractors for the Oakwood Sidewalk Improvements Project. The bids ranged from \$178,100.00 to \$471,777.50. There was a clerical error on the low bidder's schedule of prices, which when corrected would result in a total bid of \$192,100.00. The low bidder remained the low bidder even with the corrected total bid. The low bid was 55% lower than the Engineer's cost estimate of \$428,258.55.

Additional Background

The approved construction budget for this project was \$430,000.00. The low bid is within the budgeted amount. The low bidder has performed work for the Village in the past and the work was satisfactory. This project is being funded by a \$330,000.00 grant from the State of Illinois Department of Commerce and Economic Opportunity (DCEO). A second phase of the Oakwood Sidewalk Improvements project will be prepared and bid to expend the remaining budgeted amount, due to the large need for sidewalk repairs in this neighborhood.

Recommendation

Approve

Type Ordinance

Budgeted Yes

g. **Oakwood Sidewalk Improvement Change Order #1**

Board to consider an ordinance approving a Change Order #1 for the Oakwood Sidewalk Improvements Project, to Globe Construction, Inc. for an amount not to exceed \$94,129 and a total award of \$286,229.00.

Background of Subject Matter

The Village Board awarded a contract to Globe Construction, Inc. at tonight's Village Board meeting in the amount of \$192,100.00. The bid documents allow the Village to increase or decrease contract quantities and state law permits change orders under 50% of the original contract price without a re-bidding of the work. In order to take advantage of favorable pricing and perform more sidewalk repairs this year, a change order to the original contract would allow additional work to be performed.

Additional Background

The approved construction budget for this project was \$430,000.00. The low bid is within the budgeted amount. The low bidder has performed work for the Village in the past and the work was satisfactory. This project is being funded by a \$330,000.00 grant from the State of Illinois Department of Commerce and Economic Opportunity (DCEO). A second phase of the Oakwood Sidewalk Improvements project will be prepared and bid to expend the remaining budgeted amount, due to the large need for sidewalk repairs in this neighborhood.

Recommendation

Approve

Type Ordinance

Budgeted

h. **Surplus Property - Public Works Fleet Division**

Board to consider an ordinance declaring certain Village vehicles and equipment to be declared surplus property.

Background of Subject Matter

Declaring these items as surplus will remove these vehicles and equipment from the Village inventory. The Village Manager will authorize disposal in the most cost-effective manner if this ordinance is approved.

Type Ordinance

Budgeted

10. MISCELLANEOUS**11. EXECUTIVE SESSION**

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

12. ADJOURN

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

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



Clerk's Office
Village of Westmont

MINUTES OF THE BOARD MEETING HELD **Thursday, July 10, 2025.**

Mayor Nero called the meeting to order at **6:01 P.M.**

WESTMONT VILLAGE BOARD MEETING ROLL CALL:

PRESENT: Mayor Nero P Clerk A. Szymiski P

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

STAFF:

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

ATTORNEY: Zemenak P Lampariello A

A QUORUM WAS PRESENT TO TRANSACT BUSINESS.

PRESS:

Bugle A

THOSE PRESENT RECITED THE PLEDGE OF ALLEGIANCE.

Mayor welcomed everyone to the meeting.

OPEN FORUM:

- Dale Yates, 349 W Naperville Road - Concerned about fireworks in the neighborhood. Stated that it is disruptive and asked for guidance to a resolution.
- Ron Gunter, 209 E Dallas - Thanked the staff, the Village, and service organizations who did a great job for the 4th of July fireworks at Ty Warner Park. He would like to see the fireworks enhanced next year because it is our nation's 250th anniversary.

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

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

VOTING SUMMARY

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

REPORTS

Mayor Nero

- Commented on the 4th of July Event. Everyone had a nice time and thanked everyone who was involved and for their hard work.
- August 17 - US Luge event is coming to Westmont. Olympic athlete, Maya Chan, was discovered at a previous tryout.
- There is always something happening in the Village of Westmont such as Concerts in the Park or Movies in the Park. More information can be found on the Village website. These events are coordinated by the Westmont Park District.
- La Boutique Spa at 124 N Cass is expecting to open at the end of August. An announcement for the ribbon cutting ceremony is to be expected soon.
- Discussions are ongoing for the apartments at 1 North Cass Ave. The discussions involve building materials, and trees.
- A restaurant is looking to open along Ogden Avenue.

Clerk Szymski

- No updates this evening.

Trustee Guzzo

- The next Fire Public Safety Committee meeting is August 7, 4:30pm at Village Hall.
- The Village has published a news release on the website offering tips to be safe during the summer. Visit the website for more information.

Trustee Parrilli

- The next Public Works Committee meeting is September 18th at Village Hall.
- The annual water quality report has been published on the Village website.

- The 2025 MFT resurfacing project is underway. Concrete repairs are ongoing with milling of the roadway scheduled for next week, weather permitting. Motorists should use caution while driving in the area and seek alternative routes where possible. Please check the website for more information.

Trustee Plowman

- Attended the Independence Day festivities at Ty Warner Park and it was a very nice event. Thanks to all of the organizations that work together to make this event a success.
- The next Police Public Safety Committee meeting will be September 4, 2025. All are invited to attend.

Trustee Liddle

- Recapped the Administration / Finance Committee meeting that was held earlier this afternoon at 4:30pm.
 - The Environmental Improvement Commission presented their annual review.
- Taste of Westmont is happening from July 10 - 13th. Complete details and information regarding the festival is posted on the Westmont Special Events website.
- Cruisin' Nights takes place every Thursday from 5pm - 9pm in downtown Westmont with the exception of tonight. Westmont Special Events coordinates the event and more information can be found on their website at www.westmontevents.com or call the office at 630-82-9378.

Trustee Barker

- Thanked staff and Westmont Special Events for the work that they do for our events. Their hard work is greatly appreciated.
- The Environmental Improvement Committee gave an annual report and talked about goals for the next year.
- The next EIC meeting will be August 4, 5:30pm at the Westmont Public Library.
- The Village has a new art event, which is the first annual Vision and Vibe fest. This is scheduled for September 13 & 14 at Veterans Memorial Park.
- Garbage & Yardwaste stickers can be exchanged for the new stickers through July 18, 2025.
- Information about mosquito abatement is on the website.

Trustee Scales (Mayor Nero made the announcement for Trustee Scales who is absent)

- The next Community Development Committee meeting will be July 24, 2025.
- A Special Planning and Zoning Commission meeting is scheduled for July 23rd, which will be the last public hearing for the long anticipated zoning code updates.

ITEMS TO BE REMOVED FROM CONSENT AGENDA:

- No items to be removed from the consent agenda.

(1) CONSENT AGENDA [Omnibus Vote]:

Village Manager Gunther addressed the Board on this agenda item.

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

(A) VILLAGE BOARD MINUTES

Board Meeting Minutes

- Board to consider approving the Village Board Meeting held on **June 26, 2025**.

(B) FINANCE ORDINANCE

Finance Ordinance # 14

\$ 1,976,809.33

(C) PURCHASE ORDERS:

25203477 - M.E. Simpson Company	\$ 35,000.00
25203476 - M.E. Simpson Company	66,528.00
25203478 - M.E. Simpson Company	35,000.00
25203449 - Village of Addison	478,435.50
25203479 - Westmont Chamber of Commerce & Tourism Board	30,000.00
Total of Purchase Orders	\$644,963.50

(D) TOTAL OF PURCHASE ORDER(S) AND FINANCE ORDINANCE(S): **\$ 2,621,772.83**

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

VOTE ON MOTION #1

Ayes: Barker, Guzzo, Liddle, Parrilli, Plowman

Nays: None

Absent: Scales

UNFINISHED BUSINESS

NEW BUSINESS

(2) AMENDED AND SUPPLEMENTAL RESOLUTIONS UNDER THE ILLINOIS HIGHWAY CODE

Public Works Director Ries addressed the Village Board on this item.

Motion by **Trustee Guzzo** to consider approving an Amended and Supplemental Resolution for Improvement under the Illinois Highway Code.

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

VOTE ON MOTION #2

Ayes: Barker, Guzzo, Liddle, Parrilli, Plowman

Nays: None

Absent: Scales

(3) EMPLOYMENT AGREEMENT

Village Manager Gunther addressed the Village Board on this item.

Motion by **Trustee Plowman** to consider an ordinance approving the Village Manager's appointment of Brian Gruen as Chief of Police and approving an employment agreement with Brian Gruen to serve as Police Chief.

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

VOTE ON MOTION #3

Ayes: Barker, Guzzo, Liddle, Parrilli, Plowman

Nays: None

Absent: Scales

(4) BUILDING CODE AMENDMENTS

Village Attorney Zemenak addressed the Village Board on this item.

Motion by **Trustee Liddle** to consider an ordinance approving amendments to Chapter 18, Article III, Sections 18-61 and 18-62 of the Westmont Code of Ordinances regarding the 2021 International Building Code.

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

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VOTE ON MOTION #4

Ayes: Barker, Guzzo, Liddle, Parrilli, Plowman

Nays: None

Absent: Scales

MISCELLANEOUS

- No miscellaneous items.

(5) ADJOURNMENT

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

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

VOTE ON MOTION #5

Ayes: Barker, Guzzo, Liddle, Parrilli, Plowman

Nays: None

Absent: Scales

MEETING ADJOURNED AT 6:29 P.M.

ATTEST:

APPROVED:

Amanda Szymiski, Village Clerk

Steven T. Nero, Mayor

Dated this 24th day of July, 2025

Village of Westmont

Monthly Treasurer's Report

For the 6 Month Period Ending June 30, 2025

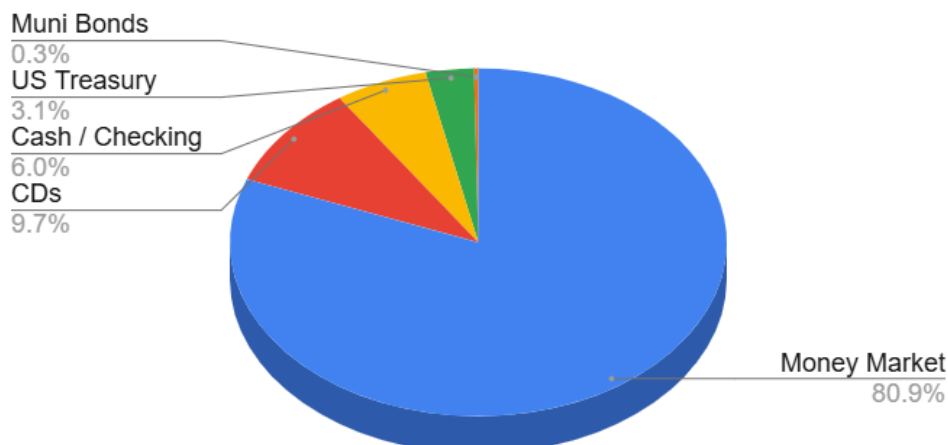
Introduction

The following analysis represents the Village's Treasurer's Report for the six (6) month period ending June 2025. Comparative data for the six (6) month period ending June 30, 2024 has been included on certain data tables. The Village's overall cash and financial position are strong as we wrap up the first 6 months of FY2025B.

Cash & Investment Balances

Fund	Fund Name	Cash and Investments 06/30/2025	Fund	Fund Name	Cash and Investments 06/30/2025
01	General Fund	\$24,851,715	62	IMRF / Social Security Fund	\$1,287,146
05	Convention & Tourism Fund	\$2,829,371	63	MFT Rebuild Fund	\$0
17	Employee Benefits Fund	\$0	64	Performance Bond Fund	\$564,826
25	Vehicle Replacement Fund	\$3,183,892	66	DEA Fund	\$1,054,446
30	Capital Projects Fund	\$1,537,574	68	Long Range Planning Fund	\$11,251,764
33	Stormwater Fund	\$8,368,267	82	TIF SWBD Fund	\$578,609
41	Water Fund	\$5,290,107	83	TIF CBD Fund	\$0.00
50	Debt Fund	\$618,442	91	Fire Pension Fund	\$1,150,851
61	Motor Fuel Tax (MFT) Fund	\$2,596,290	-	Grand Total	\$65,163,300

Cash & Investment Allocation By Type



Revenues

Major Revenue Item	FY2025B	FY2024	% Change
Property Taxes	\$5,477,438	\$5,315,254	3.05%
Sales Tax	\$6,098,803	\$5,823,876	4.72%
Water Revenue	\$4,093,010	\$3,778,949	8.31%
Income Tax	\$2,503,148	\$2,310,185	8.35%
Places for Eating Tax	\$1,113,208	\$1,043,784	6.65%
Non Home Rule Sales Tax	\$1,186,749	\$1,118,283	6.12%
State MFT	\$534,822	\$516,722	3.50%
Hotel / Motel Tax	\$345,414	\$389,460	-11.31%

Analysis:

Most Village revenue accounts shown above are showing strong growth this year compared to last year. Low unemployment, stock market performance, strong household wages and inflationary factors have produced higher spending and improved incomes in Illinois. These factors underpin the strong growth in income tax revenue and sales oriented revenues shown above. Water revenues are up 8.31% overall, led by increases in water rates that went into effect in February and May 2025. Overall water consumption is up marginally over the prior year.

Expenses

Department-General Fund	2025B	2024	% Change
Police	\$5,074,818	\$5,238,372	-3.12%
Fire & Ambulance	\$3,901,889	\$4,460,529	-12.52%
Public Works	\$3,137,542	\$3,306,566	-5.11%
Transfers	\$0	\$2,869,030	-100.00%
Community Development	\$637,819	\$660,880	-3.49%
Administration & Legislation	\$934,409	\$971,839	-3.85%
Information Technology	\$610,082	\$714,324	-14.59%
Finance	\$570,551	\$583,477	-2.22%
Human Resources	\$239,333	\$480,012	-50.14%
Communication	\$71,691	\$71,131	0.79%

Analysis:

The Public Works Department has seen reduced expenses this year compared to the prior year due to both Staff turnover and reduced energy costs. The IT Department has seen reduced expenses compared to prior year because of a few one time projects paid in March & April 2024 related to public safety wireless network routers, CCTV cameras and Microsoft Enterprise licensing. Fire and Ambulance expenses decreased this fiscal year compared to the prior year primarily due to a required accounting entry under GASB 87 for reporting of a medical equipment lease expense of \$572,682. Finally, the Human Resource Department saw significant attorney fees paid last year related to a legal matter.

Budget vs Actual by Fund

Fund	Fund Name	Budget Revenues	Actual Revenues	Variance	Budget Expenses	Actual Expenses	Variance
01	General Fund	\$ 37,146,482	\$ 14,464,891	\$ (22,681,591)	\$ 37,146,457	\$ 15,178,134	\$ 21,968,323
05	Convention & Tourism Fund	\$ 961,185	\$ 341,768	\$ (619,417)	\$ 1,010,648	\$ 287,289	\$ 723,359
17	Employee Benefits Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25	Vehicle Replacement Fund	\$ 1,535,961	\$ 38,864	\$ (1,497,097)	\$ 1,575,458	\$ 1,009,776	\$ 565,682
30	Capital Projects Fund	\$ 827,803	\$ 189,552	\$ (638,251)	\$ 7,335,750	\$ 1,326,516	\$ 6,009,234
33	Stormwater Fund	\$ 2,448,500	\$ 678,780	\$ (1,769,720)	\$ 5,441,100	\$ 521,715	\$ 4,919,385
41	Water Fund	\$ 14,905,723	\$ 3,765,372	\$ (11,140,351)	\$ 19,600,686	\$ 5,563,919	\$ 14,036,767
50	Debt Fund	\$ 2,340,665	\$ 9,872	\$ (2,330,793)	\$ 2,220,975	\$ 2,088,301	\$ 132,674
61	MFT Fund	\$ 637,356	\$ 468,011	\$ (169,345)	\$ 2,135,000	\$ 46,529	\$ 2,088,471
62	IMRF / Social Security Fund	\$ 2,064,029	\$ 920,820	\$ (1,143,209)	\$ 2,380,462	\$ 995,751	\$ 1,384,711
63	MFT Rebuild Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
64	Performance Bond Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
66	DEA Fund	\$ 289,885	\$ 113,576	\$ (176,309)	\$ 102,725	\$ 42,909	\$ 59,816
68	Long Range Planning Fund	\$ 539,640	\$ 146,391	\$ (393,249)	\$ 2,212,414	\$ -	\$ 2,212,414
82	TIF SWBD Fund	\$ 789,957	\$ 343,129	\$ (446,828)	\$ 771,640	\$ 77,173	\$ 694,467
83	TIF CBD Fund	\$ 2,483,000	\$ 655,712	\$ (1,827,288)	\$ 2,483,000	\$ 373,824	\$ 2,109,176
91	Fire Pension Fund	\$ 58,790	\$ 99,506	\$ 40,716	\$ 5,350	\$ 5,779	\$ (429)
	Grand Total	\$ 67,028,976	\$ 22,236,245	\$ (44,792,731)	\$ 84,421,665	\$ 27,517,614	\$ 56,904,051



VILLAGE OF WESTMONT
Board of Trustees Memorandum
July 24, 2025

Item for Board Consideration:

Board to consider an ordinance approving Request from Michael Schaefer and Chivon Niziolek, for the property at 102 West Naperville Road, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District.

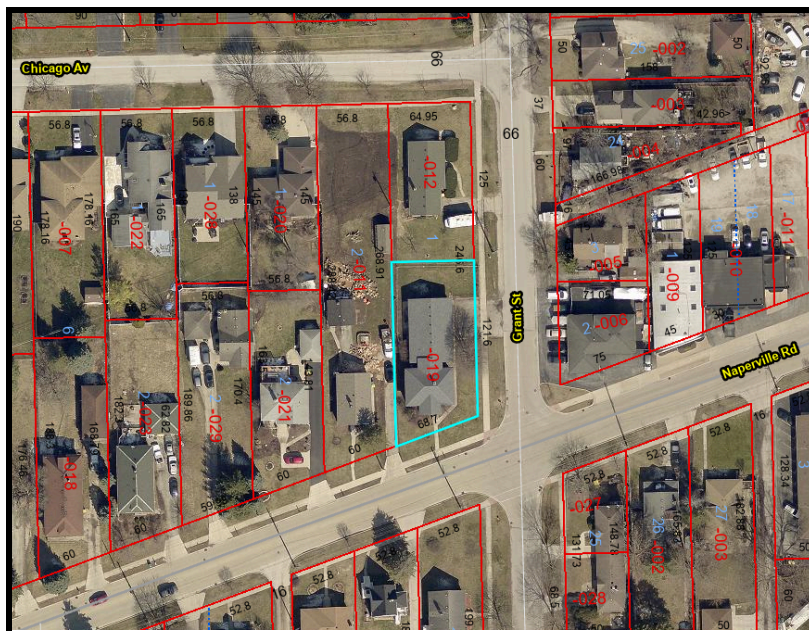
Planning & Zoning Commission Recommendation:

At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the variance requests (5-0, 2 absent) with the following condition:

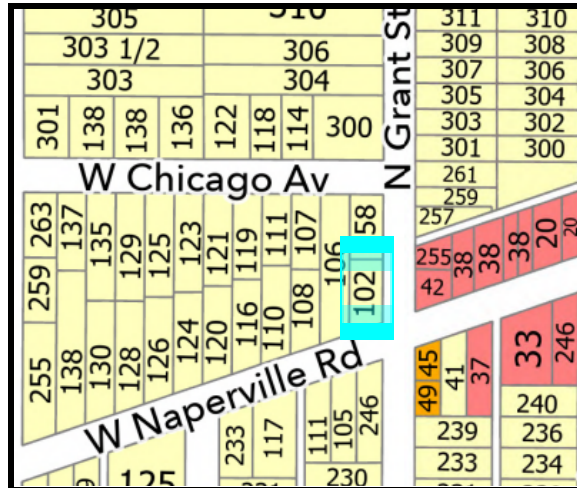
1. The owner must install a dry well to mitigate against any stormwater impacts
-

I. BACKGROUND OF ITEM

- A. Location: 102 West Naperville Road is located at the intersection of West Naperville Road and North Grant Street. The property is improved with a split-level single-family detached residence. There is not a record of when the home was constructed, but there are records of an addition constructed in 1993. The lot is approximately 65' by 144' at its deepest, with a total area of approximately 8,529 square feet.



Aerial Map - 102 West Naperville Road (source: DuPage County Parcel Viewer)



Zoning Map - 102 West Naperville Road

B. Zoning Designations:

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

C. Neighborhood Characteristics

The property is located in A.T. Macintosh & Co.'s Fairmont Gardens subdivision, which was recorded in 1920. It is approximately two blocks west of the Village's Downtown. To the east, there are automotive businesses and multiple-family residences. To the west, the surrounding properties are generally improved with single-family homes on lots between 7,000 and 10,000 square feet in area.

II. PETITIONER REQUEST:

Petitioners propose to construct an 18-foot by 14-foot stamped concrete patio and two 3-foot-wide walkways. This construction would raise the property's lot coverage to 43.85%, exceeding the R-3 Single-Family Detached Residence district's 35% maximum by 8.85%. Therefore, the petitioners are requesting a variance.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The Comprehensive Plan designates the current and future land use in this area as single family detached residential, with an appropriate zoning designation of R-3 Single-Family Detached Residence District. Additionally, the Plan states the following: *"Single-family residential areas should consist of one detached single household per lot, organized into neighborhoods or subdivisions. The design and construction of new homes should take into consideration the established character of surrounding single-family areas."* This variance request does not directly conflict with either the land use plan or overall vision of the Comprehensive Plan.

B. Entitlement Requests

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

- **Zoning Ordinance Variance request to exceed the maximum lot coverage in the R-3 Single-Family Detached Residence District**

Lot coverage is defined as the following per Appendix A, Article XIV:

Lot coverage: *The percentage of a zoning lot's area covered by any and all buildings, structures and permanent hardscape improvements.*

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

Appendix "A" Section 6.04 - Bulk and Development Standards			
(D) Maximum Lot Coverage Permitting	Proposed Lot Coverage	Difference	Existing Lot Coverage
35%	~ 43.85%	~ 8.85%	~ 39.83%

Appendix A, Section 6.04(D) states that single-family detached residences in the R-3 district have a 35% lot coverage maximum. Additionally, if a proposed project results in lot coverage between 35% and 40%, it may qualify for administrative approval rather than requiring a formal variance—so long as the property is not located within a designated building moratorium area, a known drainage problem zone, or a defined drainage sub-basin.

The property is ineligible for administrative approval due to two factors: the total lot coverage exceeds the maximum allowed for administrative approval, and the property is located within an identifiable sub-basin area, as noted in the attached comment letter from the Village's Engineering consultant. The sub-basin location alone would prevent administrative approval, even if the lot coverage were between 35% and 40%. The proposed patio and walkways adhere to all zoning bulk and development regulations outlined in Appendix A, with the exception of the total lot coverage.

The petitioners purchased the property after significant site alterations by the previous, including the removal of walkways, which reduced the total lot coverage of the property to 39.83%.

Furthermore, while the property is a lot of record, its width is non-conforming to the minimum standards of Appendix B, Land Development (Sec. 4.04(a)(2)) regulations. This regulation requires corner lot width to be 20 percent greater than typical interior lots. The lot's measurable width is approximately 64.95 feet, whereas the land development code typically requires a minimum width of 72 feet. Due to this non-conforming width, the lot's area is reduced from a typical corner lot.

Should the variance be approved, the Village's engineering consultant advises that construction enhancements incorporate runoff mitigation materials, such as permeable pavers or construction of a dry well. The consultant's comments are attached for reference.

The use must be considered to the Variance Standards, which are noted below:

Standards for Variations 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.*
- (2) *For the purpose of implementing the above rules, the planning and zoning commission shall also, in making its recommendations whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:*
 - (a) *The particular physical surroundings, shape or topographical features of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
 - (b) *The conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification.*
 - (c) *The purpose of the variation is not based exclusively upon a desire to make more money out of the property.*
 - (d) *The alleged difficulty or hardship has not been created by the owner of the property.*
 - (e) *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*
 - (f) *The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.*

IV. SUMMARY

Petitioners propose to construct an 18-foot by 14-foot stamped concrete patio and two 3-foot-wide walkways. This construction would raise the property's lot coverage to 43.85%, exceeding the R-3 Single-Family Detached Residence district's 35% maximum by 8.85%. Therefore, the petitioners are requesting a variance.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on June 19, 2025
- B. Code References: Appendix A, Sections 6.04(D); 13.07

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the June 19, 2025 Westmont Suburban Life.
2. Findings of Fact
3. Engineering PZC Review comments from EZA Engineering, dated June 22, 2025
4. Petitioner Attachments:
 - a. Planning and Zoning Development Application, received May 15, 2025 (Edited for PZC)
 - b. Narrative including responses to the Variance Standards
 - c. Supplemental Material Details
 - d. Petitioners Findings of Fact Responses

- e. Site Plan
- f. Plat of Survey
- g. Copy of Warranty Deed

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 102 W NAPERVILLE RD
2252840

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

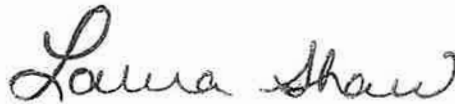
Shaw Media certifies that it is the publisher of the Westmont Suburban Life. The Westmont Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westmont, County 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 06/19/2025

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 19th day of June, A.D. 2025

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$97.10

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, July 9,
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
Michael Schaefer and
Chivon Niziolek, for the
property at 102 West
Naperville Road, Westmont,
Illinois, 60559, for the
following:
• Zoning Ordinance
Variance to the maximum lot
coverage in the R-3 Single-
Family Detached Residence
District.
PIN: 09-09-202-019
More Common Location:
102 West Naperville Road,
Westmont, Illinois, 60559
Village Code(s) Applicable:
Appendix A, Sections 6.04
(D); 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 June 19,
2025) 2252840

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JULY 9, 2025

PZC 010-2025: Michael Schaefer and Chivon Niziolek, regarding 102 West Naperville Road, Westmont.

Request for a variance to exceed the maximum lot coverage in the R-3 Single-Family Detached Residence District for a patio and walkways.

***CRITERIA NO. 1:** 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.*

FINDINGS OF FACT: The property's backyard is often unusable due to rain saturation. The owner proposes to install a modest patio, using stamped concrete, that will allow the owner to finally enjoy the backyard area. The owner did not create the existing lot coverage via improvements, and the property cannot yield a reasonable return without this variance as the backyard area is virtually unusable due to water saturation.

***CRITERIA NO. 2:** The plight of the owner is due to unique circumstances.*

FINDINGS OF FACT: The owner bought the house and related improvements as they currently exist, and is not responsible for the current lot coverage. The rain-saturated backyard is a unique condition that warrants this variance.

***CRITERIA NO. 3:** The variations, if granted, will not alter the essential character of the locality.*

FINDINGS OF FACT: The Village engineer estimates that the proposed improvements will generate only minimal stormwater runoff (3%), which can be mitigated through other measures. The proposed patio and walkways will enhance the usability of the property and will not be detrimental to surrounding properties or the neighborhood in general.

VILLAGE OF WESTMONT – ENGINEERING PZC REVIEW

PROJECT	CASE NO.	REVIEW NO.	STATUS
102 W. Naperville Road – Lot Coverage Variance	PZC 010 2025	PZC 2	-

EZA Engineering received the following permit submittal documents on June 2, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
PZC Application	Schaefer	26	5-15-25

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

GENERAL COMMENTS

1. Sec. 6.04 (footnote 11) of the Village Code allows for administrative approval for lot coverage between 35-40% (in lieu of a variance), unless the property is within an identifiable drainage sub-basin. This property is located within sub-basin B-P6-2, and therefore, is not eligible for administrative approval. Please note the following:
 - Sub-basin B-P6-2 does **not** contain a Low Depressional Area (LDA).
 - It appears the existing lot coverage of the site exceeds 40%.
2. If a variance is granted, the impact on stormwater runoff would be minimal. Engineering anticipates a 3% increase in the peak runoff rate generated by the additional patio and walk.
3. If a variance is granted, we recommend the applicant be required to construct the patio and walks using permeable pavers (or equivalent permeable pavement), as to not exacerbate any existing drainage issues within the sub-basin. Another alternative could be the construction of a dry well to assist in mitigating the runoff generated by the amount of impervious area over the 35% maximum.

RECEIVED MAY 15 2025



Village of Westmont

Planning and Zoning

Application and Instructions

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

Office Use Only	
Date Received:	5/15/25
By:	

PROJECT NAME: Patio and Service Walk Addition Variance

Subject Property Street Address: 102 W. Naperville Rd. Westmont, IL 60559

PIN Number(s): 09-09-202-019

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

Petitioner (and corporation if applicable): Mike Schaefer

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

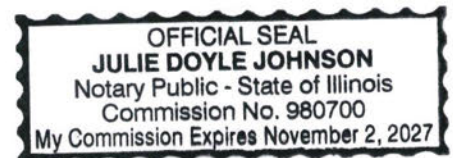
Relationship of Petitioner to Property Owner: owner

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: Michael J. Schaefer Chivon K. Niziolek
Signature: *Michael J. Schaefer Chivon K. Niziolek*

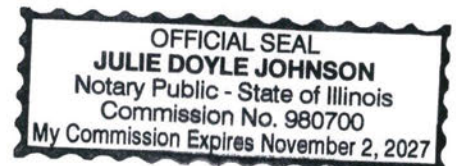
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th DAY OF MAY, 20 25
Julie Doyle Johnson
Notary Public



OWNER SIGNATURE:

Type or print name: Michael J. Schaefer Chivon K. Niziolek
Signature: *Michael J. Schaefer Chivon K. Niziolek*

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th DAY OF MAY, 20 25
Julie Doyle Johnson
Notary Public



Mike Schaefer



May 3, 2025

Village of Westmont
Community Development Department
31 West Quincy Street
Westmont, IL 60559

Attention: Scott Williams, Senior Planner

RE: Application for Impervious Surface Variance at 102 W Naperville Rd

Dear Mr. Williams and Members of the Planning and Zoning Commission,

I am respectfully submitting the enclosed application and accompanying documentation requesting a variance to exceed the standard impervious surface limitations at my residence, located at 102 W Naperville Rd, Westmont, Illinois.

My family and I recently purchased this home, unaware of the severe limitations regarding permissible impervious surface coverage. The current conditions of our backyard, which become muddy and unusable with regular rainfall, significantly affect our ability to fully enjoy and reasonably utilize our property. To remedy this, we propose adding a modest patio and service walk using environmentally responsible materials designed to minimize runoff and environmental impact.

This request meets the variance criteria established by the Village:

1. Without this variance, the property's outdoor space remains functionally unusable, negatively impacting the property's marketability and reasonable enjoyment.
2. Our situation is unique due to prior discrepancies in recorded impervious area percentages and specific constraints inherent in our corner-lot property.
3. The proposed improvements will align aesthetically and functionally with our neighborhood's existing character, enhancing community standards and property values.

We have carefully prepared our application materials in accordance with Village guidelines and have clearly documented our case in the enclosed Findings of Fact. We appreciate your consideration of our application and are eager to work closely with Village staff to ensure compliance with all community and environmental standards.

Thank you for your attention and assistance in this matter. Please contact me directly should you require additional information or clarification.

Respectfully submitted,

Mike Schaefer

Mike Schaefer



May 3, 2025

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

Supplemental Material Detail – Proposed Patio Hardscape

Material:

- **Type:** Stamped Concrete
- **Pattern:** Brickform Large Ashlar Slate
- **Color:** Stone Gray Color Hardener / Medium Gray Antique Release
- **Finish:** Integral color with antiquing release and surface sealer (standard for stamped concrete installations)

Manufacturer:

- **Brand:** Brickform (A Division of Solomon Colors, Inc.)
- **Pattern Name:** Large Ashlar Slate

Description:

The proposed patio and service walk will be constructed using Brickform's Large Ashlar Slate stamping system. This pattern replicates natural-cut slate with a modern grid layout, creating a high-end appearance with improved durability and slip resistance. The concrete will be installed over a compacted stone base and finished with a protective surface sealer to extend life and color vibrancy.

Use Justification:

This material was selected for its visual appeal, compatibility with neighborhood aesthetics, and longevity. Stamped concrete provides a safer, more stable surface than gravel or pavers, with minimal maintenance needs and strong freeze/thaw performance.

Mike Schaefer

May 3, 2025

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

Findings of Fact – Variance Request

1.. The property in question cannot yield a reasonable return if permitted to be used only under the conditions

Without this variance, the property's outdoor space remains functionally unusable due to consistent water saturation and lack of solid footing. The inability to build even a modest patio or service walk makes it difficult to safely access or enjoy the rear yard, materially diminishing the practical use of the property. This restriction not only impacts our day-to-day quality of life but also hinders future resale potential, as prospective buyers would reasonably expect basic outdoor livability on a residential lot. Comparable homes in the area typically include a patio or equivalent hardscape feature. Without this, the property is effectively devalued relative to local norms—failing to yield a reasonable return if confined to the current restrictions.

2. The plight of the owner is due to unique circumstances.

Several distinct physical constraints make this lot an outlier. First, it is a corner lot, which inherently limits usable backyard space due to street-facing setbacks and sidewalk easements. Second, and more significantly, the lot is exceptionally narrow, as confirmed by Village staff, which further constrains design flexibility and reduces the functional buildable area within the code-compliant envelope. While the overall square footage of the lot is similar to neighboring parcels, the narrow proportions make it disproportionately difficult to accommodate standard features like a service walk or patio without crossing coverage thresholds.

As recent buyers, we purchased the home assuming—reasonably—that we would be able to add a basic hardscape feature such as a small patio to improve the usability of the yard. That assumption was based on what is typical and common for similarly zoned properties in Westmont and neighboring towns. Only after purchase did we learn that the lot was already near the administratively approved maximum lot coverage, due in part to how the prior owner configured the hardscape. This created an unforeseen constraint we did not cause, tied to the site's unique history and physical limitations—not our personal preferences.

3. The variation, if granted, will not alter the essential character of the locality.

The proposed patio and service walk are modest in scale, located in the rear of the home, and will be constructed with materials consistent with surrounding properties. Many neighboring homes include patios, decks, or similar hardscape elements, and this project is intended to match that aesthetic norm. Granting this variation would not create visual disruption or introduce any atypical features to the streetscape or surrounding residential character. In fact, it would improve the condition of an unlandscaped, muddy area by providing a clean, permanent solution that enhances drainage, appearance, and property maintenance. As such, this request not only maintains but improves the property's contribution to the neighborhood's character and value.

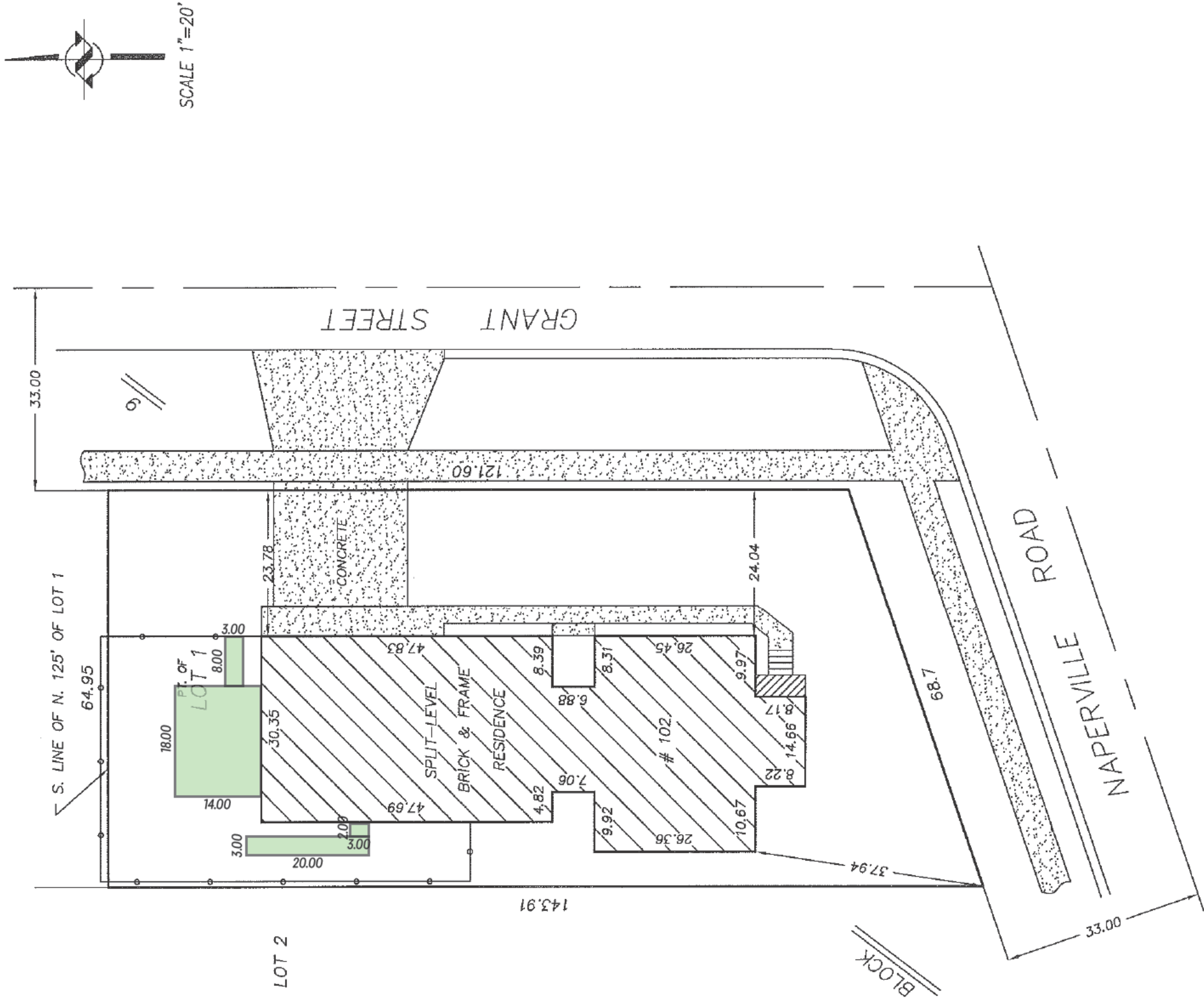
R.H. GRANATH
SURVEYING SERVICE, P.C.
PH: (708) 371-4478
FAX (708) 371-3922

PLAT OF SURVEY

of

R.H. GRANATH
SURVEYING SERVICE, P.C.
6006 W. 159th STREET
BUILDING B UNIT 1-SOUTH
OAK FOREST, ILL. 60452

LOT 1 (EXCEPT THE NORTH 125 FEET OF SAID LOT 1) IN BLOCK 9, IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRMONT GARDENS, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 14, AND IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1920, AS DOCUMENT NO. 144142, IN DUPAGE COUNTY, ILLINOIS.



THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR A BOUNDARY SURVEY PER TITLE 68 CHAPTER VII, SUBCHAPTER b; SECTION 1270.56 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. NO BOUNDARY CORNERS WERE SET DURING THIS FIELD SURVEY OF THE SUBJECT PROPERTY BY CLIENT AGREEMENT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

DATE: APRIL 30, 2025

CLIENT: MIKE SCHAEFER

R.H.G. ORDER NO. MS 2025-04-101

VALID ONLY IF EMBOSSED SEAL IS AFFIXED

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.

R.H. GRANATH
SURVEYING SERVICE, P.C.
PH: (708) 371-4478
FAX (708) 371-3922

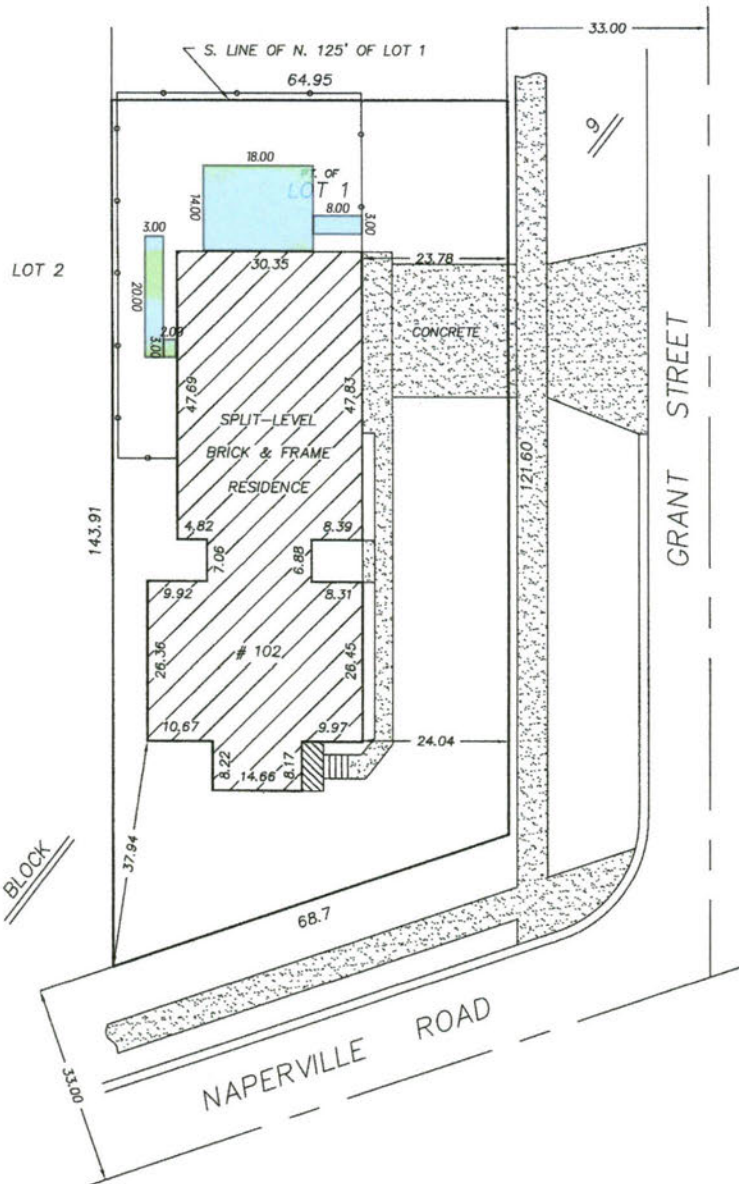
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Site Plan



STATE OF ILLINOIS }
COUNTY OF COOK } SS

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STEVEN R. GRANATH, P.L.S. No. 3169

VALID ONLY IF EMBOSSED SEAL IS AFFIXED

DATE: APRIL 30, 2025

CLIENT: MIKE SCHAEFER

R.H.G. ORDER NO. MS 2025-04-101

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.

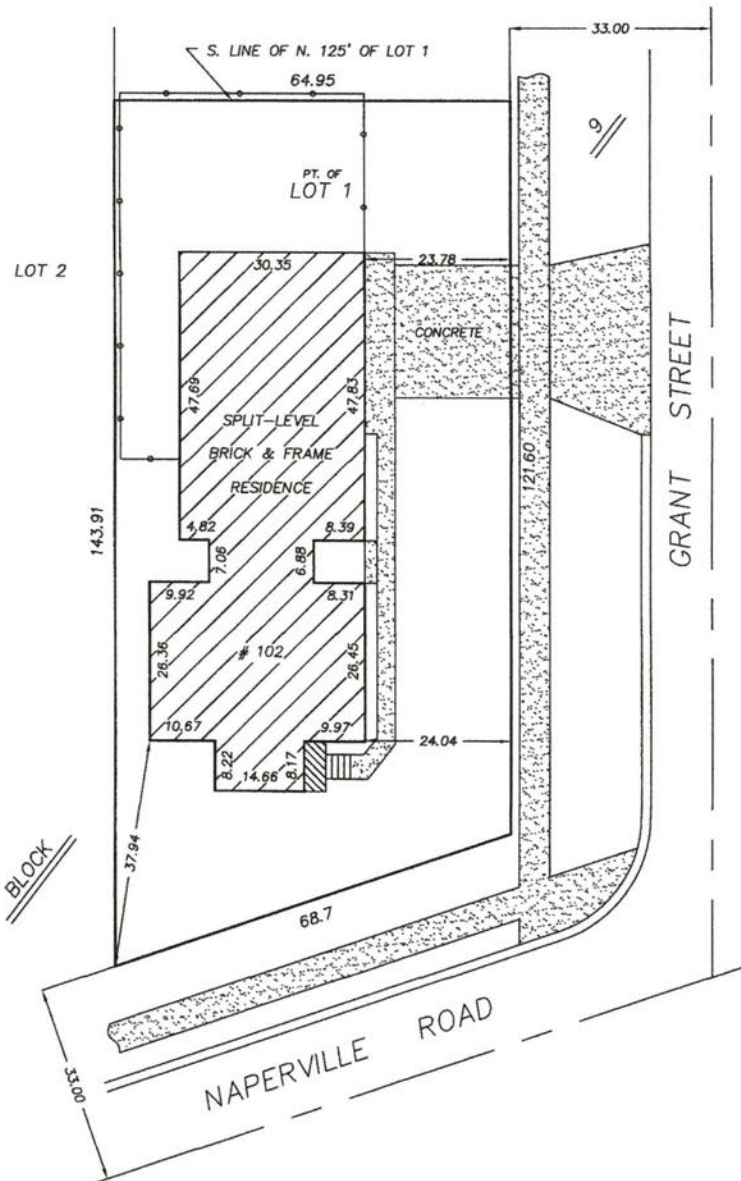
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PLAT OF SURVEY

of

R.H. GRANATH
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STATE OF ILLINOIS }
COUNTY OF COOK } SS

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STEVEN R. GRANATH, P.L.S. No. 3169

VALID ONLY IF EMBOSSED SEAL IS AFFIXED

DATE: APRIL 30, 2025

CLIENT: MIKE SCHAEFER

R.H.G. ORDER NO. MS 2025-04-101

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.

Mike Schaefer



May 3, 2025

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

Legal Description - Variance Request

LOT 1 (EXCEPT THE NORTH 125 FEET OF SAID LOT 1) IN BLOCK 9, IN ARTHUR T. MCINOSH AND COMPANY'S FAIRMONT GARDENS, BEING A SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, AND IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1920, AS DOCUMENT NO. 144142, IN DUPAGE COUNTY, ILLINOIS

Mike Schaefer



May 3, 2025

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

PIN Number - Variance Request

09-09-202-019



CHICAGO TITLE & TRUST.

WARRANTY DEED

(LLC - Grantor)

MAIL RECORDED DEED TO:

Michael J Schaefer and Chivon K Niziolek
102 W Naperville Rd, Westmont, IL 60559

MAIL RECORDED DEED TO:

Muhammad Matariyeh
15 Salt Creek Ln, Ste 201 Hinsdale, IL 60521

The Grantors, TRIFECTA HOME DESIGNS, LLC , of 1022 HILLVIEW DRIVE, LEMONT, IL 60439 a Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Members of said Limited Liability Company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby **Convey and Warrants** to the Grantees, Michael J Schaefer and Chivon K Niziolek of 2350 N. Lincoln #3 Chicago, Illinois, all interest in the Real Estate, situated in the County of DuPage, in the State of Illinois, legally described and known as follows, to wit:

Husband & wife as Tenants By the Entirety

SEE ATTACHED LEGAL DESCRIPTION RIDER

Permanent Index 09-09-202-019-0000
Number:

Property Address: 102 W Naperville Rd, Westmont, IL 60559

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging; to have and to hold said premises forever, **subject to the following matters:** N/A

In Witness Whereof, the General Partners of said Limited Partnership have executed this Warranty Deed on this date:

Grantors: TRIFECTA HOME DESIGNS a Limited Liability Company

By: Matteo Alfano, as an authorized Member / Manager

STATE OF (Illinois)
COUNTY OF (Cook))SS

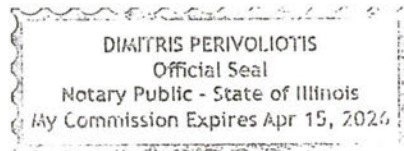
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matteo Alfano personally known to me to be the Members / Managers of TRIFECTA HOME DESIGNS Limited Liability Company, and personally known to me to be same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Members / Managers they signed, sealed and delivered the said instrument pursuant to the authority given by the Members / Managers of said Limited Liability Company, as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes set forth therein.

Given under my hand and notarial seal on this

Date:

Dimitris Perivoliotis

Notary Public



(Notarial Seal)

Note: Unless the context otherwise clearly indicates, words used in the singular include the plural, the plural includes the singular, and the neuter gender includes the masculine, the feminine and the non-binary.

THIS INSTRUMENT WAS PREPARED BY:

Muhammad Matariyeh
15 Salt Creek Lane, Suite 201
Hinsdale, IL 60521



VILLAGE OF WESTMONT
Board of Trustees Memorandum
July 24, 2025

Item for Board Consideration:

Board to consider an ordinance approving request from Justin and Natalie Krone regarding the property at 232 East Des Moines Street, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District.

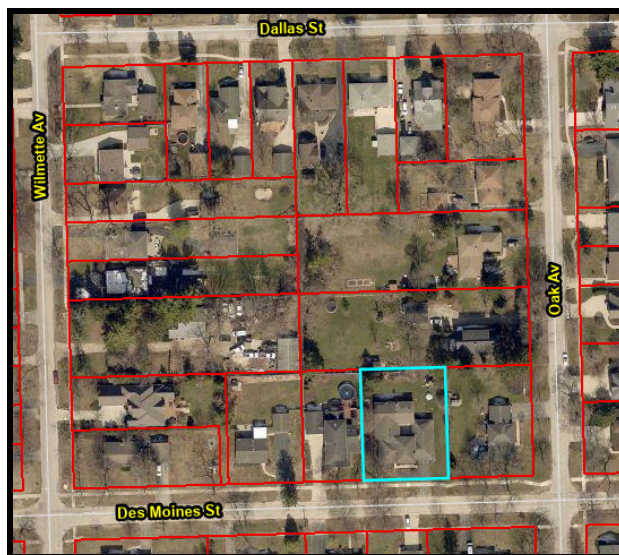
Planning & Zoning Commission Recommendation:

At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the variance requests (5-0, 2 absent) with the following conditions:

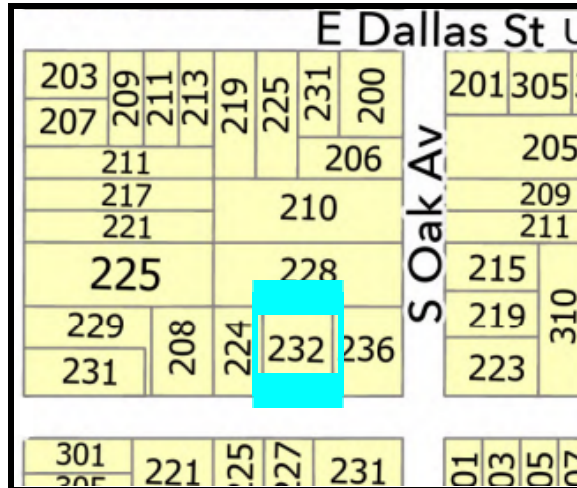
1. The owner must install a dry well to mitigate against any stormwater impacts; and
2. If the swimming pool is removed or filled-in with an impervious surface at any time, the variance will automatically terminate.

1. BACKGROUND OF ITEM

- a. Location: 232 East Des Moines Street is located near the intersection of East Des Moines Street and South Oak Avenue. The property is improved with a split-level single-family detached residence initially constructed in the 1980s. Subsequent additions were constructed in 2005 and 2020. The lot is approximately 110' by 142.6', with a total area of approximately 15,713 square feet.



Aerial Map - 232 East Des Moines Street (source: DuPage County Parcel Viewer)



Zoning Map - 232 East Des Moines Street

b. Zoning Designations:

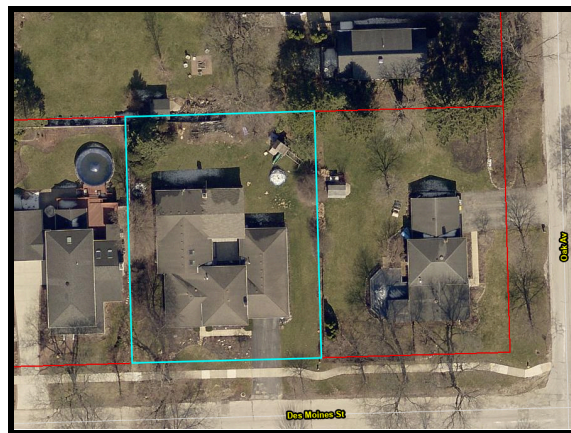
SUBJECT PROPERTY	R-3 Single Family Detached Residence
NORTH	R-3 Single Family Detached Residence
SOUTH	R-3 Single Family Detached Residence
EAST	R-3 Single Family Detached Residence
WEST	R-3 Single Family Detached Residence

c. Neighborhood Characteristics

The property is located in Bartel's Resubdivision, approximately three blocks southeast of the Village's Downtown. The surrounding properties largely consist of single-family detached homes that are generally single-story or split-level, with two-story homes a few lots away. The lot sizes in this area vary greatly, ranging from 7,800 square feet to almost 30,000 square feet.

2. **PETITIONER REQUEST:**

The petitioners are proposing to construct an in-ground pool, which would increase the property's lot coverage to 39%, which is 4% above the 35% maximum lot coverage for the R-3 Single-Family Detached Residence district. To exceed the maximum, the petitioners are requesting a variance.



Aerial View - 232 East Des Moines Street (source: DuPage County Parcel Viewer)

3. ZONING ANALYSIS

a. Zoning and Comprehensive Plan Designations

The Comprehensive Plan designates the current and future land use in this area as single family detached residential, with an appropriate zoning designation of R-3 Single-Family Detached Residence District. Additionally, the Plan states the following: *“Single-family residential areas should consist of one detached single household per lot, organized into neighborhoods or subdivisions. The design and construction of new homes should take into consideration the established character of surrounding single-family areas.”* This variance request does not directly conflict with either the land use plan or overall vision of the Comprehensive Plan.

b. Entitlement Requests

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

- **Zoning Ordinance Variance request to exceed the maximum lot coverage in the R-3 Single-Family Detached Residence District**

Lot coverage is defined as the following per Appendix A, Article XIV:

Lot coverage: *The percentage of a zoning lot's area covered by any and all buildings, structures and permanent hardscape improvements.*

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

Appendix A, Section 6.04(D) states that single-family detached residences in the R-3 district have a 35% lot coverage maximum. Additionally, if a proposed project results in lot coverage between 35% and 40%, it may qualify for administrative approval rather than requiring a formal variance—so long as the property is not located within a designated building moratorium area, a known drainage problem zone, or a defined drainage sub-basin.

However, the property is ineligible for administrative approval due to the property being located within an identifiable sub-basin area, as noted in the attached comment letter from the Village's Engineering consultant. The proposed swimming pool adheres to all zoning bulk and development regulations outlined in Appendix A, with the exception of the total lot coverage.

Appendix A, Section 6.04 - Bulk and Development Standards			
(D) Maximum Lot Coverage	Proposed Lot Coverage	Difference	Existing
35%	~ 39%	~ 4%	~ 33.87%

The petitioners are proposing to install a 555 square foot in ground swimming pool with a 3 foot wide walkway around its perimeter. Totalling approximately 903 square feet in additional lot coverage.

Built in the 1980s, the single-family home saw a major addition in 2005, expanding its living space. Further improvements in 2020 included an attached pavilion and paver patio.

Per the attached comments from the Village's engineering consultant, the petitioner's request, if approved, would result in a minimal impact on stormwater runoff, with an anticipated 3% increase in the peak runoff rate. This is based on the provided RBD engineering plans, which are also attached for reference. The consultant further recommends mitigating improvements, such as installing a dry well or converting other improved areas, like the driveway or walkways, to permeable pavers.

The use must be considered to the Variance Standards, which are noted below:

Standards for Variations 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.**
- (2) For the purpose of implementing the above rules, the planning and zoning commission shall also, in making its recommendations whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
 - (a) The particular physical surroundings, shape or topographical features of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
 - (b) The conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification.*
 - (c) The purpose of the variation is not based exclusively upon a desire to make more money out of the property.*
 - (d) The alleged difficulty or hardship has not been created by the owner of the property.*
 - (e) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*
 - (f) The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.**

4. SUMMARY

The Petitioners are requesting a variance to exceed the maximum lot coverage. They seek this variance to construct an in-ground pool, which would increase the property's lot coverage to 39%. This 4% increase surpasses the R-3 Single-Family Detached Residence district's 35% maximum lot coverage.

5. LEGAL

- a. Notification: A legal notice was published in Westmont Suburban Life on June 19, 2025
- b. Code References: Appendix A, Sections 6.04(D); 13.07

6. DOCUMENTS ATTACHED:

1. Publication notice appearing in the June 19, 2025 Westmont Suburban Life
2. Findings of Fact
3. Engineering PZC Review comments from EZA Engineering, dated July 1, 2025
4. Petitioner Attachments:
 - a. Planning and Zoning Development Application, received May 14, 2025 (Edited for PZC)
 - b. Narrative including responses to the Variance Standards
 - c. Architectural Plans prepared by BR Design & Architects, dated April 13, 2025
 - d. Engineering Plans prepared by RBD, dated April 18, 2025
 - e. Play of Survey prepared by Exactca, dated March 18, 2025

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 232 E DES MOINES ST
2252845

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

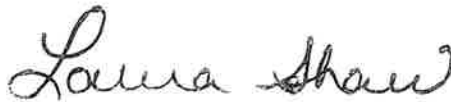
Shaw Media certifies that it is the publisher of the Westmont Suburban Life. The Westmont Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westmont, County 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 06/19/2025

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 19th day of June, A.D. 2025

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$94.38

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, July 9, 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 Justin and Natalie Krone, for the property at 232 East Des Moines Street, Westmont, Illinois, 60559, for the following:
• Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District.
PIN: 09-10-313-022
232 East Des Moines Street, Westmont, Illinois, 60559
Village Code(s) Applicable: Appendix A, Sections 6.04 (D); 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 June 19, 2025) 2252845

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JULY 9, 2025

PZC 009-2025: Justin and Natalie Krone, regarding 232 East Des Moines Street, Westmont.

Request for a variance to exceed the maximum lot coverage in the R-3 Single-Family Detached Residence District for a residential pool.

***CRITERIA NO. 1:** 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.*

FINDINGS OF FACT: The proposed swimming pool is intended to benefit the owner's use and enjoyment of the property, and it is not intended as a means for the owner to obtain a profit from this improvement. Given the existing lot size, the inability to expand the lot, and the fact that the property is located in a drainage sub-basin, no reasonable improvements could be made to the property without a variance.

***CRITERIA NO. 2:** The plight of the owner is due to unique circumstances.*

FINDINGS OF FACT: The owner seeks a variance to allow a lot coverage of 39%, instead of the maximum allowed coverage of 35%. The unique condition necessitating this variance is the fact that the property is located in a drainage sub-basin, which precludes an administrative variance of up to 40% lot coverage, and the fact that the lot size is small compared to neighboring lots.

***CRITERIA NO. 3:** The variations, if granted, will not alter the essential character of the locality.*

FINDINGS OF FACT: The variance sought is minimal, and the Village's engineer estimates that the proposed swimming pool will increase stormwater runoff by only 3%. The owner can take other measures (dry well, permeable pavers, etc.) to mitigate the effects of stormwater runoff. This proposed improvement will enhance the property and the surrounding neighborhood, and it is not expected to have any adverse impacts on surrounding properties.

VILLAGE OF WESTMONT – ENGINEERING PZC REVIEW

PROJECT	CASE NO.	REVIEW NO.	STATUS
232 E. Des Moines Street – Lot Coverage Variance	PZC 009 2025	PZC 2	-

EZA Engineering received the following permit submittal documents on May 19, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
PZC Application	Krone	56	5-15-25
Engineering Plans	RBD Associates	3	4-18-25
Plat of Survey	Exacta Land Surveyors	2	3-18-25

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

GENERAL COMMENTS

1. Sec. 6.04 (footnote 11) of the Village Code allows for administrative approval for lot coverage between 35-40% (in lieu of a variance), unless the proposed is within a known drainage problem area or within an identifiable drainage sub-basin. This property is located within sub-basin CH-P14-2, which contains a Low Depressional Area (LDA; a known drainage problem area). This LDA is concentrated around the intersection of Des Moines Street and Oak Avenue and approaches multiple residences near the intersection. The associated Base Flood Elevation is 738.0. Based on County topography, it appears a small portion (approximately 190 SF) of the southeast corner of the property is located within the LDA. This LDA is the reason the 35-40% lot coverage administrative approval was not granted.
2. If a variance is granted, the impact on stormwater runoff would be minimal. Engineering anticipates a 3% increase in the peak runoff rate generated by the proposed pool.
3. Based on the RBD engineering plans, the proposed impervious area of 6,091 SF results in 38.8% impervious area. A reduction of 591 SF to 5,500 SF is needed for 35.0% impervious area. If a variance is granted, we recommend the applicant considers the conversion of the asphalt driveway and concrete front walk to permeable pavers to avoid an adverse drainage impact on the LDA. Another alternative could be construction of a dry well to assist in mitigating the runoff generated by the 591 SF overage.



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:	_____

PROJECT NAME: 232 E DES MOINES POOL INSTALLATION

Subject Property Street Address: 232 E DES MOINES

PIN Number(s): 09-10-313-022

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

Petitioner (and corporation if applicable): JUSTIN & NATALIE KRUE

Address: _____

Phone: _____

Email: _____

Relationship of Petitioner to Property Owner: PROPERTY OWNERS VIA TRUST

PROJECT DESCRIPTION: LOT COVERAGE VARIANCE IN THE
R-3 DISTRICT

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Property owner(s): LIVING TRUST OF JUSTIN AND NATALIE KRONE
DATED MARCH 20, 2023 JUSTIN & NATALIE KRONE, TRUSTEES

Address:

Phone:

Email:

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:

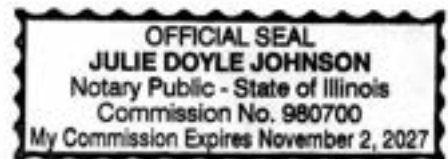
Type or print name: JUSTIN KRONE NATALIE KRONE

Signature: *JAK* *Nat K*

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 13th DAY OF MAY, 20 25

Julie Doyle Johnson
Notary Public



OWNER SIGNATURE:

Type or print name: JUSTIN KRONE AND NATALIE KRONE AS TRUSTEES OF
THE LIVING TRUST OF JUSTIN KRONE AND NATALIE KRONE

Signature: *JAK* *Nat K*

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 13th DAY OF MAY, 20 25

Julie Doyle Johnson
Notary Public



232 East Des Moines St Pool Installation – Variance Request Cover Letter

Justin and Natalie Krone



May 15, 2025

Westmont Planning and Zoning Commission,

We are writing to request a variance at our property which is a single family home located in Westmont IL. We have resided in Westmont for over 16 years and have owned two homes in the municipality. We have been in this residence for nearly 7 years. Over the course of that time, we have maintained our property and continue to invest in the property as we plan to live here for the foreseeable future. We have two children that attend the Westmont Schools and we all take pride in being Westmont residents. We both volunteer to help Westmont Schools and the Park District (Natalie has been the Manning and Miller PTO President for two terms and Justin has been an Executive member of the Westmont Youth Baseball Association Board for four years.)

Our request for variance is specific to Village Code Article VI – Residence Districts Section 06.04 – Bulk and Development Standards in Residence Districts, which states that in the R-3 District, the maximum lot coverage is 35%. There is a footnote to that rule that states "When the application of the lot coverage regulations specified herein results in proposed lot coverage between 35—40 percent, a permit may be eligible for administrative approval (in lieu of a variance) provided that the property is not identified within any building moratorium area, known drainage problem area, or within any identifiable drainage sub basin area." Since our permit was not eligible for administrative approval due to some low depression area nearby, we would like to request a variance to building code 06.04. We have already engaged a contractor and have detailed site plans which include the proposed lot coverage which is at 39%.

Included in this application are all necessary documents for your review including:

- Signed Planning and Zoning Application
- Signed Escrow Form
- Updated Plat of Survey (current property plat)
- Original Deed to verify ownership of the property
- Quitclaim Deed (House is in a Trust with Justin and Natalie as Trustees)
- Full Site Plan of proposed project
- Engineering Plans
- Findings of Facts on the Variance Standards

Thank you for your consideration,

Justin and Natalie Krone

232 East Des Moines St Pool Installation – Variance Request Findings of Facts

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.

- As a property owner, we are attempting to make improvements to our property that would allow for fuller enjoyment of our property; namely to enjoy a backyard swimming pool. There is no other return expected from this other to enjoy our property to its fullest potential.

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

- The lot sizes in our locality vary significantly. For instance, our neighbor to the north has a lot size that is more than double ours (though it is not considered a double lot). The village regulations permit a 35% lot coverage, and in some cases, up to 40%. Our project would bring us to approximately 39% coverage due to our current property footprint and the proposed project. While many homeowners in Westmont are permitted up to 40% coverage, we were not granted this allowance due to the specific location of our lot in relation to others.

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

- 232 East Des Moines is located in a neighborhood with a mixture of mid size (15,000 sq ft) to large (30,000 sq ft) lots. Our lot backs up to a very large lot that has less than 20% coverage. We also live roughly a block and a half away from a significant retention pond. We plan to add roughly 800 square feet of “coverage” by installing this pool. With the size of the lots in our neighborhood, particularly to the east of us (water is shown to run east off of our property per a topographical survey done by an independent engineer), this should have an insignificant impact to the overall locality. Furthermore, with this pool being in ground, it would be able to retain some water if there were significant rain as opposed to adding a driveway or paved patio which would not.

BUILDING CODE ANALYSIS

2021 International Building Code
2021 International Residential Code
2021 International Fire Code
2021 Life Safety Code, NFPA 101 (National Fire Protection Association)
2021 International Mechanical Code
2021 International Fuel Gas Code
2021 International Existing Building Code
2021 International Property Maintenance Code
2021 International Swimming Pool and Spa Code
2021 International Energy Conservation Code
2020 National Electric Code

As necessary and applicable, Builders and Developers should also comply with the following State of Illinois Codes:

2014 Illinois Plumbing Code
2018 Illinois Accessibility Code
2021 Illinois Energy Conservation Code

STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE CODES LISTED IN THE BUILDING CODE ANALYSIS

DATE: 4-13-25

SIGNED: BRIAN GOULD

LICENSE EXPIRATION DATE: 11-30-26

ISSUES AND REVISIONS :

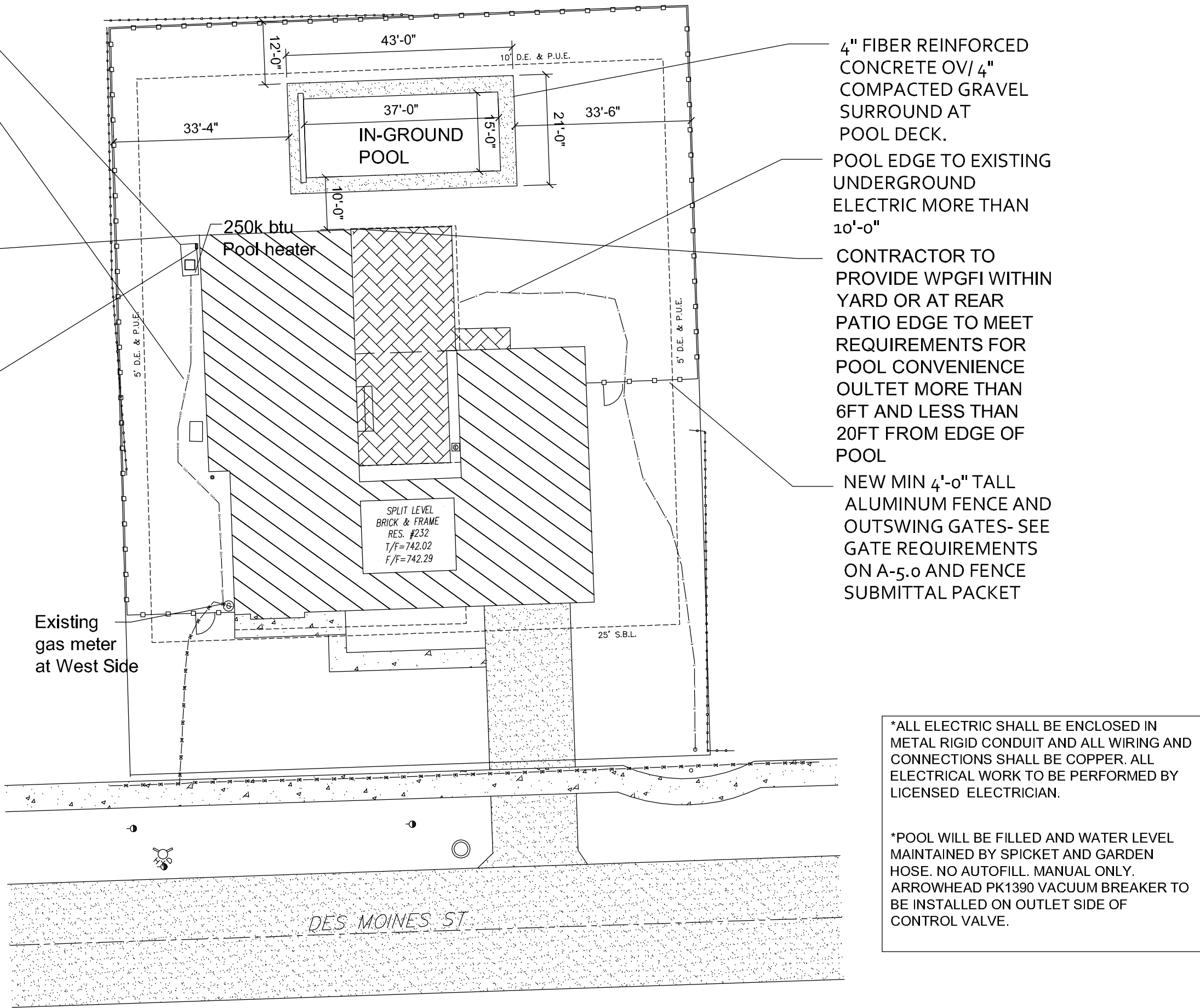
NOTE TO BUILDING DEPARTMENT:
THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE APPEARS AND IS AFFIXED, AND UNLESS OTHERWISE PROVIDED IN WRITING ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.

© BR Design & Architecture 2025

PROPOSED POOL ADDITION
KRONE RESIDENCE
LOCATED AT
232 E. DES MOINES STREET
WESTMONT, IL 60559

BR DESIGN & ARCHITECTURE
ONE TRANS AM PLAZA DRIVE SUITE 4120
OAKBROOK TERRACE, IL 60151
PHONE: 708.508.7201

DESIGNED BY: **BRIAN L. GOULD**
PREPARED BY: **BRIAN L. GOULD**
DATE: 4-13-25
LOCATION: 001-021417
232 E. DES MOINES STREET
WESTMONT, IL 60559
JOB NUMBER: 001-021417
DATE: 4-13-25
EXP: 11/30/26
SHEET NUMBER: **A-1.0**



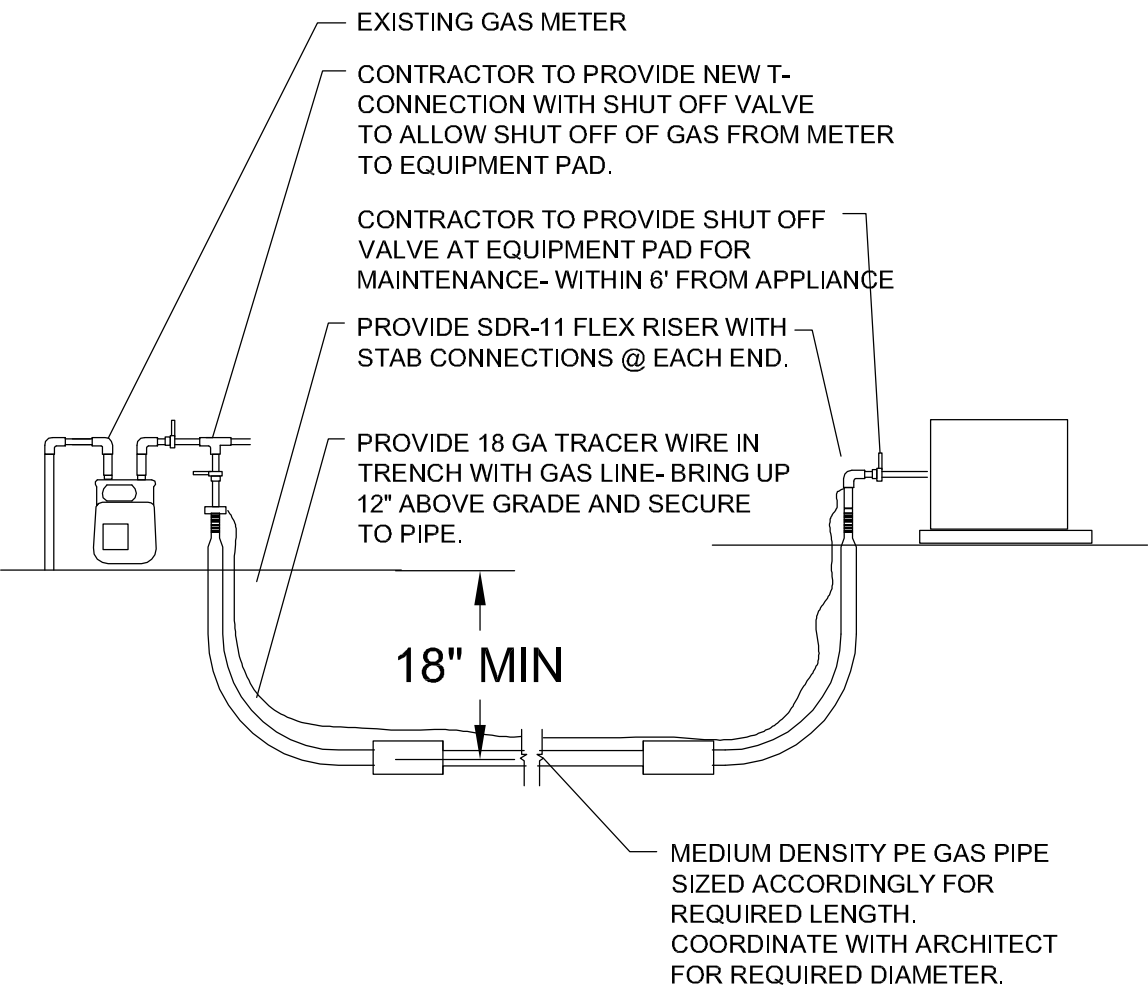
*ALL ELECTRIC SHALL BE ENCLOSED IN METAL RIGID CONDUIT AND ALL WIRING AND CONNECTIONS SHALL BE COPPER. ALL ELECTRICAL WORK TO BE PERFORMED BY LICENSED ELECTRICIAN.

*POOL WILL BE FILLED AND WATER LEVEL MAINTAINED BY SPICKET AND GARDEN HOSE. NO AUTOFILL. MANUAL ONLY. ARROWHEAD PK1390 VACUUM BREAKER TO BE INSTALLED ON OUTLET SIDE OF CONTROL VALVE.

SITE PLAN
SCALE: 1" = 20'-0"

NOTE: SITE INFORMATION UTILIZED FROM SURVEY/TOPO DONE BY RBD ASSOCIATES LTD. SEE SUBMITTED CIVIL PLANS ATTACHED FOR FURTHER INFORMATION REGARDING IMPERVIOUS SURFACE CALCS AND CONTOUR/GRADING PLANS.

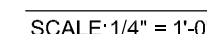
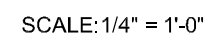
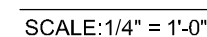
GAS PIPING DIAGRAM



Natural Gas Pipe Sizing Chart

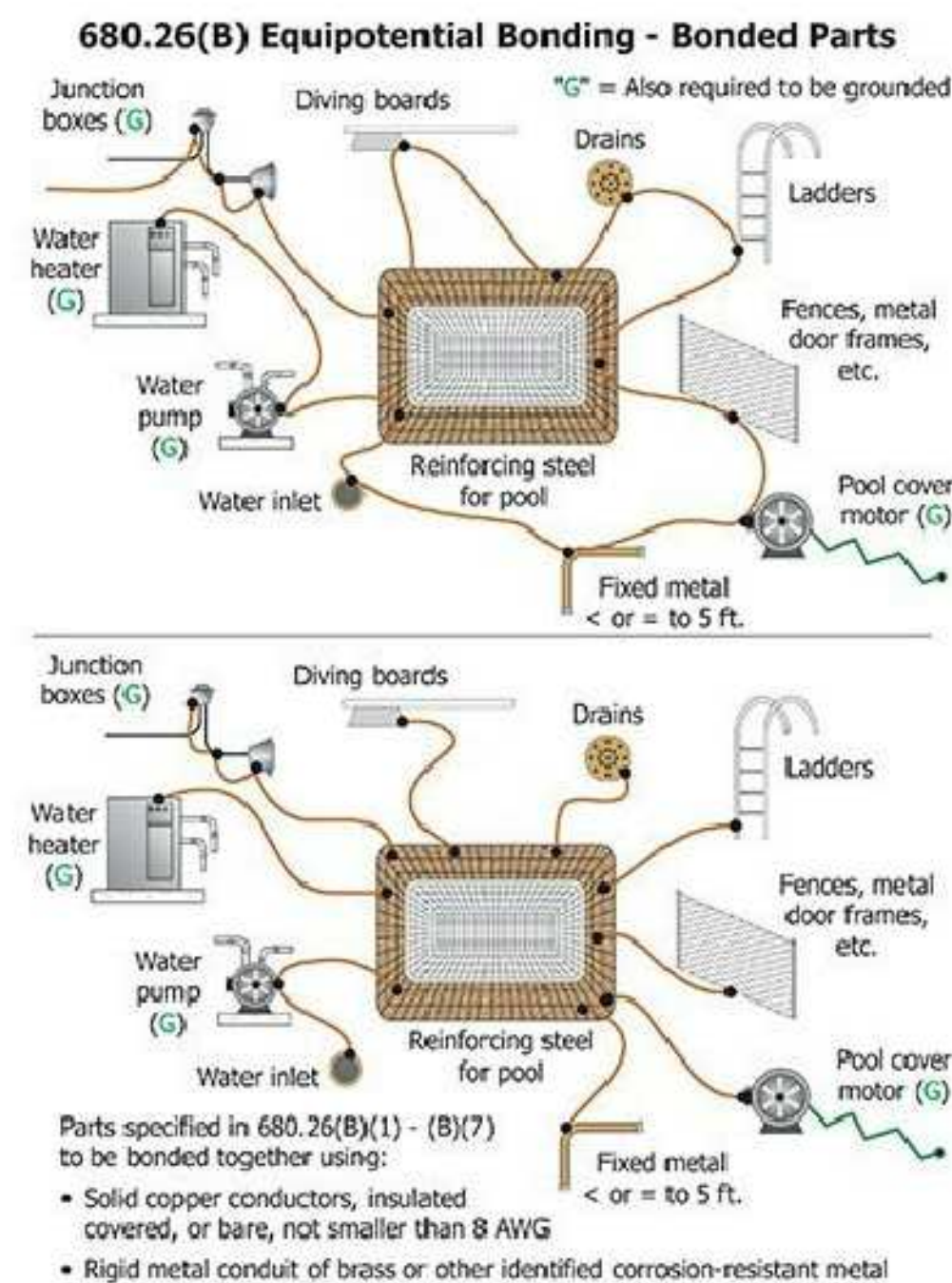
Length of Pipe in Feet	Size of Pipe in Inches								
	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"
10	108	230	387	793	1237	2259	3640	6434	
20	75	160	280	569	877	1610	2613	5236	9521
30	61	129	224	471	719	1335	2165	4107	7859
40	52	110	196	401	635	1143	1867	3258	6795
50	46	98	177	364	560	1041	1680	2936	6142
60	42	89	159	336	513	957	1559	2684	5647
70	38	82	149	317	476	896	1447	2492	5250
80	36	76	140	239	443	840	1353	2315	4900
90	33	71	133	275	420	793	1288	2203	4667
100	32	68	126	266	411	775	1246	2128	4518
125	28	60	117	243	369	700	1143	1904	4065
150	25	54	105	215	327	625	1008	1689	3645
175	23	50	93	196	303	583	993	1554	3370
200	22	47	84	182	280	541	877	1437	3160
300	17	37	70	145	224	439	686	1139	2539

NOTE- BTU'S SHOWN ON PLAN ARE ESTIMATES ONLY. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CALCULATE TOTAL LENGTH AND BTU REQUIREMENTS FOR EACH PIECE OF EQUIPMENT.



1. ALL INTAKE AND RETURN LINES SHALL BE PVC PIPE 1-1/2" (OR AS NOTED) SCH 40 ASTM-1782
2. ALL ELECTRICAL EQUIPMENT FOR SWIMMING POOLS TO MEET ADAPTED VERSION OF THE NATIONAL ELECTRICAL CODE
3. A 12' LONG POOL WITH A SHEPARD'S HOOK ON THE END FOR LIFE SAVING PURPOSES MUST BE KEPT POOL SIDE AT ALL TIMES, ALONG WITH 20" US COAST GUARD APPROVED LIFE RING BOUY WITH A 24' LONG BY 3/4" THICK NYLON ROPE...
4. DISINFECTANT TO BE 400X THIOROXO-STIAZTRIERONE PER DAY BORADCAST ON SURFACE OR PLACED IN FLOATING DISPENSER. STORE IN COOL DRY AREA.
5. POOL IS TO BE FILLED AND MAKE-UP WATER IS TO BE SUPPLIED BY A HOSE BIB WITH AN APPROVED VACUUM BREAKER AND GARDEN HOSE.
6. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. POOL BOTTOM SHALL REST ON MIN 4" OF COMPACTED GRAVEL OV/ UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 1,500PSF.
7. A 48" HIGH CHILD SAFETY FENCE SHALL BE MAINTAINED ALL AROUND THE POOL AS SHOWN ON SITE PLAN WITH SELF CLOSING GATE HAVING A SELF-LOCKING LATCH.
8. INSTALL POOL AS PER MANUF SPECS
9. POOL OWNER AND HIS SUCCESSORS BY COVENANT HERIN, AGREE TO OWN, OPERATE, AND MAINTAIN THIS SAID POOL IN STRICT ACCORDANCE WITH ALL LOCAL COUNTY AND STATE HEALTH AND SAFETY CODES AND ORDINANCES AND SAFE MANNER.
10. FILTER: PENTAIR CLEAN AND CLEAR CARTRIDGE FILTER
11. PUMP: PENTAIR INTELLIFLO VSF PLUS PUMP
12. INLETS: SUPPLIED BY POOL INSTALLER
13. MAIN DRAINS: SUPPLIED BY POOL INSTALLER
14. SKIMMER: SUPPLIED BY POOL INSTALLER
15. HEATER: PENTAIR MASTERTEMP 200K/250K BTU HEATER
16. POOL COVER: FULL AUTO COVER INSTALL ON THIS PROJECT. POOL SHALL NOT BE HEATED ABOVE 90 DEGREES. POOL SHALL BE EQUIPED WITH A VAPOR RETARDANT POOL COVER ON WATERS SURFACE COMPLYING WITH R403.10.3
17. ALL RETURN AND DRAIN LINES/SUPPLY LINES SHALL BE PRESSURE TESTED TO 25PSI FOR MIN 15 MIN- WITH INSPECTOR PRESENT AND APPROVED PRIOR TO BACKFILLING PIPING. PRESSURE GAUGE TO BE INSTALLED AT PUMP LOCATION
18. WHEN AN INTEGRAL BYPASS IS NOT PART OF THE WATER HEATER, A BYPASS LINE AND VALVES SHALL BE INSTALLED TO CONTROL THE FLOW TO THE HEATER. (SECTION M2006.4)
19. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE ON SITE AT TIME OF INSPECTIONS.

POOL BREAKER SCHEDULE							
BRANCH CIRCUIT	BREAKER		CKT.	CKT.	BREAKER		BRANCH CIRCUIT
	POLE	AMP	NO.	NO.	POLE	AMP	
CONTROLS	1	20	1	2	2	30	HEATER
LIGHTS	1	20	3	4			PUMP
			5	6	2	30	COVER
			7	8			COVER



ISSUES AND REVISIONS :

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PROPOSED POOL ADDITION
KRONE RESIDENCE
LOCATED AT
232 E. DES MOINES STREET
WESTMONT, IL 60559



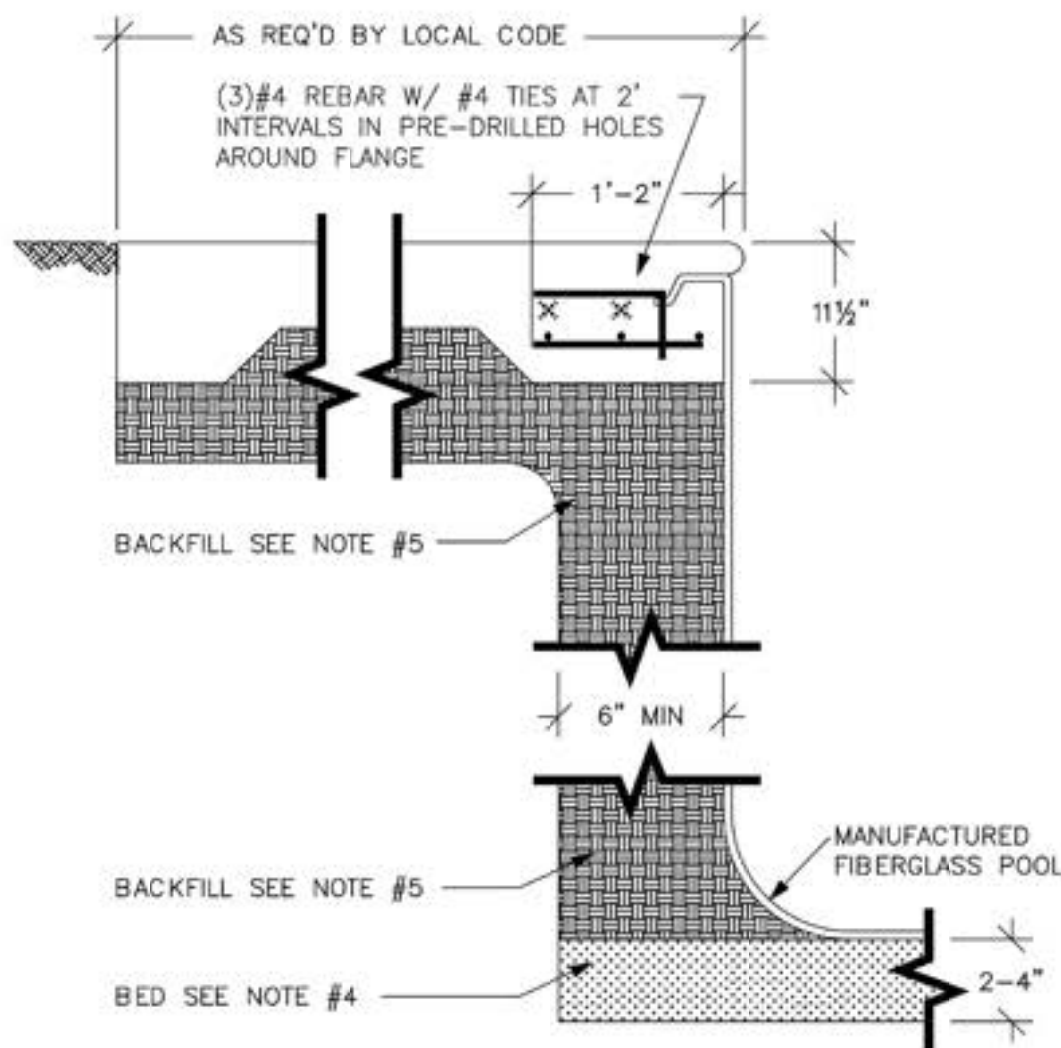
B&R DESIGN
&
ARCHITECTURE

ONE TRANS AM PLAZA DRIVE SUITE 612
OAKBROOK TERRACE IL 60151
PHONE: 708 548 2281

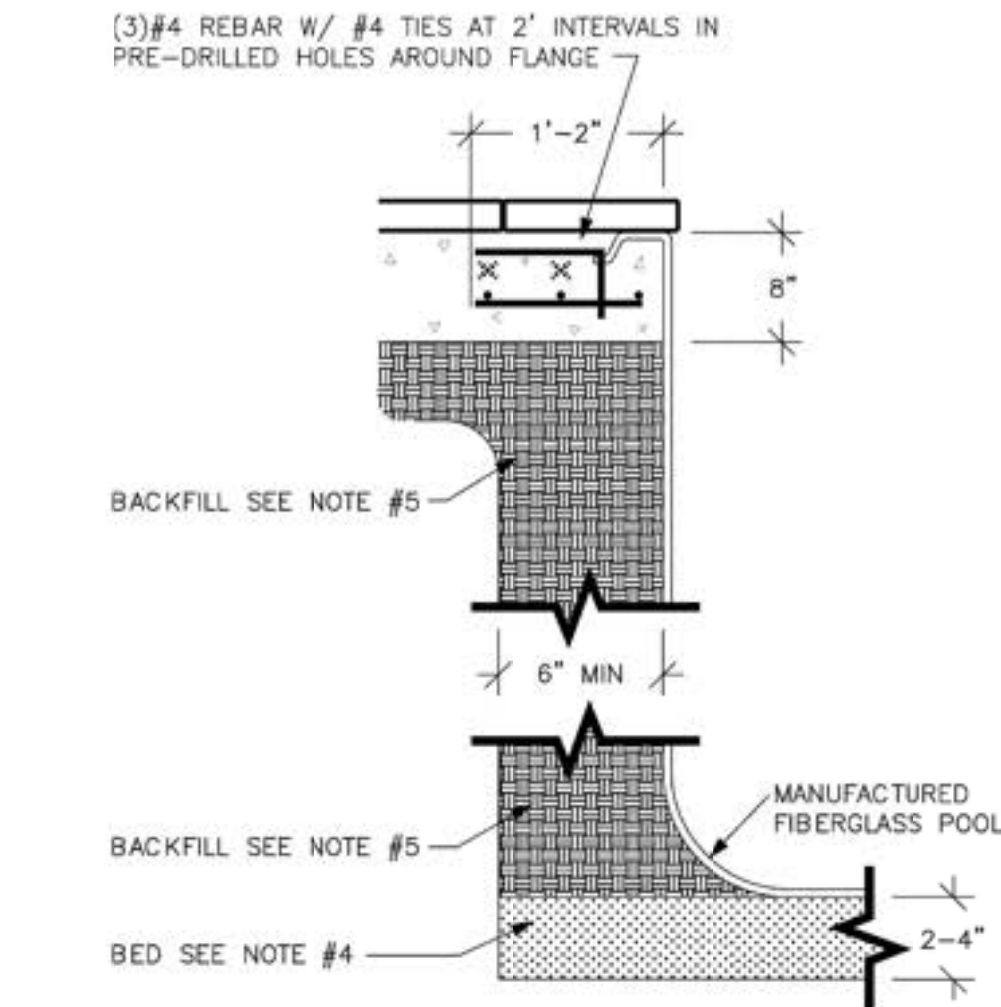
DRAFTPERSON
 RG
 APPROVED
 BY
 PREPARED BY
 SURENCE
 LOCATION: 001-021417
 232E. DES MONIES STREET
 WESTMONT, IL 60559
 JOB NUMBER
 DATE: 4/13/25
 EXP: 11/30/25

SHEET NUMBER :

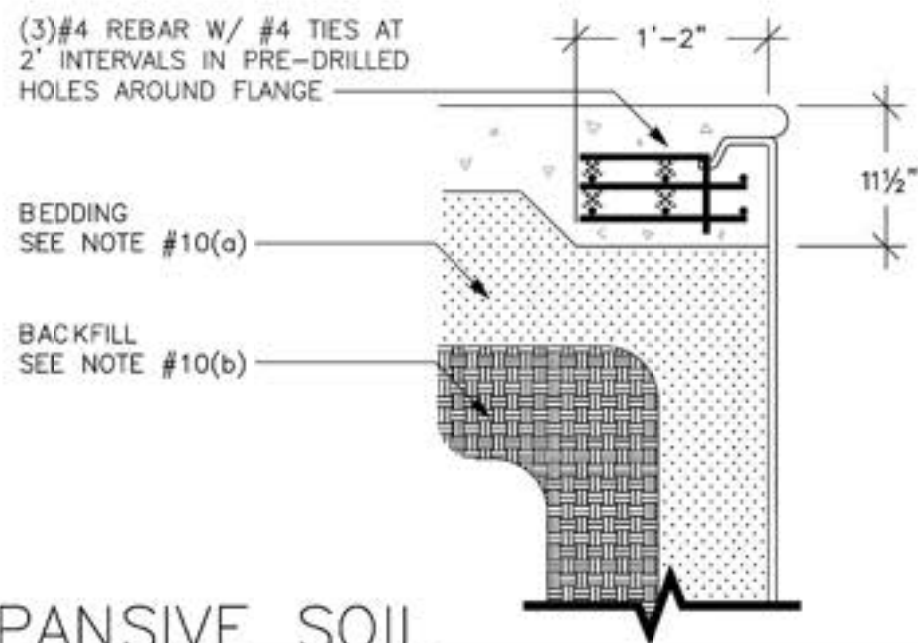
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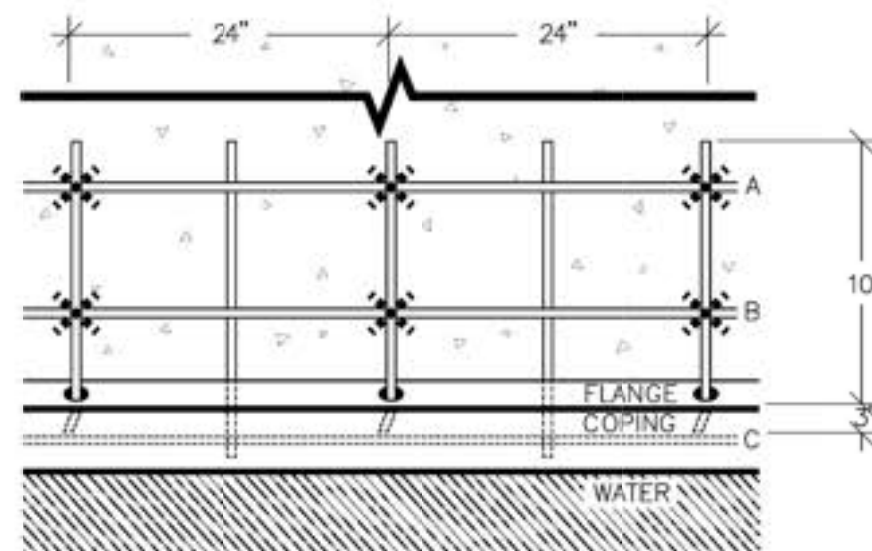
TYPICAL WALL SECTION
SCALE NTS



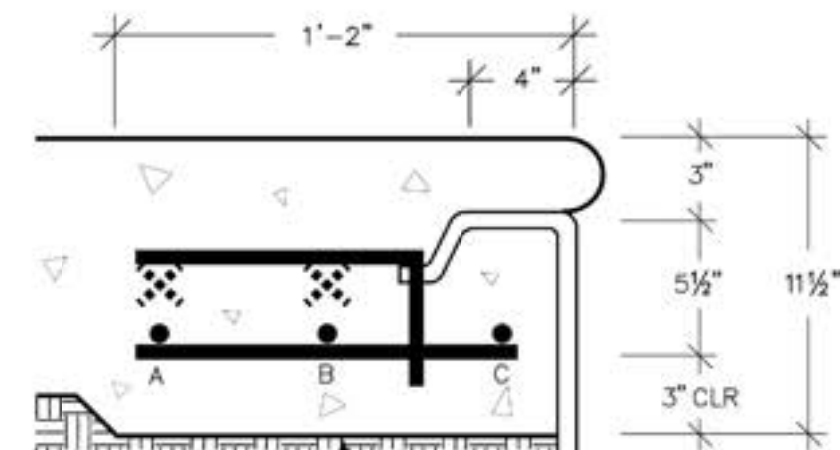
OPTIONAL WALL SECTION
SCALE NTS



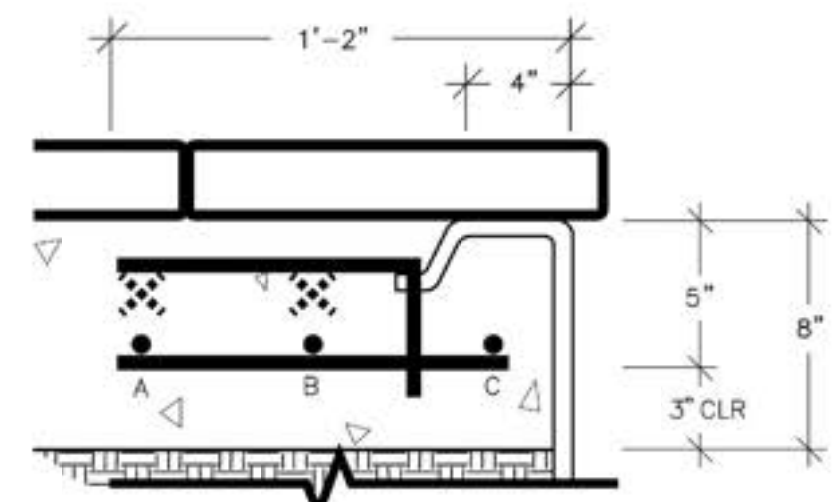
EXPANSIVE SOIL
SCALE NTS



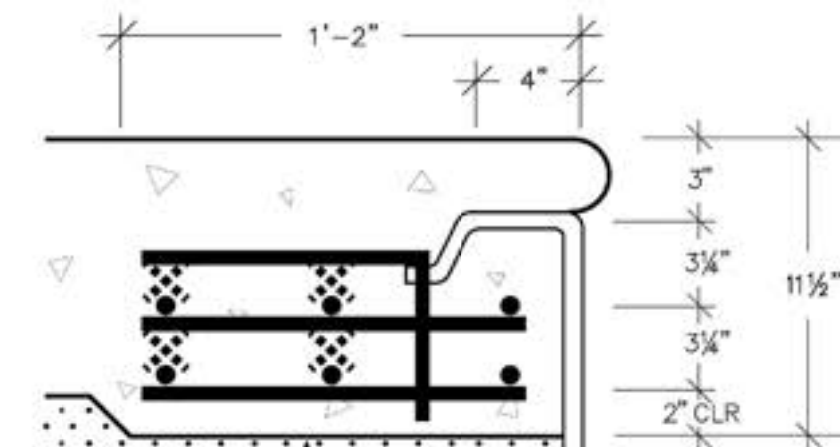
TOP-DOWN VIEW
SCALE NTS



CANTILEVER COPING DETAIL
SCALE NTS



PAVER COPING DETAIL
SCALE NTS



EXPANSIVE SOIL DETAIL
SCALE NTS

FIBERGLASS SHELL MANUFACTURE

- Materials
 - Resins shall be type B polyester or vinyl ester (UND).
 - Reinforcement shall be class 'E' glass fiber, min glass content of total shell thickness - 30% by weight
- Shell shall be spray molded & hand laid with:
 - .03" gel coat (NPG).
 - .12" barrier coat (vinyl ester)
 - Structural layer which will not give total barrier/ structural thickness nominated on drawing
 - .008" flo coat
- All layers shall be rolled out to complete bond reinforcing & resins expel air.
- Structural laminate shall have:
 - Flexural strength of 11,000psi
 - Tensile strength of 6,100psi
 - Modulus elasticity of 632,000psi

NOTES

- The fiberglass pool shell be manufactured by Leisure Pools and Spas Manufacturing North America Inc and installed by a qualified and licensed pool contractor
- Pool shall conform to requirements as shown in design criteria
- The pool shell may be damaged if the pool water is dropped below normal operating level. Consult the manufacturer prior to emptying the pool shell
- Pool shall be placed on compacted 2-4" thick bed of sand, 1/8" - 1/2" pea gravel, lime chip or other non-abrasive compactable material. Bed shall be placed on undisturbed soil with a minimum bearing capacity of 1,500psi.
- Walls shall be backfilled with sand, 1/8" - 3/4" pea gravel, lime chip or other non-abrasive compactable material. Backfill shall be installed in 1' lifts. Maintain water and backfill level within 1' of each other.
- Steps or ladders shall be provided per local code.
- Installation contractor shall provide pool deck and pool barriers as required by local code.
- All reinforcing steels shall have a minimum yield strength of 60,000 psi and shall be bonded to grounding grid with approved UL listed connectors and #8 solid copper wire.

CANTILEVER/TYPICAL

- The 1'-2" wide coping shall be 11 1/2" thick with two layers of (3)#4 rebar with #4 ties at 2' intervals in pre-drilled holes around flange extending 3' from waters -edge and bonded to bonding grid with #8 solid copper 3,000psi concrete min.
- Concrete shall be min. 3,000psi at 28 days

PAVER

- The 1'-2" wide coping shall be 8" thick with one layer of (3)#4 rebar with #4 ties at 2' intervals in pre-drilled holes around flange extending 3' from waters -edge and bonded to bonding grid with #8 solid copper 3,000psi concrete min.
- Concrete shall be min. 3,000psi at 28 days
- Tile adhesive to be used to secure tile to beam

TOP-DOWN VIEW

- X on drawing denotes mandatory steel wire tie location

EXPANSIVE SOIL:

- Provide a 8" thick bedding layer of non-cohesive permeable material.
- Provide a 8" thick backfill layer of sand, 1/8" - 3/4" pea gravel, lime chip or other non-abrasive compacted material
- The 1'-2" wide coping shall be 11 1/2" thick with two layers of (3)#3 rebar with #4 ties at 2' intervals in pre-drilled holes around flange extending 3' from waters -edge and bonded to bonding grid with #8 solid copper 3,000psi concrete min.
- Provide flexible couplings to plumbing.

ISSUES AND REVISIONS:

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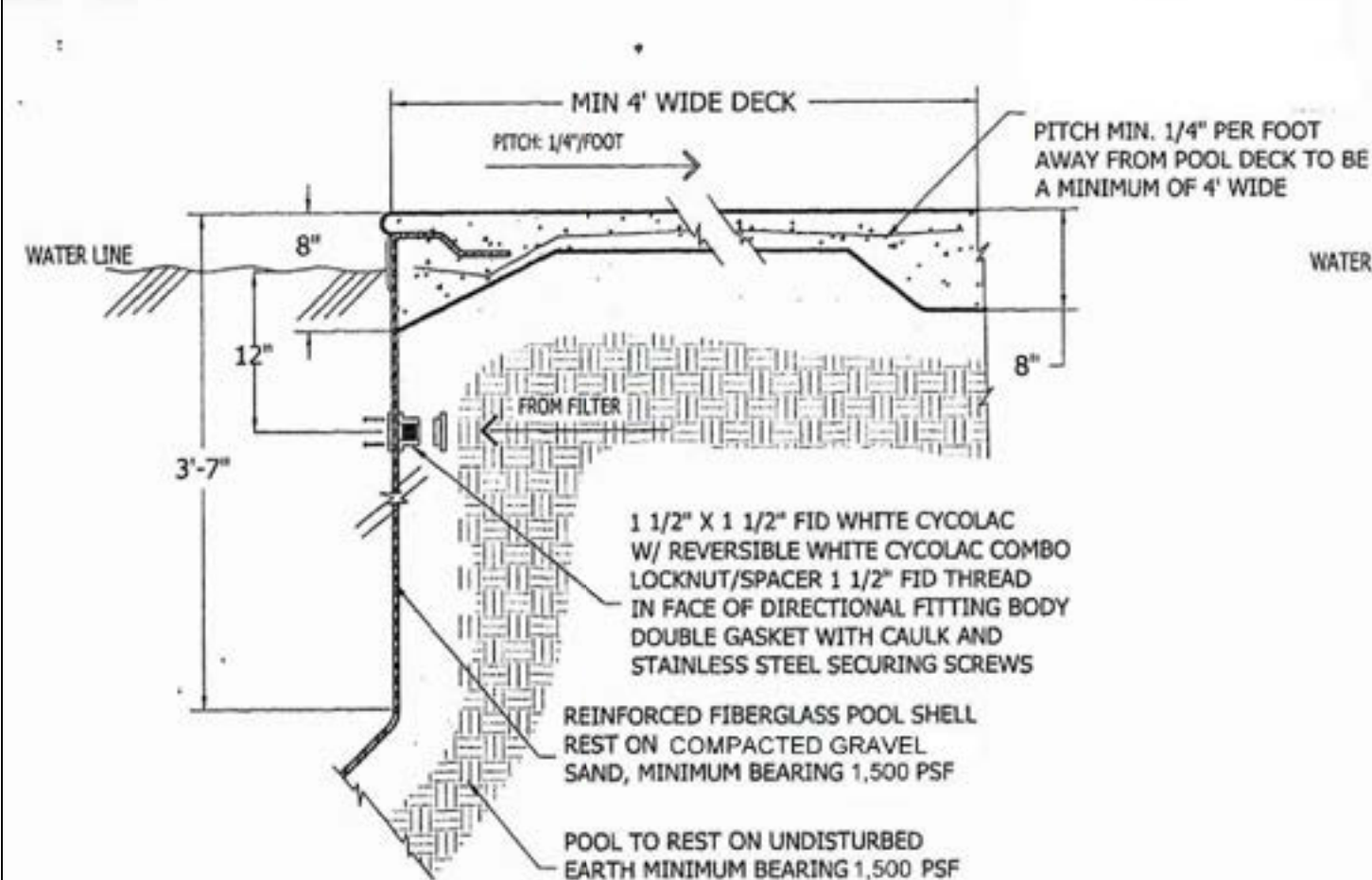
PROPOSED POOL ADDITION
KRONE RESIDENCE
LOCATED AT
232 E. DES MOINES STREET
WESTMONT, IL 60559

BR DESIGN & ARCHITECTURE
ONE TRANS AM PLAZA DRIVE SUITE 4120
OAKBROOK TERRACE, IL 60151
PHONE 708 508 7201

DESIGNED BY
BRIAN L. GOULD
ARCHITECT
LOCAL 004-021417
232 E. DES MOINES STREET
WESTMONT, IL 60559
DATE: 4-13-25
EXP: 11/30/26

SHEET NUMBER:

A-3.0

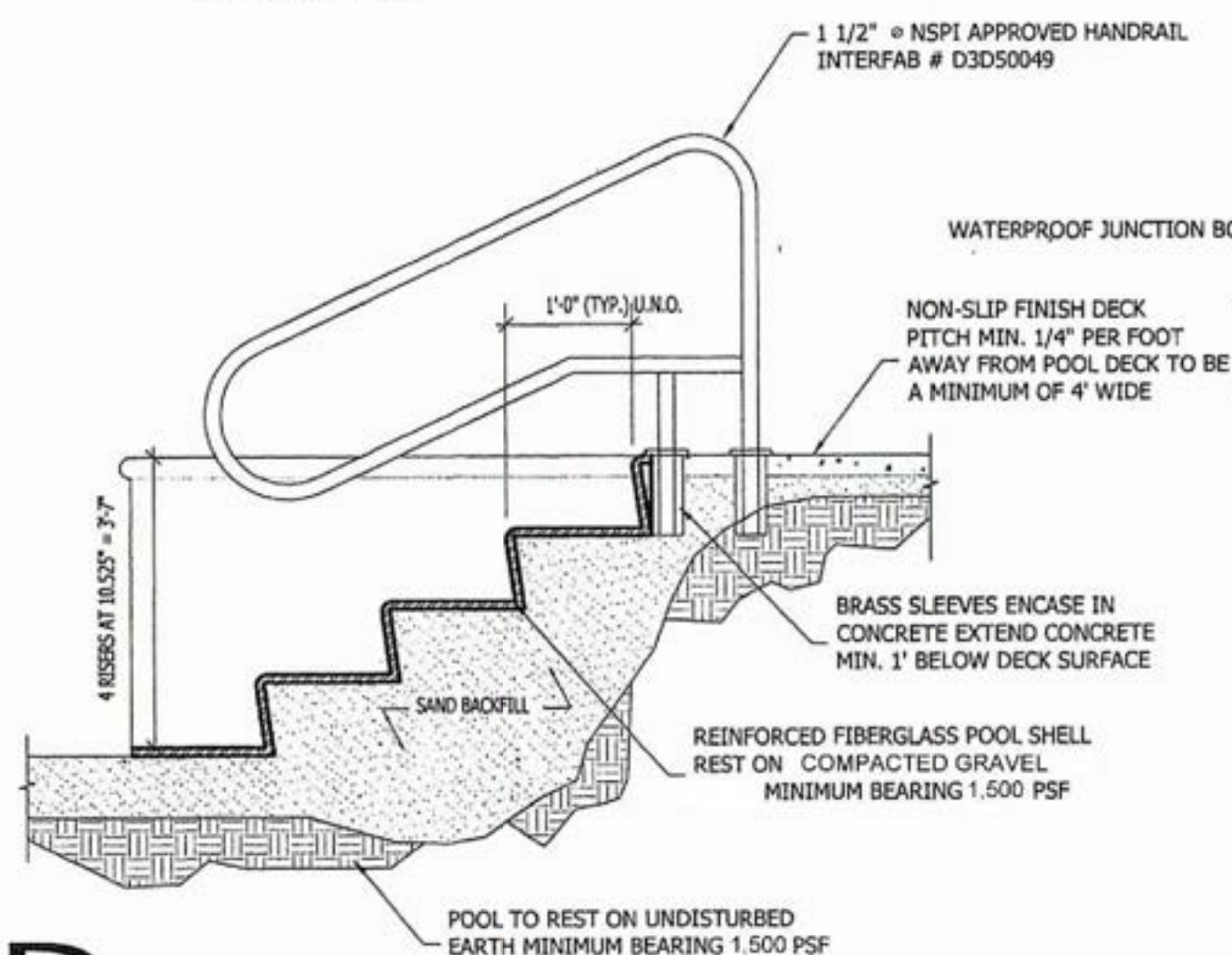


A POOL PANEL and INLET SECTION

NO SCALE

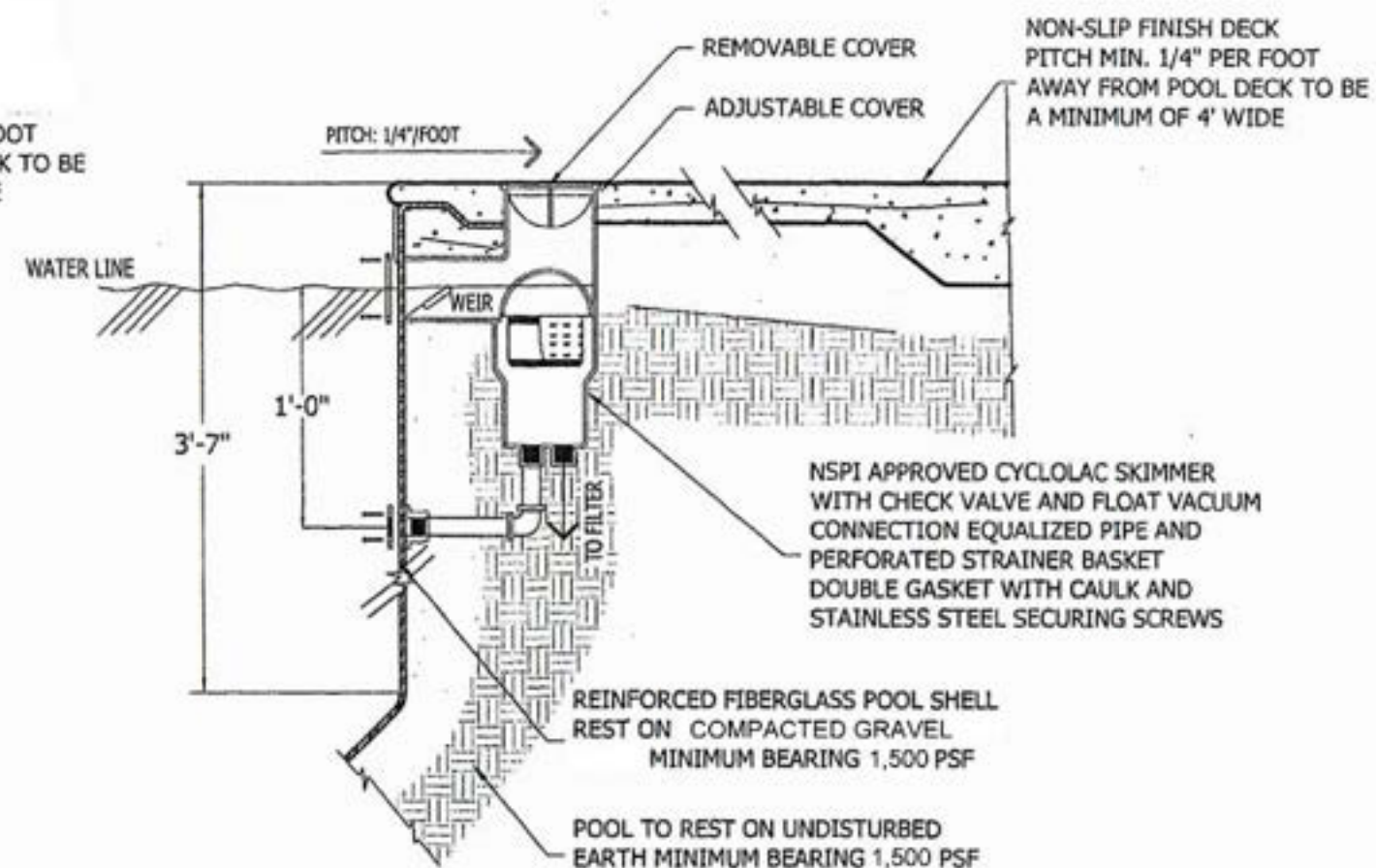
NOTE:

FOR BALANCE OF INFORMATION
NOT GIVEN REFER TO DETAIL "B"



D WALK-IN STAIR DETAIL

NO SCALE

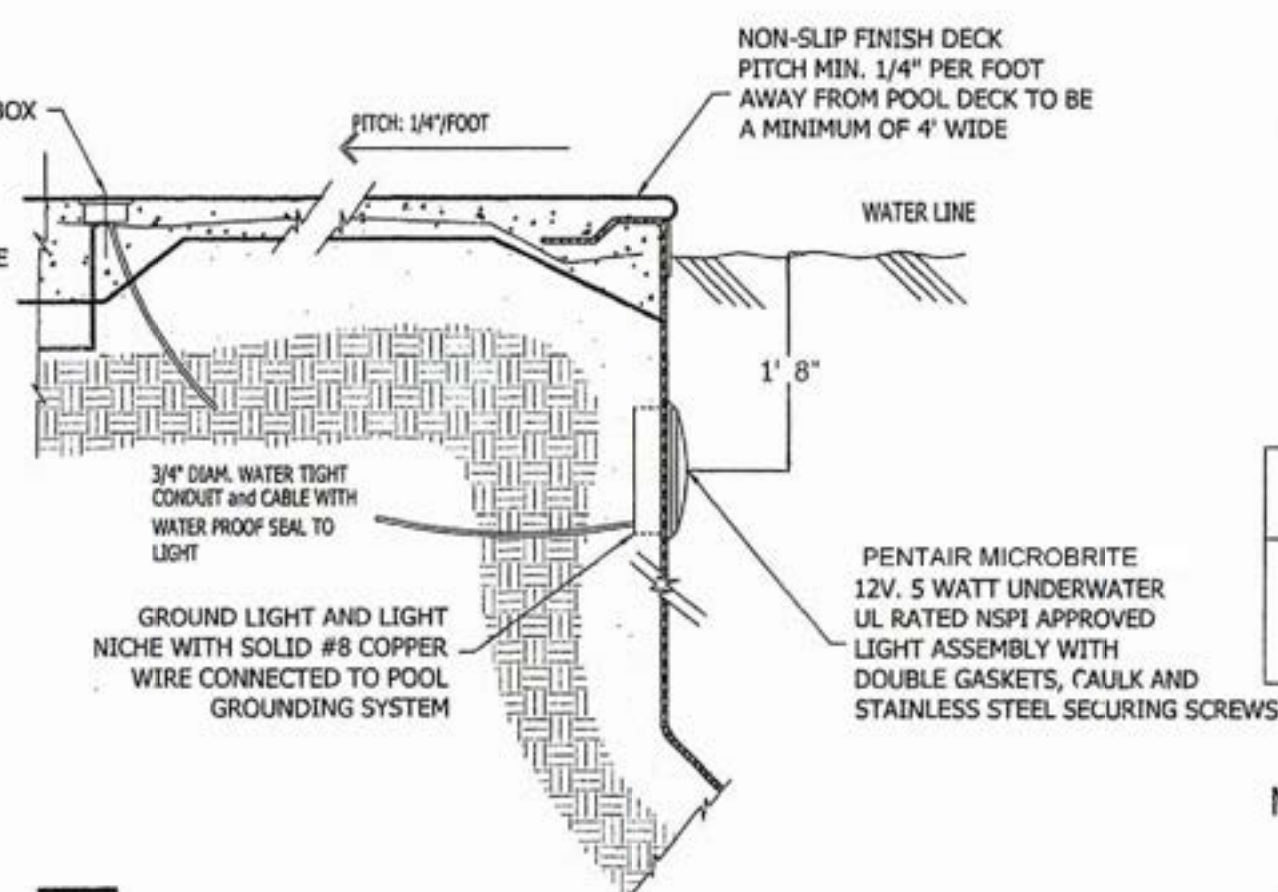


B POOL PANEL and SKIMMER SECTION

NO SCALE

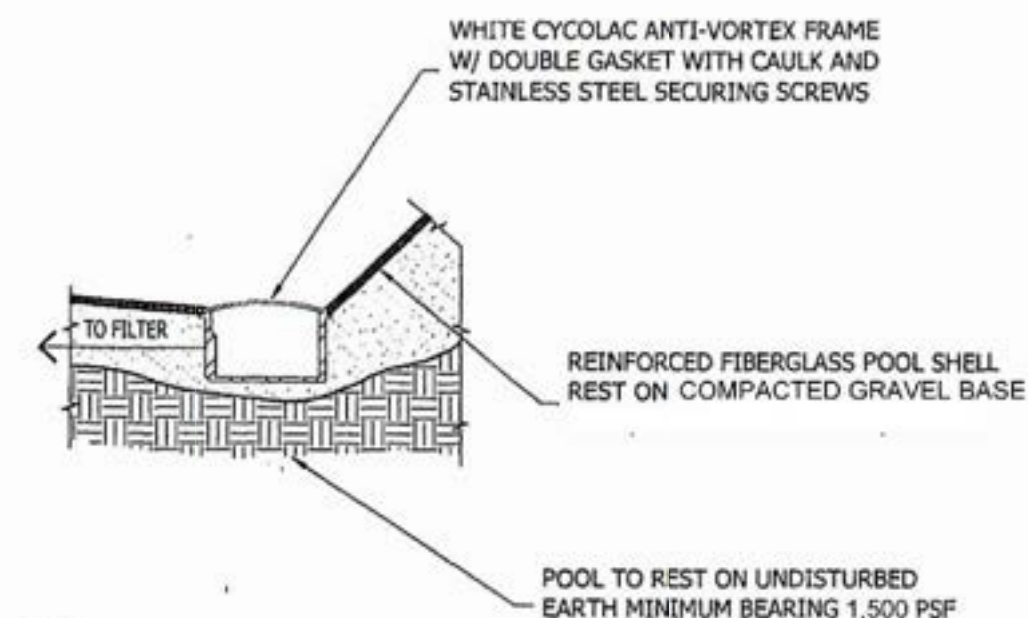
NOTE:

SWIMMING POOLS SHALL BE ENGINEERED AND DESIGNED TO WITHSTAND THE WATER PRESSURE FROM WITHIN AND TO RESIST THE PRESSURE OF THE SURROUNDING EARTH WHEN THE POOL IS EMPTY TO A PRESSURE OF TWO THOUSAND TWO HUNDRED (2,200) POUNDS PER SQUARE FOOT (TYPICAL)



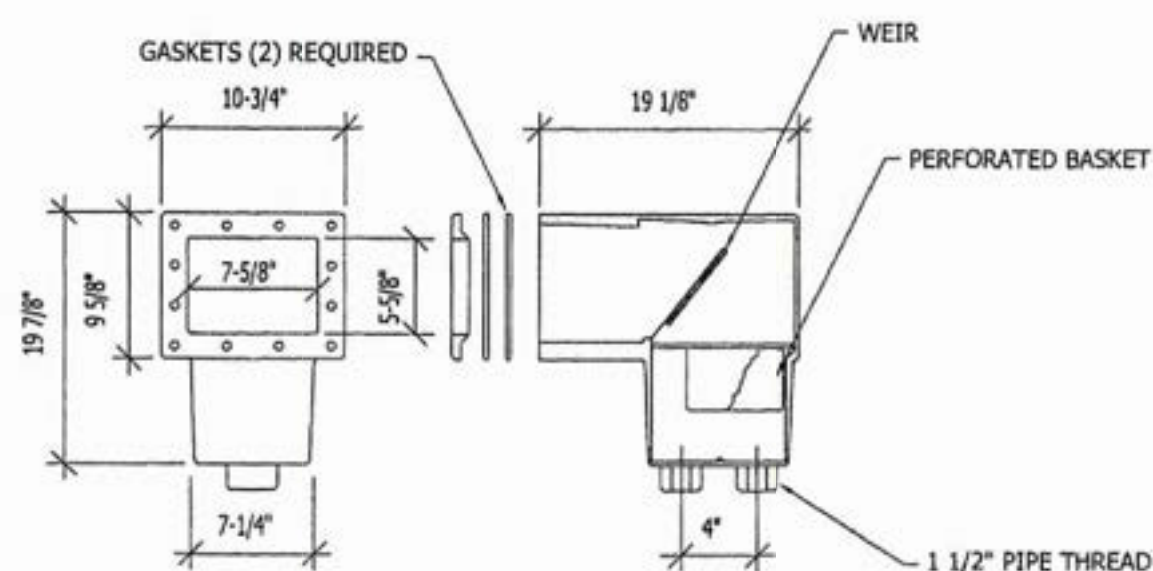
E UNDERWATER LIGHT DETAIL

NO SCALE



C MAIN DRAIN DETAIL

NO SCALE



MODEL NUMBER	PIPE SIZE	DESCRIPTION
# SP-10841-FVE	1 1/2"	CYCOLAC COVER, BODY, BASKET, WEIR, FACE PLATE (WHITE), GASKETS AND SCREWS. COMPLETE WITH ELBOW-TYPE SKIM VAC

MODEL #SP-10841-FVE

F SKIMMER DETAIL

NO SCALE

[illegible]

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PERMIT SUBMITTAL FOR ONE (1) BUILDING
ONLY.

PROPOSED POOL ADDITION
KRONE RESIDENCE
LOCATED AT
2322 E. DES MOINES STREET
WESTMONT, IL 60559

BR DESIGN
&
ARCHITECTURE

ONE TRANS AM PLAZA DRIVE SUITE 6120
OAKBROOK TERRACE IL 60151
PHONE 708 596 7281

DRAFTSPERSON:
RG
APPROVED
BY
BRIAN L. GOULD
PREPARED FOR
ASSURENCIS
LOCATION
001-021417
238 E. DES MOINES STREET
WESTMONT, IL 60559
JOB NUMBER:
DATE OF ILLINOIS
LATE
4.43%
EXP:11/30/20

SHEET NUMBER :

A-4.0

In-Ground Swimming Pool Permit Requirements

PLAT OF SURVEY

A Plat of Survey of the property must accompany the permit application. Distance from electric/telephone utilities must be a minimum of five (5) feet for underground lines, ten (10) feet from overhead lines, and ten (10) feet from overhead broadband communication lines.

CONTRACTORS

All contractors doing work in the Village/City must be licensed and bonded with the Village prior to starting work. Permits will not be issued unless **all** contractors noted on the permit are licensed and bonded. At any time during the permit approval process or during construction after permit is approved and issued a decision is made to change any contractor listed on the application, a Change of Contractor form must be completed and submitted to the Building Department. Verification of the new contractor's license and bond status as current must be confirmed by the Village before work on the project can resume.

INSPECTIONS

Inspections are required for all pools. In-ground pools require a pre-pour concrete inspection, an electrical inspection, and a final inspection.

PROPERTY OWNERS

The owner of the property where work is to be performed is responsible for filling out the permit application and obtaining the permit before any construction is performed. Property owners may give permission for a contractor or any other party to apply for the permit and obtain it, but is still responsible.

J.U.L.I.E.

Please call the Joint Utility Locating Information for Excavators (J.U.L.I.E.) at least 48 hours prior to any digging. Please call 8-1-1.

WALK AREAS

Unobstructed walk areas not less than 36 inches wide **shall** be provided to extend entirely around the pool. The walk area **shall** be constructed of impervious material, and the surfaces shall be of such as to be smooth and easily cleaned and of nonslip construction. The slope of the walks shall have a pitch of at least 1/4 inch to the foot, designed so as to prevent back drainage from entering the pool.

FENCING/DWELLING AS BARRIER

FENCE:

The pool must be completely fenced with locking gate no less than four (4) feet in height but not more than six (6) feet. If the house is being used as a barrier, see attached fencing requirements.

DWELLING WALL AS A BARRIER:

Where a wall of the dwelling serves as part of the barrier, one of the following shall apply:

Doors with direct access to the pool through that wall shall be equipped with an alarm that produces and audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall activate within seven (7) seconds and sound continuously for a minimum of 30 seconds after the door and/or its screen, if present, are opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means, such as touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last for not more than 15 seconds. In dwelling not require to be Accessible, Type A or Type B units, the deactivation switch shall be located 54 inches (1372 mm) or more above the threshold of the door. In dwellings required to be Accessible, Type A or Type B units, the deactivation switch(es) shall be located at 54 inches (1372 mm) maximum and 48 inches minimum above the threshold of the door.

The pool shall be equipped with a power safety cover that complies with ASTM F 1346.

Other means of protection, such as self-closing doors with self-latching devices, which are approved by the administrative authority, shall be accepted so long as the degree of protection afforded is not less than the protection afforded by Section 3109.4.1.8, Item 1 or 2. (IBC Building Code).

STEPS/LADDERS

Two or more means of egress in the form of steps or ladders shall be provided for all swimming pools. At least one means of egress shall be located on a side of the pool at both deep end and shallow end of the pool. Treads of steps and ladders shall be constructed of nonslip material and at least three inches wide for their full length. Steps and ladders shall have a handrail on both sides.

STRUCTURAL DESIGN

Swimming pools shall be designed to withstand the water pressure from within and to resist the pressure of the earth when the pool is empty, to a pressure of 2,200 pounds per square foot. The slope of the bottom of any part of a pool in which the water is less than five (5) feet in depth shall not be more than one foot in each ten (10) feet. The maximum slope where water is five (5) feet or more in depth shall not exceed one (1) foot in two (2) feet.

WALLS/FLOORS

Swimming pool walls and floors shall be constructed of any impervious material which will provide a tight tank with white or light colored finish and easily cleaned surfaces. The floor or bottom surface of the pool shall have a nonslip finish as smooth as possible. The side and end walls of a pool shall present a smooth finish and shall be vertical to a depth of at least six feet or shall have a slope or curvature meeting one of the following conditions:

- The pool wall may be vertical for 30 inches from the water level, below which the wall may be curved to the bottom with a radius at any point equal to the difference between the depth at that point, and 30 inches.
- To a depth of six feet, except as in division (1) above, the walks slope shall be more than one foot horizontal in six feet vertical.

SKIMMERS

In every swimming pool, at least one skimming device shall be provided for each 800 square feet of surface area or faction thereof. Handholds shall be provided and consist of a bull-nosed coping not over 2 2 inches thick for the outer two inches above the normal water line. Swimming devices shall be built into the pool wall, shall adequately remove floated oils and waste and shall meet the following general specifications:

- Each skimmer shall be designed for a flow-through rate of at least 30 gallons per minute and a total capacity of all skimmers on any pool shall be at least 50% of the required filter flow of the re circulation system.
- They shall be automatically adjustable to variations in water level over a range of at least three inches.
- An easily removable and cleanable basket or screen through which all overflow water must pass shall be provided to trap large solids.
- The skimmer shall be provided with a device to prevent airlock in the suction line. If an equalizer pipe is used, it shall provide an adequate amount of make-up water for pump suction should the water of the pool drop below the weir level. This pipe shall be at least two inches in diameter and shall be located at least one foot below the lowest overflow level of skimmer.
- An equalizer line shall be provided with a valve that will remain tightly closed under normal operating conditions, but will automatically open at a different of not more than four inches between the pool level and the level of the overflow tank.
- The overflow weir shall be of sufficient length to maintain a rate of flow of at least 20 gallons per minute per lineal foot of weir lip.
- The drains for the pool must comply with entrapment protection requirements. ISPSC 310.1

HEATERS AND PUMPS

- Pool heaters shall be equipped with a readily accessible on/off switch to allow shutting off the heater without adjusting the thermostat setting.
- Time switches that can automatically turn on/off heaters and pumps according to a preset schedule shall be installed.
- Pumps shall be two speed, multi-speed, or variable speed per section r403.12/apsp 15

POOL COVERS

- Heated pools shall be equipped with a vapor retardant pool cover on or at the water surface. Pools heated to more than 90 degrees Fahrenheit shall have a pool cover with a minimum insulation value of R-12.
 - Exception
- Pools deriving over 60% of the energy for heating from site-recovered energy or solar energy source

RESIDENTIAL SWIMMING POOL ELECTRICAL INFORMATION

2020 National Electric Code (NEC)

This is not an all inclusive list of all the requirements of the 2020 National Electrical Code (NEC) Article 680. However, the following information is a basic overview of some of the key points of Article 680. installations shall comply with all of the requirements of the 2020 NEC.

GENERAL REQUIREMENTS:

- Placement of installation of pools shall maintain clearances from overhead conductors, communication cables, and underground wiring. (Section 680.8 and 680.10 of the 2020 NEC)
- NEC 300.5 - Branch circuits for pool associated motors shall comply with this section for underground installations (UF cable not permitted see 680.21, (A)(1). Conductors installed underground in conduit shall be listed for wet installations.
- NEC 680.21 (A)(1) - The branch circuits for pool associated motors shall be installed in rigid metal conduits, intermediate metal conduit, rigid polyvinyl chloride conduit, reinforced thermosetting resin conduit, or Type MC cable listed for the location. Other wiring methods and materials shall be permitted in specific locations or applications as covered in this section. Any wiring method employed sha.l contain an "insulated copper equipment grounding conductor" sized in accordance w'th 250,122 but not smaller than 12AWG.
- NEC 680.22 (A)(1) - Receptacles that provide power for water pump motors for other loads directly related to the circulaton and sanitation system shall be located at least ten (10) feet from the inside walls of the pool, or not less than six (6) feet from the inside walls of the pool if they meet the following conditions - (1) & (2) they shall be of the locking and the grounding type, (3) Consist of a single receptacle, and (4) shall be protected by a ground fault circuit interrupter.
- NEC 680.22 (A)(3) - Where a permanently installed pool is installed at a dwelling unit(s), no fewer than one (1) 125-volt, 15 or 20 ampere receptacle on a general purpose branch circuit shall be located not less than six (6) feet from, and not more than 20 feet from the inside wall of the pool. This receptacle shall not be located more than six (6) feet six (6) inches above the floor platform, or grade level serving the pool.
- NEC 680.22 (A) (4) - All 15 and 20 ampere receptacles located within 20 feet of the inside walls of a pool shall be protected by a ground fault circuit interrupter. The receptacle shall be tamper res stant per section 406.12, and shall be listed as weather resistant type per 406.9 (A). Weather Proof Cover Required.
- NEC 680.21 (C) - GFCI Protection - Outlets supplying pool pump motors connected to single-phase, 120 volt through 240 volt branch circuits, rated 15 or 20 amperes, whether by receptacle or by direct connection, shall be provided with ground-fault circuit-interrupter protection for personnel.
- One or more means to simultaneously disconnect all ungrounded conductors shall be provided for all utilization equipment other than lighting. each means shall be readily accessible and within sight from its equipment and located at least 5' feet horizontally from the inside walls of the pool or spa. 2017 NEC 680.13
- The electrical power to pool heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater or within 3'feet of the heater. Operation of the switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater. 2018 IECC R403.10.1

POOL BONDING:

- NEC 680.26 (B) Bonded Parts - The parts specified in 680.26 (B) (1) through (B) (7) shall be bonded together using solid copper conductors, insulated covered, or bare, not smaller than 8 AWG or with rigid metal conduit of brass or other identified corrosion-resistant metal. Connections to be bonded parts shall be made in accordance with 250.8. An 8AWG or larger so'id copper bonding conductor provided to reduce voltage gradients in the pool area shall not be required to be extended or attached to remote panelboards, service equipment, or electrodes.
- NEC 680.26 (B) (2) - Perimeter Surfaces - the perimeter surface shall extend three (3) feet horizontally beyond the Inside walls of the pool and shall include unpaved surfaces as well as poured concrete surfaces and other types of paving. Perimeter surfaces less than three (3) feet separated by a permanent wall or building ng five (5) feet in height or more shall require equipotential bonding on the pool side of the permanent wait or building Bonding to perimeter surfaces shall be provided as specified in 680.26 (8) (2) (a) or (2) (b) and shall be attached to the pool reinforcing steel or copper conductor grid as a minimum of four (4) points uniformly spaced around the perimeter of the pool. For non-conductive pools shells, bonding at four (4) points not be required. According to this section, the bonding conductor (#8 AWG) shall be installed 18 inches - 24 inches from the inside walls of the pool, following the contour of the perimeter surface around the pool, and shall be attached to the pool or grid at a minimum of four (4) points uniformly spaced. The conductor shall be secured within or underneath the perimeter surface four (4) inches - six (6) inches below the sub-grade. Only listed splices shall' be permitted.
- NEC 680.26 (C) - Pool Water - An intentional bond of a minimum conductive surface area of nine (9) inches squared shall be installed in contact with the pool water. This bond shall be permitted to consist of parts that are required to be bonded in 680.26 (B).

RESIDENTIAL SWIMMING POOL GENERAL INFORMATION

2021 International Residential Code (IRC)

An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

- The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
- Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere (unless otherwise required *).
- Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
- Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed *1¼ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1¼ inches (44 mm) in width.
- Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1¼ inches (44 mm) in width.
- Maximum mesh size for chain link fences shall be a 2¼-inch (57 mm) square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1¾ inches (44 mm).
- Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1¼ inches (44 mm).
- Access gates shall comply with the requirements of items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:
 - The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and
 - The gate and barrier shall have no opening larger than ½ inch (13 mm) within 18 inches (457 mm) of the release mechanism.
- Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:
 - The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346; or
 - Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall activate within 7 seconds and sound continuously for a minimum of 30 seconds after the door and/or its screen, if present, are opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as touch pad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
 - Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by Item 9A or 9B described above.
- Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:
 - The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
 - The ladder or steps shall be surrounded by a barrier which meets the requirements of items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

For additional information and requirements please see the 2021 IRC Appendix G.

- All Pool circulation system piping shall be tested with a minimum of 25 psi. The contractor is responsible to applying the test and scheduling an inspection to witness the test prior to concealing the piping. This pressure shall be held for not less than 15 minutes (Sections 311.9, 106.13)

Energy Code - International Swimming Pool and Spa Code

General - The energy requirements for pools and in-ground permanently installed *spas* shall be as specified in Sections 303.2 through 303.4 and APSP 15. The energy requirements for *residential* portable electric *spa* shall be in accordance with APSP14.

Heaters - Heaters shall be equipped with external on off switch without adjusting the thermostat setting. Such switch shall be provided with ready access. Gas-fired heaters shall not be equipped with continuous pilot burners.

Time switches - Time switches or other control methods that can automatically turn off and on heaters and pumps according to a present schedule shall be installed with or on all heaters and pumps. Heaters, pumps and motors that have built-in timers shall be deemed in compliance with these requirements.

Equipment - All equipment must be Listed and Labeled for the installation.

ISSUES AND REVISIONS :

NOTE TO BUILDING DEPARTMENT:

THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE APPEARS AND IS AFFIXED, AND UNLESS OTHERWISE PROVIDED IN WRITING ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.

© BR Design & Architecture 2025

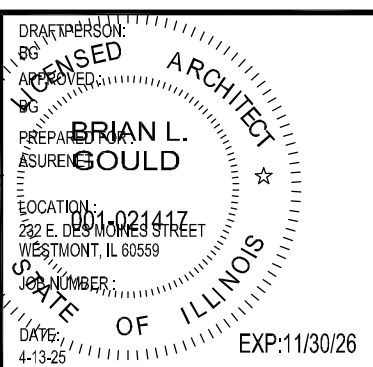
PROPOSED POOL ADDITION

KRONE RESIDENCE

LOCATED AT

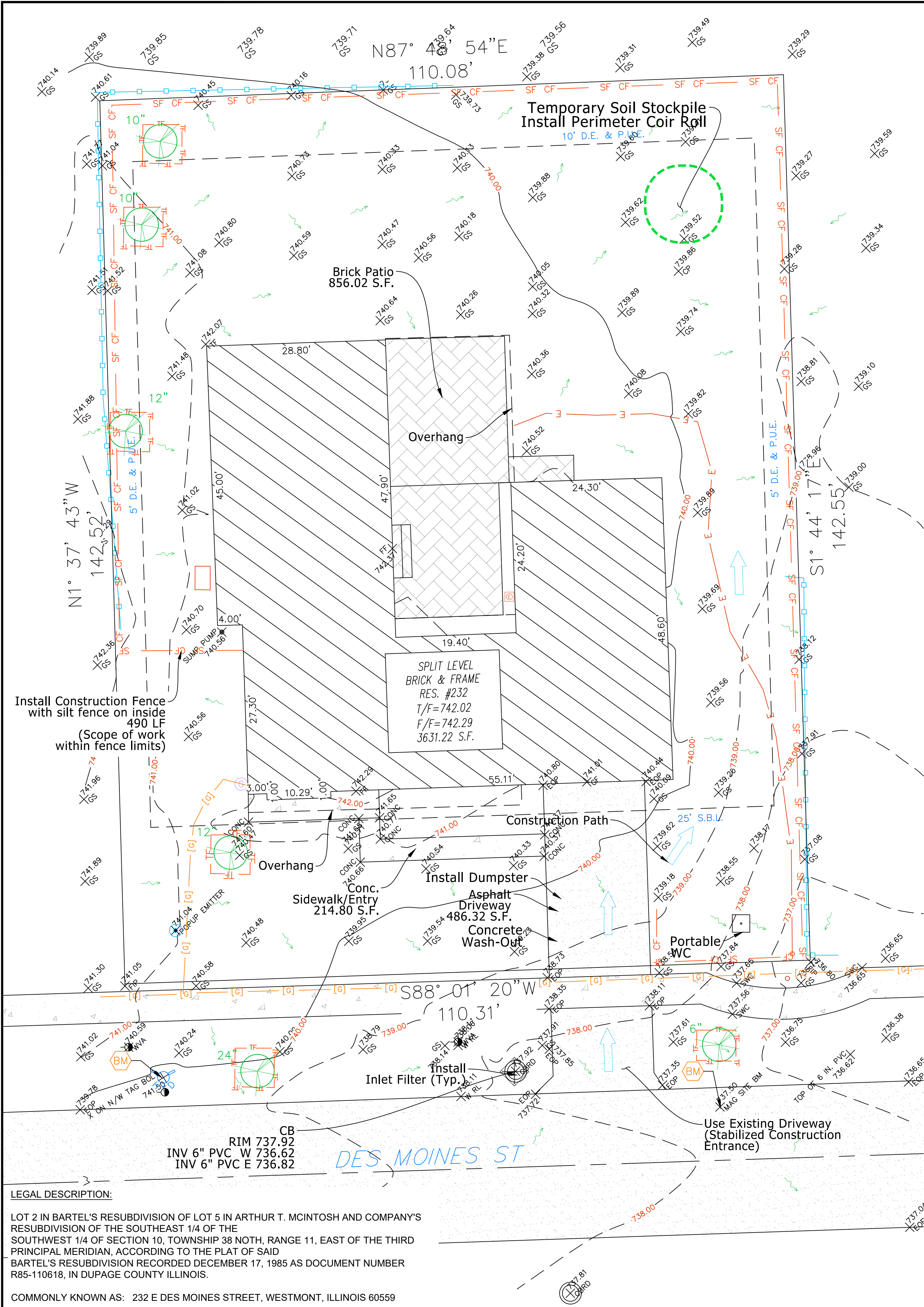
232 E. DES MOINES STREET

WESTMONT, IL 60559



SHEET NUMBER :

A-5.0



Typical Construction Sequencing

1. Install soil erosion and sediment control measures.
2. Install stabilized construction entrance.
3. Strip topsoil and stockpile.
4. Excavate for pool and stockpile.
5. Install pool.
6. Re-spread Topsoil.
7. Fine grade and permanently stabilize site.
8. Remove all temporary SE/SC measures after site is stabilized with vegetation.
9. Soil erosion and sediment control maintenance must occur every two weeks and after every $\frac{1}{2}$ " or greater rainfall event.

TREE PROTECTION NOTES

1. Install Tree Protection Fence and perform root pruning per plan for all protected trees prior to any construction activity.
2. Fence the public portion (parkways) of the entire Tree Protection Zone(s) with a 6' chain link fence to prevent wounds to the parkway tree(s) as well as soil compaction. Post the fence with a sign stating "Tree Protection Zone-Keep Out".
3. No trenching should be done within the Tree Protection Zones for any construction activity unless pre-approved by Building Department and Forestry staff.
4. No grade changes should be done within the Tree Protection Zones of parkway trees for any construction activity.
5. Should it be necessary to trench within the TPZ for utilities, including disconnection or capping of existing utilities, all trenches shall be hand dug. No roots larger than two (2") shall be cut unless no other alternative is feasible. All smaller roots that require cutting shall be cut with pruning saws. Cuts shall be made flush with the side of the trench. If at any time twenty-five (25%) of the area within the TPZ is being separated from the tree by a trench, then the line shall be either relocated or installed using trench-less methods.
6. At no time shall any equipment, materials, supplies or fill soil be allowed in the Tree Protection Zone(s). Do not store excavated soil or the dumpster within the drip-line (TPZ) of the parkway tree(s).

GENERAL

1. All work shall be performed in accordance with the Village of Westmont Public Works Construction Standards.
2. The contractor shall adhere to the Construction noise restrictions as found in the Village Code. Generally, residential areas are restricted to between construction noise is regulated between the hours of 8:00PM AND 7:00AM.
3. The contractor shall contact J.U.L.I.E. and the Village of Westmont a minimum of 48 hours prior to any excavation work.
4. The contractor shall provide protective fencing around all parkway trees. Protective fencing shall be snow fence installed under the drip line of each tree. There shall be no construction materials, debris, or equipment stored within the limits of the fencing. The protective fencing shall be maintained throughout the entire construction phase.
5. Any areas disturbed by construction outside the limits of the site shall be restored to the pre-construction condition. The contractor shall be responsible for taking photographs or videos of the pre-construction condition.

EROSION CONTROL

1. All sediment and erosion control devices shall be functional before land is otherwise disturbed on the site. Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary or permanent measures.
2. The surface of stripped areas shall be permanently or temporarily protected from soil erosion within 15 days after final grade is reached. Stripped areas not at final grade that will remain undisturbed for man than 15 days after initial disturbance shall be protected from erosion. If a stockpile is to remain in place for more than 3 days, then sediment and erosion control devices shall be provided for said stockpile.
3. Storm sewer inlets shall be protected with sediment trapping or filter control devices during construction. Pumping sediment-laden water into any stormwater facility not designated to be a sediment trap, drainageway, or offsite area either directly or indirectly without filtration is prohibited.
4. Any soil, mud or debris washed, tracked, or deposited onto the street shall be removed immediately.
5. Vehicle access to the site shall be restricted to a existing brick drive. Said drive shall be cleaned periodically to prevent sediment from being tracked onto the street.
6. Temporary erosion and sediment control measures shall be functional and inspected by the Village prior to land disturbance activities.
7. All temporary soil erosion and sediment control measures shall be removed within thirty (30) days after final stabilization is achieved. Trapped sediment and other disturbed soils resulting from temporary measures shall be properly disposed of prior to permanent stabilization.
8. Stockpiles to remain in place more than three (3) days shall be provided with soil erosion and sediment control measures. Soil stockpiles shall not be left overnight in ditches.

SOIL EROSION & SEDIMENTATION CONTRA NOTES

Soil Disturbance Shall Be Conducted In Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Done Within 14 Days after Completion of Final Grading of Soil. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And other Disturbed Soil Areas Shall Be Permanently Stabilized. Final Site Stabilization Is Defined By The EPA General Permit as Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 10 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotexti/es) Have Been Employed. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II. Install And Maintain Silt fence At The Perimeter Of The Construction Zone And Wetland Areas. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Engineer Or Governing Agency. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements. Use Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 35A) of the Illinois Urban Manual, Latest Edition

INDEX

SHEET NO.	TITLE
1	EXISTING CONDITIONS
2	PROPOSED CONDITIONS
3	DETAILS

EMERGENCY CONTACT:
DAVID WILLER
ASURENET LLC.
630-730-1458
ADMIN@ASURENET.COM

CALL JULIE

CALL 48 HOURS BEFORE YOU DIG
(EXCLUDING SAT., SUN. & HOLIDAYS)

1-800-892-0123

Site Location



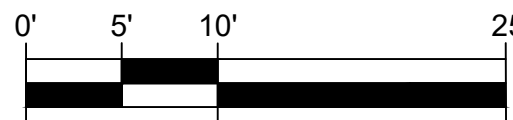
SURVEY INFORMATION:

1. LOT DIMENSIONS TAKEN FROM ORIGINAL SURVEY. ALL LOT LINES, SETBACK LINES, UTILITY EASEMENT, ARE TO BE LOCATED ON THE SITE BEFORE WORK STARTS.
2. CONTRACTOR IS SOLE RESPONSIBLE FOR COMPLIANCE WITH SETBACKS AND EASEMENTS.
3. CONTRACTOR AGREES TO COMPLY WITH THIS DIRECTIVE AND FURTHER AGREES TO HOLD ENGINEER HARMLESS FOR REMEDIAL ACTION DUE TO HIS FAILURE TO COMPLY.
4. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR DEMOLITION OR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK. FIELD WORK ON 03-27-2025

LEGEND AND SYMBOLS:

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FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.



6-1
EXISTING CONDITIONS

DESIGNED BY: RBD
PROJECT NO.: 25-232
DATE: 04/18/2025
SCALE: 1:10 (FULL), 1:20 (HALF)
SHEET 1 OF 3

ENGINEERING PLANS PREPARED BY:

RBD Associates, Inc.
Design Firm License Number: 184.008755
GLENVIEW, IL.
Romiz@rbdengineering.com
224.425.0009

Signed: 04/18/2025
Expires: 11/30/2025

PLANS PREPARED FOR:

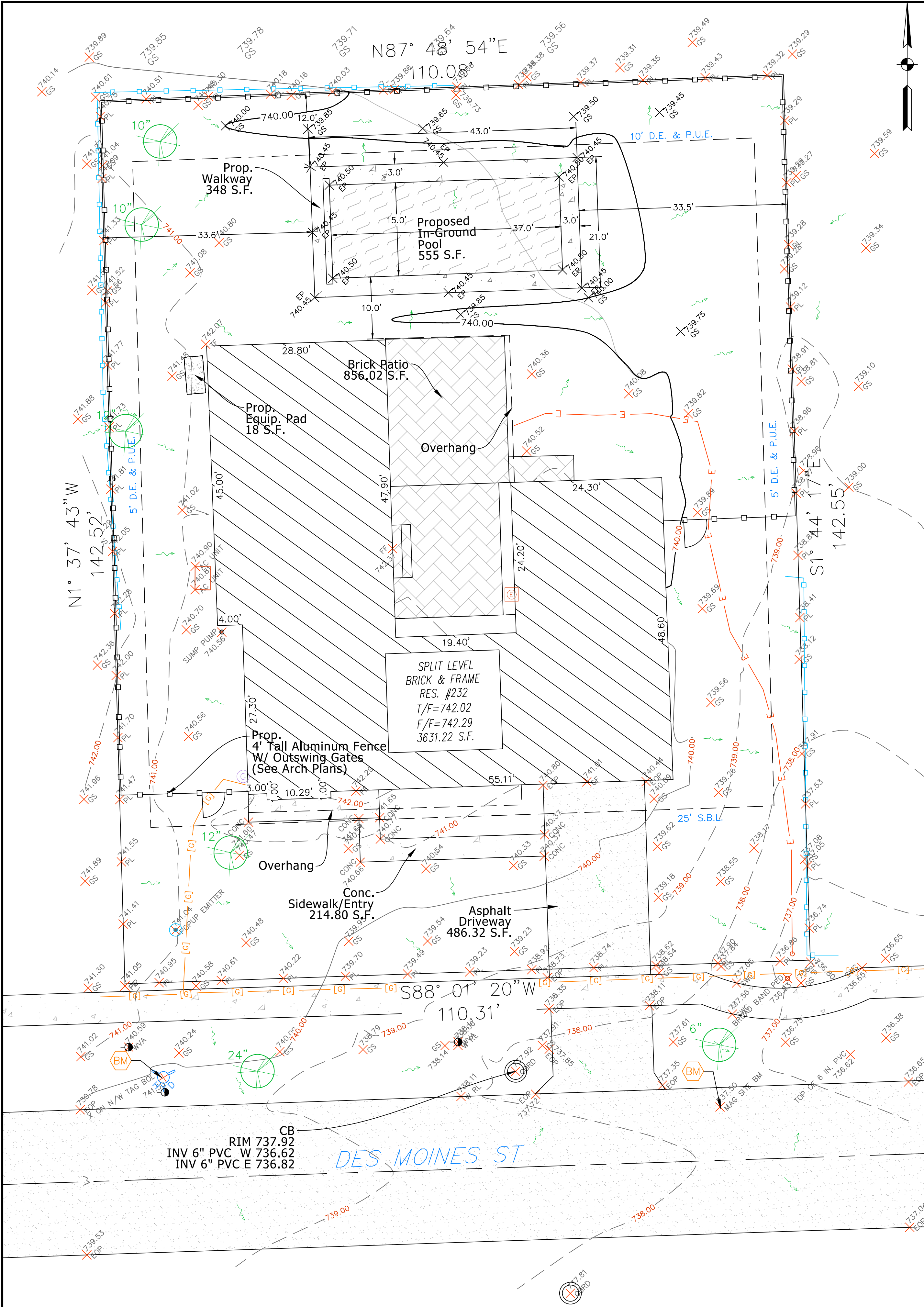
Brian Gould
br@brdesignarchitecture.com
708-508-7281

TBM 1:
SOUTHWEST CORNER OF PROPERTY. DIRECTLY SOUTH X ON N/W BOLT OF FIRE HYDRANT, ELEV=737.50 FEET (NAVD 88)
TBM 2:
MAGNETIC NAIL IN PAVEMENT DIRECTLY SOUTHEAST OF DRIVEWAY IN PAVEMENT, AS SHOWN ELEV=741.50 (NAVD-88)

SUBMITTALS

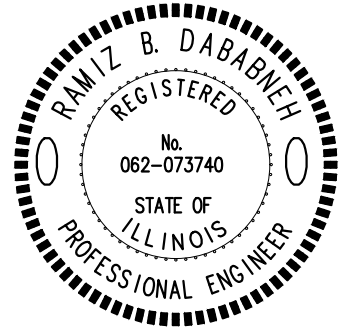
DATE	REMARKS
04/18/2025	ISSUED FOR DESIGN COORDINATION

NEW IN-GROUND POOL ADDITION
232 E DES MOINES ST,
WESTMONT, IL 60559



DRAINAGE STATEMENT

To the best of my knowledge, the proposed work qualifies as best practice by conveying roof and surface stormwater into drywells and public storm sewers for the purpose of minimizing stormwater discharge and providing recharge for the ground water. Reasonable provision has been made for overflow of such surface waters into public areas and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to adjoining properties because of the implementation of this work.



[Signature]

Signed: 04/18/2025
Expires: 11/30/2025

RAMIZ B. DABABNEH
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS NO. 062-073740

LEGAL DESCRIPTION:

LOT 2 IN BARTEL'S RESUBDIVISION OF LOT 5 IN ARTHUR T. MCINTOSH AND COMPANY'S RESUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 N0TH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BARTEL'S RESUBDIVISION RECORDED DECEMBER 17, 1985 AS DOCUMENT NUMBER R85-110618, IN DUPAGE COUNTY ILLINOIS.

COMMONLY KNOWN AS: 232 E DES MOINES STREET, WESTMONT, ILLINOIS 60559

Notes:

1. MAINTAIN POSITIVE GRADES AWAY FROM THE ADDITION.
2. GRADING AND PAVING SHALL PROVIDE POSITIVE DRAINAGE AND SHALL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES
3. SIDEYARDS ARE NOT TO BE PITCHED TO NEIGHBORING PROPERTIES.
4. SOD OR SEED/BLANKET WITH TOPSOIL TO BE INSTALLED IN DISTURBED AREAS.
5. ANY DEVIATION FROM THIS APPROVED PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF WESTMONT.
6. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF WESTMONT DEPARTMENT OF DEVELOPMENT SERVICES AT 630-981-6250 A MINIMUM OF 24-HOURS IN ADVANCE TO SCHEDULE THE FOLLOWING REQUIRED ENGINEERING INSPECTIONS:
 - SOIL EROSION AND SEDIMENT CONTROL (SESC) INSPECTION
 - FINAL GRADING INSPECTION
 - FINAL ENGINEERING INSPECTION
7. POOL MUST BE INSTALLED IN A SAFE MANNER THAT COMPLIES WITH THE VILLAGE OF WESTMONT ZONING ORDINANCE AND DOES NOT CREATE A NUISANCE.
8. CONSTRUCTION NOISE IS REGULATED BETWEEN THE HOURS OF 8:00PM AND 7:00AM.

ANY DEVIATION FROM THIS APPROVED PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF WESTMONT.

Existing Impervious Surface Calculations:		
LOT AREA (SF)	Exist. Imp. Surf. (SF)	
15,713		
Residence	3631.22	
Brick Patio	856.02	
Asphalt Driveway	486.32	
Conc. Sidewalk/Entry	214.80	
Exist. Impervious Surface Area (S.F.)	5188.36	
% Exist. Impervious Surface Area	33.02%	

Proposed Impervious Surface Calculations:		
LOT AREA (SF)	Exist. Imp. Surf. (SF)	
15,713		
Residence	3631.22	
Brick Patio	856.02	
Asphalt Driveway	486.32	
Conc. Sidewalk/Entry	214.80	
Prop. In-Ground Pool	555.00	
Prop. Pool Walkway+ Pool Equip. Pad	348.00	
Prop. Impervious Surface Area (S.F.)	6091.36	
% Prop. Impervious Surface Area	38.77%	
Net Impervious Surface Area (S.F.)	903.00	
% Net Impervious Surface Area	5.75%	

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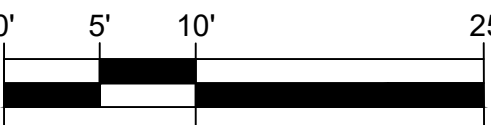
EXISTING SPOT GRADE EL.

PROPOSED SPOT GRADE EL.

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C-2
PROPOSED CONDITIONS

ENGINEERING PLANS PREPARED BY:

RBD Associates, Inc.
Design Firm License Number: 184.008755
GLENVIEW, IL.
Romiz@rbdengineering.com
224.425.0009

[Signature]

Signed: 04/18/2025
Expires: 11/30/2025



PLANS PREPARED FOR:

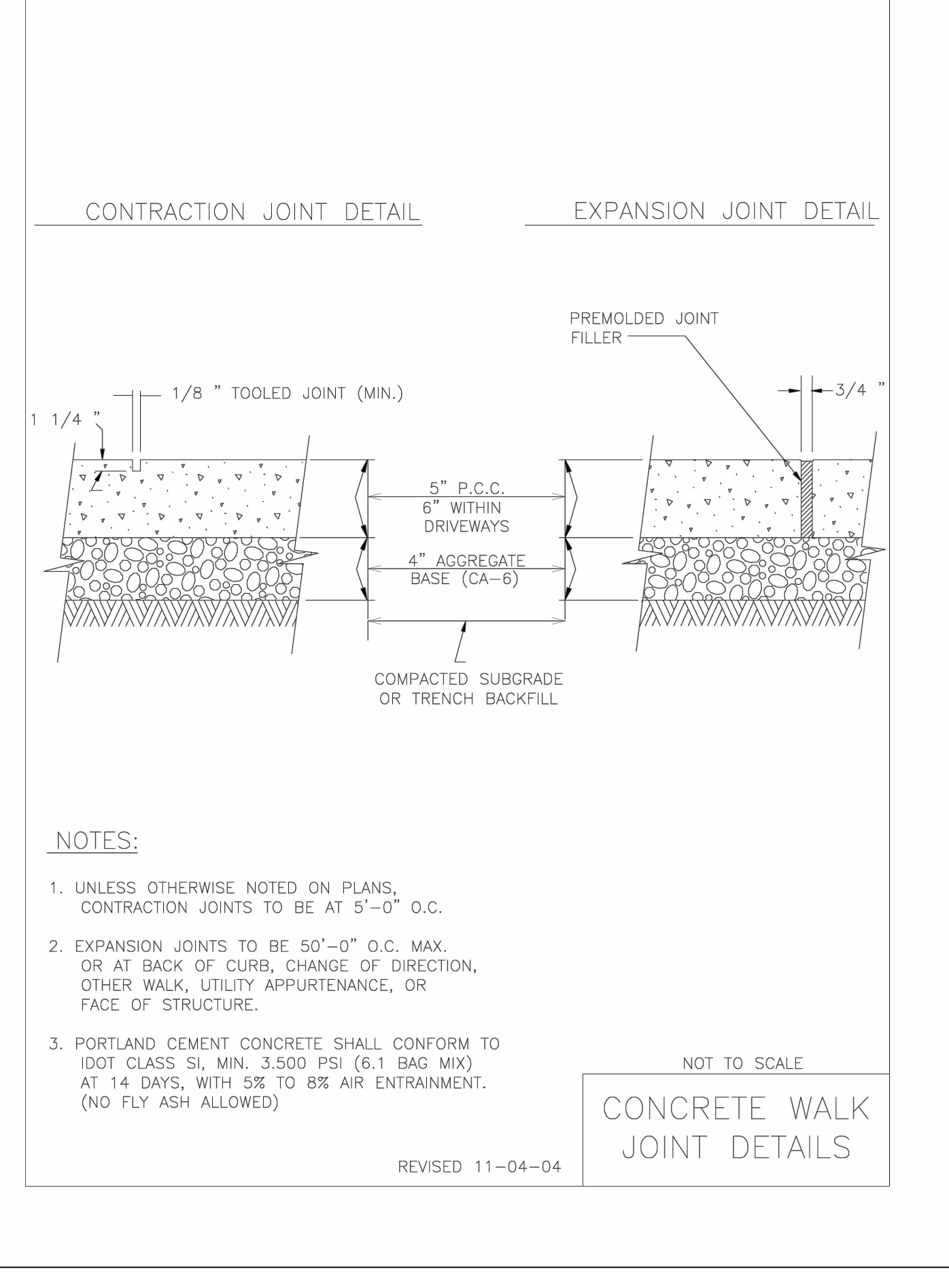
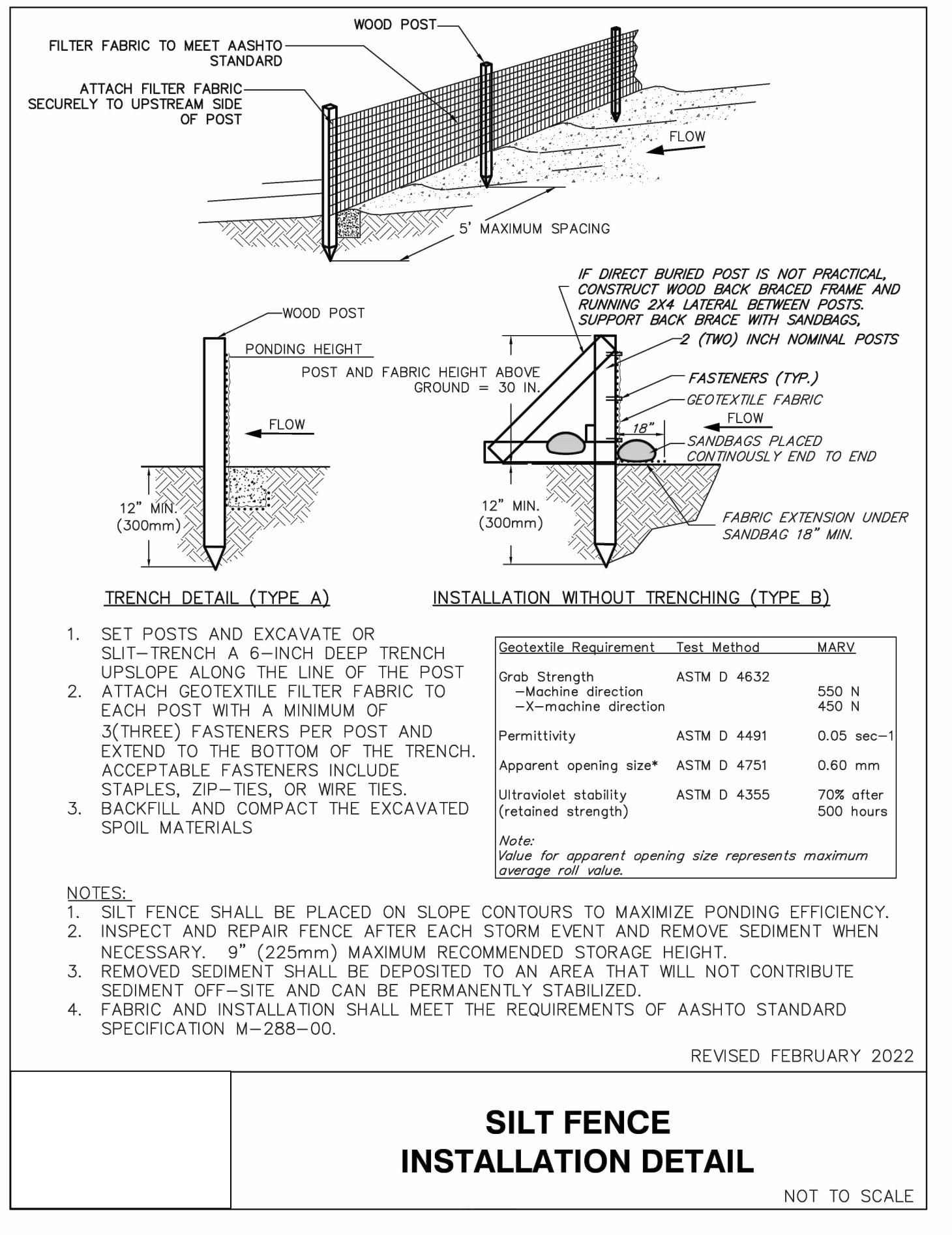
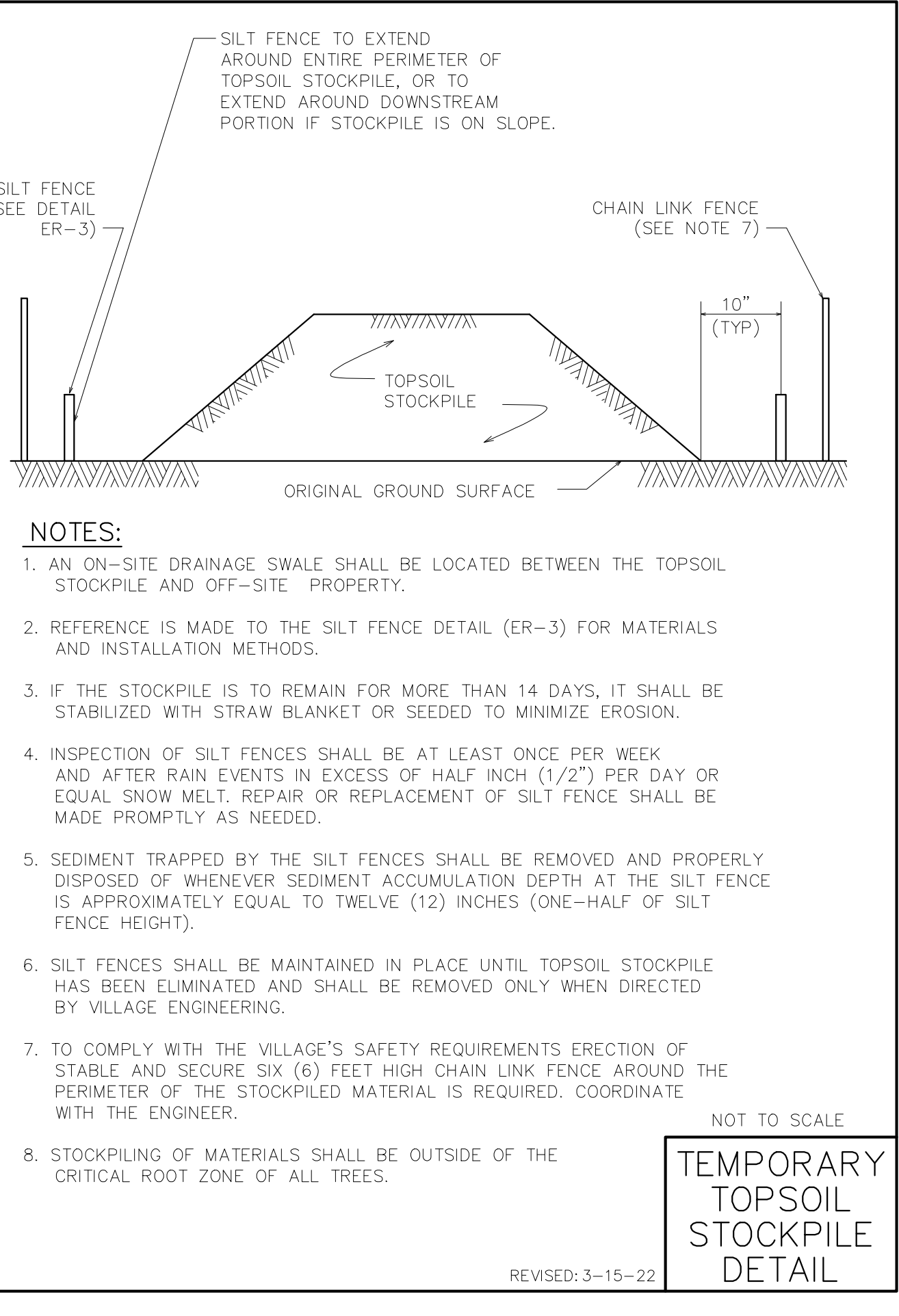
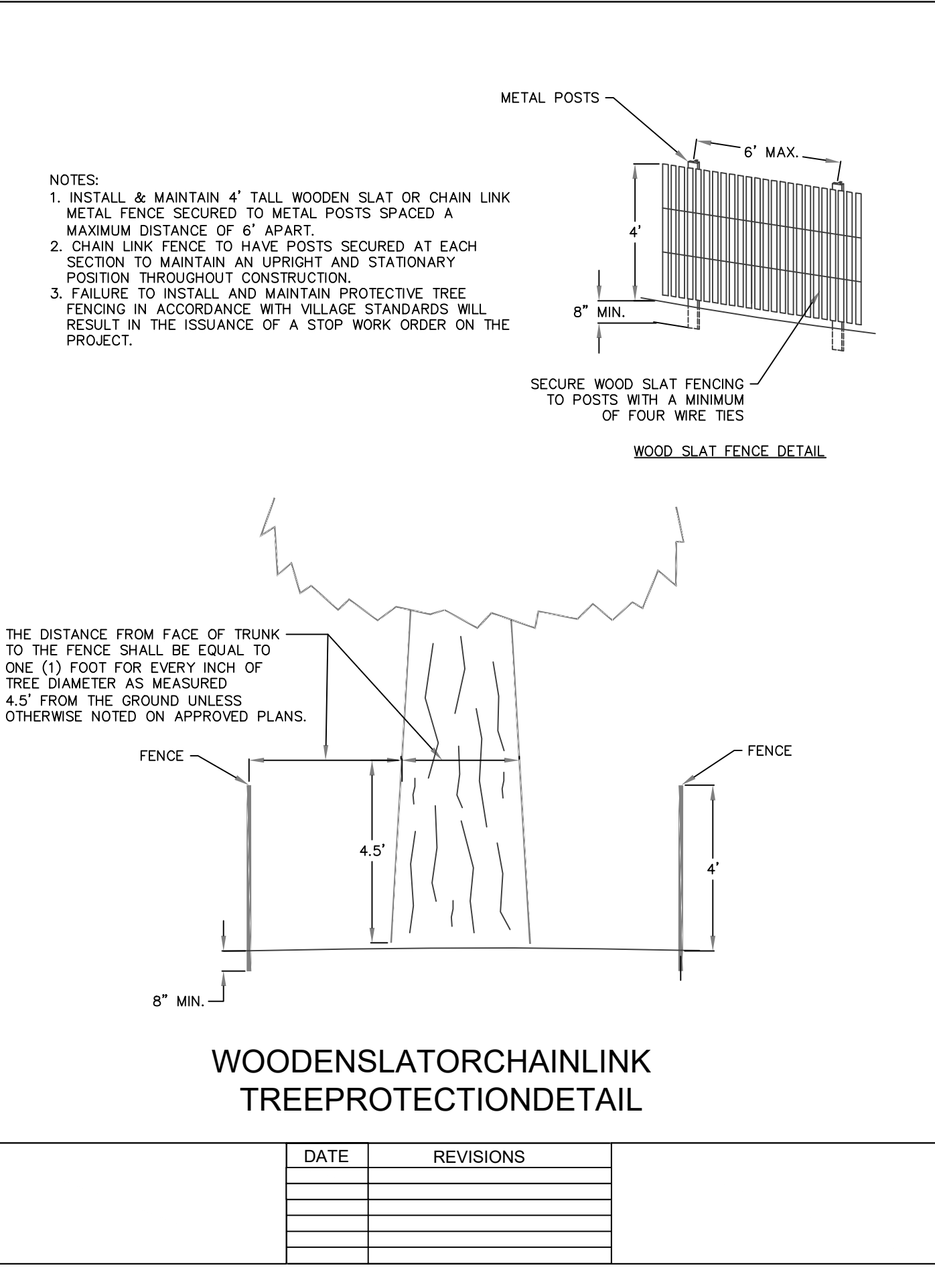
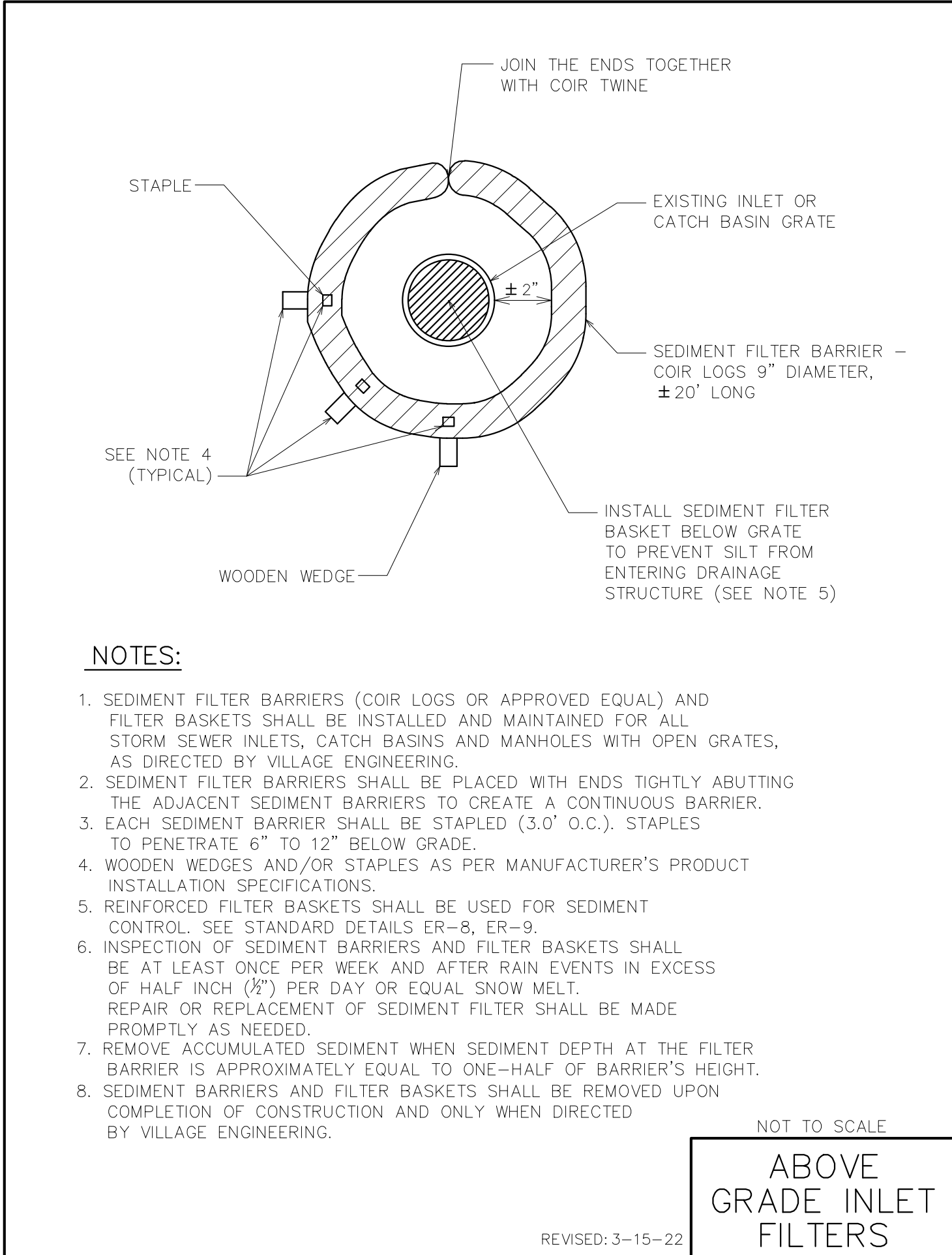
Brian Gould
br@brdesignarchitecture.com
708-508-7281

TBM 1:
SOUTHWEST CORNER OF PROPERTY. DIRECTLY SOUTH X ON N/W BOLT OF FIRE HYDRANT, ELEV=737.50 FEET (NAVD 88)
TBM 2:
MAGNETIC NAIL IN PAVEMENT DIRECTLY SOUTHEAST OF DRIVEWAY IN PAVEMENT, AS SHOWN ELEV=741.50 (NAVD-88)

SUBMITTALS	
DATE	REMARKS
04/18/2025	ISSUED FOR DESIGN COORDINATION

NEW IN-GROUND POOL ADDITION
232 E DES MOINES ST,
WESTMONT, IL 60559

DESIGNED BY: RBD
PROJECT NO.: 25-232
DATE: 04/18/2025
SCALE: 1:10 (FULL), 1:20 (HALF)
SHEET 2 OF 3



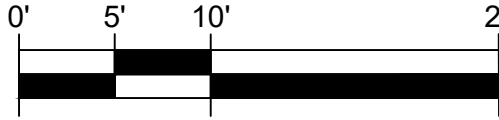
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C-3
DETAILS

ENGINEERING PLANS PREPARED BY:

RBD Associates, Inc.
Design Firm License Number: 184.008755
GLENVIEW, IL.
Romiz@rbdengineering.com
224.425.0009

Signed: 04/18/2025
Expires: 11/30/2025



PLANS PREPARED FOR:

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NEW IN-GROUND POOL ADDITION
232 E DES MOINES ST,
WESTMONT, IL 60559

DESIGNED BY: RBD
PROJECT NO.: 25-232
DATE: 04/18/2025
SCALE: 1:10 (FULL), 1:20 (HALF)
SHEET 3 OF 3



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

SEP. 24, 2018 RHSP 1:00 PM
DEED \$40.00 09-10-313-022

STAMP AFFIXED

003 PAGES R2018-089872

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTORS, ERVIN P. ROZSYPAL and MICHELLE P. ROZSYPAL, of Westmont, in the County of DuPage, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to JUSTIN ROBERT KRONE and NATALIE MARIE KRONE, of the Village of Westmont, in the County of DuPage, State of Illinois, as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

** Husband and Wife*

Lot 2 in Bartel's Resubdivision of Lot 5 in Arthur T. McIntosh and Company's Resubdivision of the south east 1/4 of the south west 1/4 of Section 10, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said Bartel's Resubdivision recorded December 17, 1985 as Document No. R85-110618, in DuPage County, Illinois

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; and general taxes for the year 2018 and subsequent years.

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

Permanent Real Estate Index Number: 09-10-313-022

Address of Real Estate: 232 E Des Moines, Westmont, Illinois 60559

8765-

REAL ESTATE TRANSFER TAX		24-Sep-2018
COUNTY:		255.00
ILLINOIS:		510.00
TOTAL:		765.00
09-10-313-022		20180902284328 0-474-228-896

102 1A01806454

Warranty Deed - Individual

Dated this 17th day of September, 20 18.

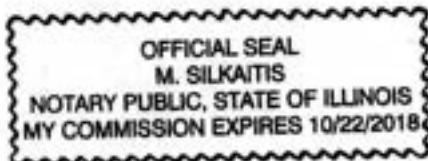

MICHELLE P. ROZSYPAL

STATE OF ILLINOIS

COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the Country aforesaid, CERTIFY THAT MICHELLE P. ROZSYPAL, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17 day of Sept, 20 18.



 (Notary Public)

Prepared by:

Daniel P. Niemeyer
Gallagher, Niemeyer & Abrams, LLC
5773 N. Lincoln Avenue, Suite 111
Chicago, Illinois 60659

Mail to:

NEAR NORTH NATIONAL TITLE
222 NORTH LA SALLE STREET
SUITE 100 LOBBY LEVEL
CHICAGO, ILLINOIS 60601



Name and Address of Taxpayer: and the Grantee is
JUSTIN ROBERT KRONE AND NATALIE MARIE KRONE
232 E Des Moines Street
Westmont, Illinois 60559

Warranty Deed - Individual



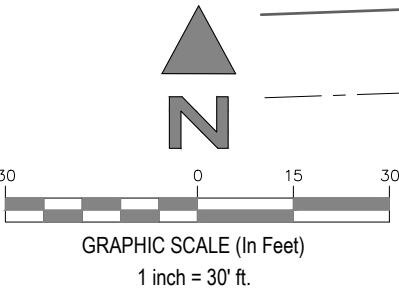
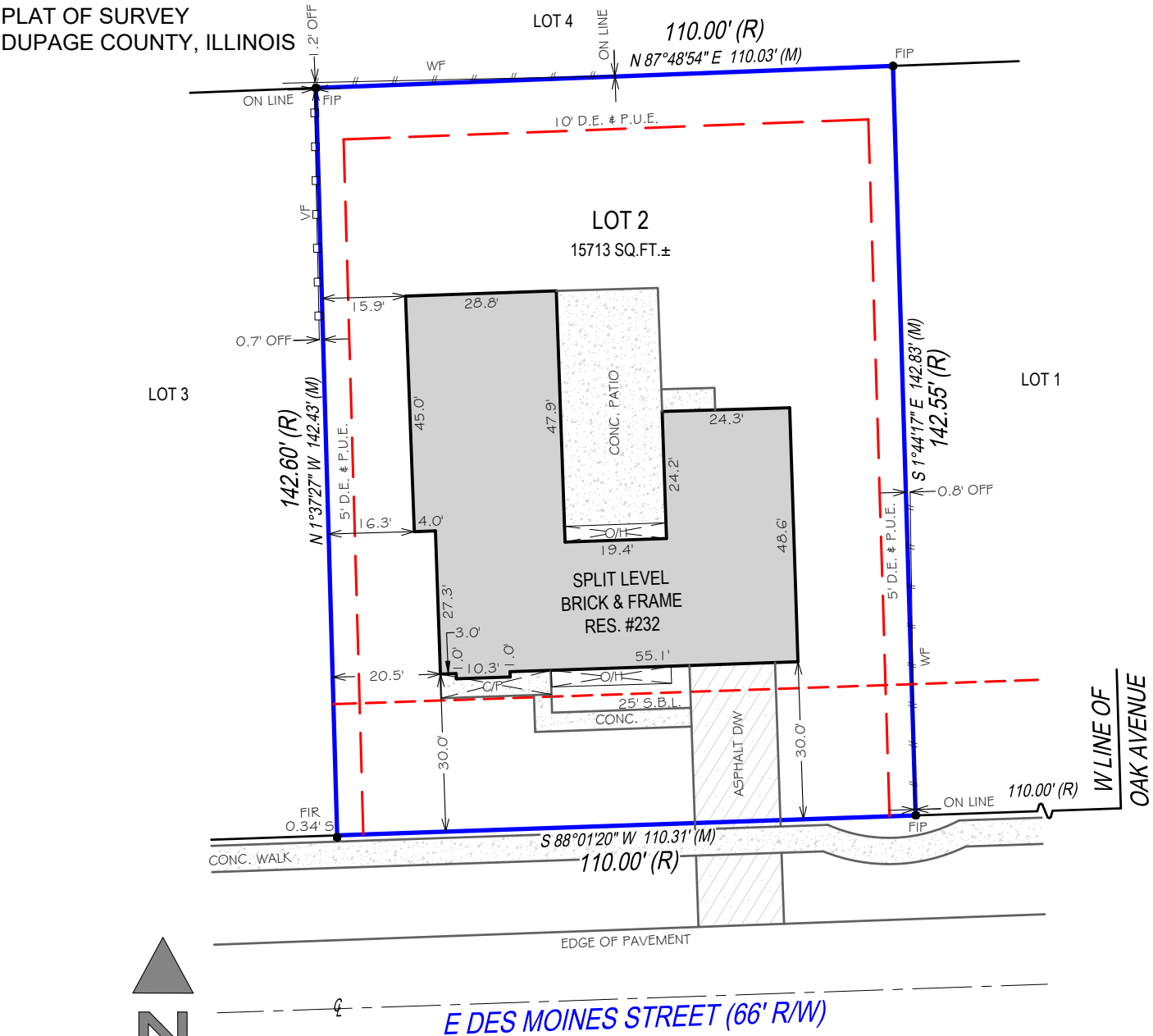
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 232 E DES MOINES STREET, WESTMONT, ILLINOIS 60559

SURVEY NUMBER: 2503.3099

2503.3099
PLAT OF SURVEY
DUPAGE COUNTY, ILLINOIS



STATE OF ILLINOIS } SS
COUNTY OF LASALLE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

[Signature]



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 03/18/25
FIELD WORK DATE: 3/17/2025
REVISION DATE(S): (REV.0 3/18/2025)

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

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:
LOT 2 IN BARTEL'S RESUBDIVISION OF LOT 5 IN ARTHUR T. MCINTOSH AND COMPANY'S RESUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NOTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BARTEL'S RESUBDIVISION RECORDED DECEMBER 17, 1985 AS DOCUMENT NUMBER R85-110618, IN DUPAGE COUNTY ILLINOIS.

- GENERAL SURVEYOR NOTES:
1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.

5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.

9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.

10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.

15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

SURVEYOR'S LEGEND

<table><tr><th colspan="2">LINETYPES</th></tr><tr><td></td><td>Boundary Line</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Chain Link or Wire Fence</td></tr><tr><td></td><td>Easement</td></tr><tr><td></td><td>Edge of Water</td></tr><tr><td></td><td>Iron Fence</td></tr><tr><td></td><td>Overhead Lines</td></tr><tr><td></td><td>Structure</td></tr><tr><td></td><td>Survey Tie Line</td></tr><tr><td></td><td>Vinyl Fence</td></tr><tr><td></td><td>Wall or Party Wall</td></tr><tr><td></td><td>Wood Fence</td></tr><tr><th colspan="2">SURFACE TYPES</th></tr><tr><td></td><td>Asphalt</td></tr><tr><td></td><td>Brick or Tile</td></tr><tr><td></td><td>Concrete</td></tr><tr><td></td><td>Covered Area</td></tr><tr><td></td><td>Water</td></tr><tr><td></td><td>Wood</td></tr><tr><th colspan="2">SYMBOLS</th></tr><tr><td></td><td>Benchmark</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Central Angle or Delta</td></tr><tr><td></td><td>Common Ownership</td></tr><tr><td></td><td>Control Point</td></tr><tr><td></td><td>Catch Basin</td></tr></table>	LINETYPES			Boundary Line		Center Line		Chain Link or Wire Fence		Easement		Edge of Water		Iron Fence		Overhead Lines		Structure		Survey Tie Line		Vinyl Fence		Wall or Party Wall		Wood Fence	SURFACE TYPES			Asphalt		Brick or Tile		Concrete		Covered Area		Water		Wood	SYMBOLS			Benchmark		Center Line		Central Angle or Delta		Common Ownership		Control Point		Catch Basin	<table><tr><td></td><td>Elevation</td></tr><tr><td></td><td>Fire Hydrant</td></tr><tr><td></td><td>Find or Set Monument</td></tr><tr><td></td><td>Guywire or Anchor</td></tr><tr><td></td><td>Manhole</td></tr><tr><td></td><td>Tree</td></tr><tr><td></td><td>Utility or Light Pole</td></tr><tr><td></td><td>Well</td></tr></table> ABBREVIATIONS (C) - Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (R) - Record (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line C/P - Covered Porch C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole MHWL - Mean High Water Line NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines OHWL - Ordinary High Water Line ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land Surveyor PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Roof Overhang Easement RP - Radius Point S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIRC - Set Iron Rod & Cap SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story SV - Sewer Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve		Elevation		Fire Hydrant		Find or Set Monument		Guywire or Anchor		Manhole		Tree		Utility or Light Pole		Well
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CERTIFIED TO: NATALIE KRONE;		FLOOD ZONE INFORMATION: Exacta Land Surveyors, LLC PDF # 184008059 o: 773.305.4011 316 East Jackson Street Morris, IL 60450
DATE SIGNED: 03/18/25		
BUYER: NATALIE KRONE		
LENDER:		
TITLE COMPANY:		
COMMITMENT DATE:	CLIENT FILE NO:	
SEE PAGE 1 OF 2 FOR MAP OF PROPERTY PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES		

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 212 E CHICAGO AVE
2252833

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 06/19/2025

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 19th day of June, 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, July 9,
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
TGP Innovations LLC, d/b/a
That Golf Place (Petitioner),
and Pranno Corporation
(Owner), for the property at
212 East Chicago Avenue,
Westmont, Illinois, 60559,
for the following:
• Special Use Permit to
operate an indoor golf
simulator facility amusement
establishment in the B-2
General Business District.
• Zoning Ordinance
Variance to the special
condition that requires 100
foot distance separation
between an amusement
establishment and a
residence district.
PIN: 09-03-313-010; 09-
03-313-006; 09-03-313-
007
More Common Location:
212 East Chicago Avenue,
Westmont, Illinois, 60559
Village Code(s) Applicable:
Appendix A, Sections 7.03
(A)(1); 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 June 19,
2025) 2252833

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JULY 9, 2025

PZC 008-2025: TGP Innovations LLC, d/b/a That Golf Place, regarding 212 East Chicago Avenue, Westmont.

Request for a variance from the special condition that requires a 100-foot distance separation between an amusement establishment and a residence district.

***CRITERIA NO. 1:** 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.*

FINDINGS OF FACT: The tenant space on the property is well-suited for Applicant's proposed use, but the Applicant is handicapped by the fact that the building is set back near the rear property line and in close proximity to a residence district. The Applicant does not seek this variance as a convenience or as a means to generate more profit. No amusement use or other use that is subject to the 100-foot distance separation requirement could operate from the property without a variance.

***CRITERIA NO. 2:** The plight of the owner is due to unique circumstances.*

FINDINGS OF FACT: The unique circumstance in this case is the fact that the pre-existing building on the property was built towards the rear property line and in close proximity to a residence district. The Applicant did not create this hardship.

***CRITERIA NO. 3:** The variations, if granted, will not alter the essential character of the locality.*

FINDINGS OF FACT: The proposed use will be conducted completely indoors. It will not generate adverse noise, light, odors, traffic, parking issues, or other adverse impacts on surrounding properties and it will not alter the essential character of the neighborhood. The proposed use is similar to other service-oriented uses in this strip center.

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JULY 9, 2025

PZC 008-2025: TGP Innovations LLC, d/b/a That Golf Place, 212 East Chicago Avenue, Westmont

Request for a special use to allow an indoor golf simulator facility amusement establishment in the B-2 General Business District.

CRITERIA NO. 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.

FINDINGS OF FACT: The proposed use is a lawful use that will be conducted completely indoors. The proposed use does not intend to seek a liquor license or allow the consumption of alcoholic beverages on site. The proposed use will promote the health and well-being of its users through golf practice, golf lessons/coaching, and associated physical fitness training. As a result, the proposed use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

CRITERIA NO. 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.

FINDINGS OF FACT: The proposed use will take place completely indoors in an existing tenant space in a strip mall. The use is not expected to generate adverse noise, odors, lighting, traffic, or parking concerns, and no adverse impacts on surrounding properties or property values is expected.

CRITERIA NO. 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.

FINDINGS OF FACT: The proposed use will take place in an existing tenant space in a strip mall. Surrounding properties are fully-developed. Allowing this use will impede the redevelopment or improvement of surrounding properties.

CRITERIA NO. 4: That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.

FINDINGS OF FACT: The existing tenant space is already improved with adequate utilities, access ways, drainage, parking, and other necessary facilities. No physical improvements are proposed, except to the interior of the tenant space.

CRITERIA NO. 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.

FINDINGS OF FACT: The proposed use will have a limited number of users and employees on site at any one time, and the use will not generate significant vehicular or pedestrian traffic. The property is served by an existing large off-street parking lot and has access to the public street and sidewalks.

CRITERIA NO. 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.

FINDINGS OF FACT: The proposed use meets all other zoning regulations, except for a variance that is sought for the distance separation requirement between this amusement use and an adjacent residential district.

CRITERIA NO. 7: The proposed use meets the special conditions of Special Condition 1.

FINDINGS OF FACT: Although the proposed use does not meet Special Condition 1 contained in Section 7.04 of the Zoning Ordinance, the Applicant seeks a variance from this condition.



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:	_____

PROJECT NAME: That Golf Place

Subject Property Street Address: 212 E Chicago Ave, Westmont, IL 60559

PIN Number(s): 09-03-313-010

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

Petitioner (and corporation if applicable): TGP Innovations LLC Attn Pulkit Chauhan and Sidhardha Anumalasetty

Address: 425 W Naperville Rd Westmont IL 60559

Phone: 630-362-2289

Email: thatgolfplace.corporate@gmail.com

Relationship of Petitioner to Property Owner: Tenants and Business Owners

PROJECT DESCRIPTION: _____

That Golf Place is a modern indoor golf performance and fitness facility that will occupy a 2,200 square foot unit within an established multi-tenant commercial center in Westmont, Illinois. The space will feature advanced golf simulators, mobility and stretching zones, and app-based secure entry for approved members only. All activities will take place indoors, with acoustic treatments installed to ensure a quiet and contained environment. The facility is designed for small-group and individual use, with no walk-in traffic and no disruption to surrounding businesses. By activating a long-vacant storefront with a clean, technology-driven concept, That Golf Place adds value to the center while maintaining compatibility with neighboring commercial and residential uses.

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Property owner(s): Pranno Corp attn Jeff Pranno

Address: 6N230 Wheaton rd Roselle IL 60172.

Phone: 630-217-9205

Email: fisinred1@live.com

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

Property owner(s): _____

Address: _____

Phone: _____

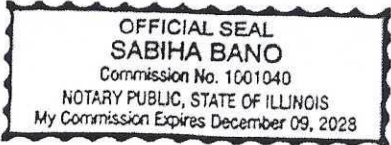
Email: _____

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: TUP Innovations LLC By Managers: Sidhardha Anumalasetty
Pulkit Chandra
Signature: [Signature] , manager [Signature] , manager

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th DAY OF May, 2025
[Signature]
Notary Public



OWNER SIGNATURE:

Type or print name: Jekhey Pranno Agent/President of Pranno Corporation
Signature: Jekhey Pranno Agent/President of Pranno Corporation

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15 DAY OF May, 2025
[Signature]
Notary Public



Village of Westmont
Community Development Department
31 W Quincy Street
Westmont, IL, 60559

RE: Special Use Permit & Variance Request – That Golf Place
212 East Chicago Avenue, Westmont, IL (PIN: 0903313010)

To the Village of Westmont Planning & Zoning Commission and Community Development Staff:

TGP Innovations LLC (“Applicant”) proposes the operation of a members-only indoor golf and training facility with fitness components at **212 East Chicago Avenue, Westmont, Illinois** (the “Property”), located within the B-2 General Business District. The business model focuses on scheduled reservations, noise-reducing features, controlled capacity, as well as fitness and instructional-oriented offerings. The proposed use initially includes two enclosed simulator bays, with an option to expand to four, for golf training and skill development, a stretching and fitness zone, and a reception area with incidental retail (e.g., branded merchandise or training aids). Interior soundproofing and minimal non-structural renovations will be completed to ensure a quiet, professional atmosphere appropriate for instructional use.

This modern, fitness-driven concept introduces a fresh, forward-looking business to Westmont, contributing to the continued revitalization of the center and supporting its evolution as a hub for fitness and professional services. The nature of the facility—where members schedule visits and remain on-site for extended, appointment-only sessions—naturally supports surrounding businesses by increasing visibility and encouraging patronage of nearby establishments. Members may visit neighboring businesses before or after appointments, including food and beverage options such as the adjacent restaurant or bar and grill, and may benefit from complementary services offered by other health, wellness, or lifestyle providers in the area.

It is important to note that all activities will take place entirely indoors within a sound-dampened, professionally managed setting. There will be no outdoor programming, amplified sound, or late-night gatherings, and the nature of the membership-based model ensures a quiet, predictable user flow. Simulator bays will be acoustically treated with industry-standard materials to reduce noise transmission. Access to the facility is controlled by secured and automated entry, further minimizing disruption concerns. As such, the use poses no threat to the comfort, quiet enjoyment, or property values of adjacent residences or businesses. Rather, the proposed use complements the low-intensity commercial character of the block and aligns with existing precedent for instructional and fitness-oriented operations in this center.

To operate this facility in accordance with Village code, the Applicant respectfully seeks a special use permit and variance to allow the proposed use within the B-2 zoning designation.

ITEMIZATION OF RELIEF

The following zoning relief is respectfully requested by the Applicant:

- Special Use Permit – Pursuant to Appendix A, Section 7.03(A)(1) of the Westmont Zoning Ordinance, to allow the operation of an indoor amusement or recreation establishment—including simulator-based golf training—as a special use within the B-2 General Business District. The proposed facility will operate as a members-only fitness-focused training center that integrates indoor golf with wellness and performance-enhancing programs. This includes simulator-based instruction, stretching and mobility space, and incidental retail related to the training use. No structural or exterior modifications are proposed to the Property, and the use will function entirely within the existing commercial footprint.
- Variation from Residential Separation Requirement – Pursuant to Appendix A, Section 7.03(A)(1) and Appendix A, Section 7.04(1) of the Westmont Zoning Ordinance, and evaluated under the standards set forth in Appendix A, Section 13.07(D), to permit a special use (amusement establishments) “provided that no buildings or outdoor portions of the lot containing such use are located within 100 feet of a residence district.” The Property lies adjacent to an R-district to the north and cannot meet the 100-foot separation due to existing site and zoning conditions.

No other variances for signage, parking, landscaping, or setbacks are requested at this time. Should minor clarifications or additional relief be identified during the hearing process, the Applicant remains willing to coordinate with Village staff to address such matters. The Applicant also respectfully seeks such other and further relief as may be deemed necessary or appropriate.

The application consists of the following materials with folder names:

- Cover Letter (this document)
- Planning and Zoning PDF Application - *(TGP_SUP_APPLICATION)*
- Property Description - *(TGP_PROPERTY_DESCRIPTION)*
- Surrounding Zoning and Land Use - *(TGP_SURROUNDING_ZONING_AND_LAND_USE)*
- Standards for Special Use - *(TGP_STANDARDS_FOR_SPECIAL_USE)*
- Special Use Standards - Special Condition - *(TGP_SPECIAL_USE_STANDARDS_SPECIAL_CONDITION)*
- Findings of Fact for Variance - *(TGP_FINDINGS_OF_FACT_FOR_VARIANCE)*
- Hours of Operation and Employee Overview - *(TGP_Hours_of_Operation_and_Employee_Overview)*
- Floor Plans w/ Dimensions - *(TGP_Dimesions_Floor_Plan.pdf)*
- Operational Layout - *(TGP_Layout_FloorPlan)*
- Site Plans - *(TGP_SITE_PLAN)*
- Proof of Ownership w/ signed lease - *(TGP_NOTARIZED_LEASE_LAST_PAGE)*

Sincerely,

Sidhardha Anumalasetty & Pulkrit Chauhan (Westmont Resident)

Founders

TGP Innovations LLC

thatgolfplace.corporate@gmail.com

HOURS OF OPERATION AND EMPLOYEE OVERVIEW

Business Name: That Golf Place

Business Address: 212 East Chicago Avenue, Westmont, Illinois 60559

Business Type: Indoor Golf Performance and Fitness Facility

Hours of Operation:

That Golf Place will operate daily from 4:00 AM to 11:00 PM on weekdays and from 4:00 AM to 12:00 AM on weekends. The primary hours of customer activity are expected to occur between 9:00 AM and 9:00 PM, during which approximately 90 percent of the facility's traffic is anticipated.

Employee and Facility Oversight:

A manager or designated team member will be on-site daily to perform essential duties. These responsibilities include routine cleaning and sanitization, merchandise organization, light maintenance, and the preparation or resetting of simulator and fitness areas. This regular presence ensures the facility remains clean, safe, and professionally maintained, reflecting the business's commitment to high operational standards and seamless integration within the surrounding commercial and residential properties. While staffing will be responsive to member usage patterns and seasonal trends, there may be strategically determined periods during the day when staff are not present on-site, based on timing, demand, and other operational considerations. Additional coverage will be scheduled as needed to ensure continued oversight and service quality.

Membership Access and Booking Requirements:

All prospective members are required to schedule and complete a facility orientation and membership overview prior to receiving access credentials. Once approved, members must reserve their simulator or training bay time in advance of each visit. Walk-in access is strictly prohibited, and entry is only permitted during reserved sessions. This controlled, appointment-only model is a foundational principle of the business, allowing ownership and management to closely regulate facility use, maintain predictable traffic patterns, and ensure safety and accountability at all times. In addition to on-site oversight during peak hours, the facility is actively monitored through a remote security and camera system, enabling owners and designated personnel to observe and manage member activity during off-peak times. This approach provides a high level of operational control and safety even when staff are not physically present.

Additional Notes:

Facility maintenance, cleaning, and equipment sanitization will occur routinely to uphold cleanliness and hygiene standards. Staffing schedules will remain flexible and responsive to fluctuations in demand, ensuring continued oversight and minimal external impact throughout the year.

PROPERTY DESCRIPTION

The Property is located at **212 East Chicago Avenue, Westmont, Illinois**, on the north side of Chicago Avenue, east of Wilmette and west of Blackhawk Drive, and is identified by **PERMANENT INDEX NO.: 09-03-313-010**. It comprises approximately 2,200 square feet of leasable area within an established multi-tenant commercial strip center zoned B-2 General Business District.

The unit is currently vacant and was recently occupied by a retail space and dance studio, with past uses also including instructional and retail operations. The interior layout includes a front reception area with incidental retail potential, two restrooms, a service/storage room, and two partitioned studio zones. The Applicant proposes only minor interior renovations—including installation of acoustic treatments, simulator and fitness equipment, and minor layout enhancements to facilitate designated simulator bays and mobility/stretching areas. No exterior construction, signage changes (beyond standard wall-mounted signage), or structural modifications are planned.

The Property features a dedicated private entrance and is surrounded by compatible neighborhood-serving commercial uses, including food service and retail tenants. The shared parking lot provides ample off-street parking for customer use. There are no trees, landscaping, or exterior site features that will be altered by the proposed use.

Critically, all activities will be conducted indoors, with member access controlled through secure, app-based keyless entry. The nature of the business—quiet, low-volume, reservation-based training sessions—ensures no spillover noise, light, or foot traffic affecting neighboring properties. Professionally designed soundproofing within the simulator bays will further limit sound transmission. Unlike higher-traffic commercial uses or entertainment venues, That Golf Place is intentionally designed to operate discreetly and respectfully within its environment.

Given the Property's location within a transitional zone buffering commercial and residential uses, its limited footprint, and lack of exterior disruption, the proposed use represents an ideal fit. It aligns with both the zoning and the practical context of the area, activating a long-vacant storefront with a modern, community-oriented wellness concept that supports the vitality of the center while fully preserving the character and quality of adjacent residential areas.

PROJECT DESCRIPTION

That Golf Place is a modern indoor golf performance and fitness facility that will occupy a 2,200 square foot unit within an established multi-tenant commercial center in Westmont, Illinois. The space will feature advanced golf simulators, mobility and stretching zones, and app-based secure entry for approved members only. All activities will take place indoors, with acoustic treatments installed to ensure a quiet and contained environment. The facility is designed for small-group and individual use, with no walk-in traffic and minimal disruption to surrounding businesses. By activating a long-vacant storefront with a clean, technology-driven concept, That Golf Place adds value to the center while maintaining compatibility with neighboring commercial and residential uses.

STANDARDS FOR VARIATION

In addition to the submitted Findings of Fact for the requested variation, the Applicant is providing supplemental information addressing the Standards for Variance. In accordance with the Village's requirements, and for the purpose of implementing the applicable rules, the Planning and Zoning Commission shall consider whether practical difficulties or particular hardships exist. In making its recommendation, the Commission is directed to take into consideration the extent to which the following facts, favorable to the Applicant, have been established by the evidence presented.

In accordance with **Appendix A, Section 13.07(D)(2)(a-f)** of the Westmont Zoning Ordinance, the following standards apply in cases of practical difficulty or particular hardship. The Applicant respectfully submits that the requested variance satisfies each of these criteria, as set forth below:

(A) The particular physical surroundings, shape or topographical features of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

Response:

The hardship in this case results from the specific physical location and layout of the Property, not from a mere inconvenience or business preference. The subject unit is situated at the rear of an existing commercial strip center and directly abuts a residential zoning district across a narrow alley. This fixed configuration makes it impossible to achieve the 100-foot separation required for amusement-classified uses. No alternative unit within the center offers both sufficient setback and the necessary visibility or functionality for a training-based business. Absent the requested variance, the property cannot be reasonably used for a low-impact amusement use like That Golf Place, despite otherwise conforming to the character and intensity of allowable commercial uses in the district.

(B) The conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification.

Response:

While multiple units within the commercial center may be located within 100 feet of a residential zoning district, the requested variance is specific to the proposed use and the location of the Applicant's unit. That Golf Place is classified as an "amusement establishment," which uniquely triggers the 100-foot separation requirement—unlike many other retail or service uses within the center. The combination of this use classification and the unit's placement at the rear of the property, where no compliant separation exists, creates a distinct circumstance. This request is therefore not broadly applicable to other B-2 properties, but arises from the intersection of the use type and the physical location of the space.

(C) The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

Response:

The purpose of the requested variation is not based exclusively on a desire to increase profitability. Rather, it is necessary to enable the reasonable use of the space for a low-impact, fitness-oriented training facility that would otherwise be barred solely due to its use classification. The Applicant has intentionally limited occupancy and capped membership to ensure quiet operation and compatibility with the surrounding area. The requested relief is not intended to maximize revenue, but to allow the business to

function within the constraints of the site while adhering to sound planning principles and community standards.

(D) The alleged difficulty or hardship has not been created by the owner of the property.

Response:

The hardship was not created by the Applicant. The physical configuration of the site and its proximity to a residential zoning district are longstanding conditions that predate the Applicant's involvement. These constraints were in place at the time the lease was contemplated, and the Applicant has acted in good faith to comply with Village expectations for low-impact commercial operations. The need for relief arises from zoning provisions that unintentionally restrict reasonable use of the space based on use classification—not from any modification, development decision, or action taken by the Applicant. The request is consistent with the Village's criteria for granting zoning variations under Appendix A, Section 13.07.

(E) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Response:

Granting the requested variance will not be detrimental to the public welfare or injurious to surrounding property or improvements. The proposed use will operate entirely indoors, with no exterior noise, amplified sound, lighting changes, or disruptive signage. Traffic and parking impacts will be minimal due to the reservation-only model, which staggers member visits and limits peak activity. The simulator bays will be soundproofed to prevent noise transfer to adjacent tenants or nearby residences. Access to the facility is controlled through secure digital entry and scheduling systems, ensuring occupancy limits are enforced and unauthorized entry is prevented. In addition to minimizing impact, the business will provide a public benefit by offering free or discounted simulator time and lessons to youth from underserved households—supporting wellness, mentorship, and equitable access to the game of golf.

(F) The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.

Response:

The proposed variation will not impair access to light or air for adjacent properties, as no exterior construction, vertical expansion, or structural modifications are planned. The use will not increase congestion in public streets, as the facility operates on a low-traffic, reservation-only model that staggers member arrivals and limits peak demand. There is no impact to fire access, as the space will remain fully compliant with existing fire code requirements, including egress, alarms, and sprinkler systems. The facility's secure, member-only entry and limited occupancy promote a safe and controlled environment, with no risks to public safety. Finally, the business is expected to maintain or enhance surrounding property values by modernizing the space and contributing to the overall appeal and vitality of the commercial center.

FINDINGS OF FACT FOR VARIANCE

Requested Relief: A variation from **Appendix A, Section 13.07(D)(1)(a-c)** of the Westmont Zoning Ordinance, which requires a minimum 100-foot separation between special uses classified as indoor amusement or recreation and adjacent residential zoning districts.

(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.

Response:

The property cannot yield a reasonable return if limited solely to uses permitted by right within the B-2 District. While the site supports retail and service uses in theory, the building's configuration and proximity to a residential district restrict its appeal to modern tenants, particularly those requiring flexible space for amusement or fitness-based activity. Uses classified as "amusement establishments," such as That Golf Place, are effectively barred due to the 100-foot separation requirement, despite being low-impact and commercially appropriate for the site. Without the requested special use and variance, the space remains difficult to lease or adapt for viable long-term tenancy, impairing its economic utility and return potential.

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

Response:

The plight of the owner arises from unique circumstances related to the Property's physical location and regulatory context. The subject site is part of a longstanding commercial strip center that predates current zoning standards and directly abuts a residential district across a narrow alley. On a logistical level, this proximity makes it physically impossible to meet the 100-foot separation requirement for amusement-classified uses without altering parcel boundaries or displacing neighboring land uses. This hardship is not self-created, nor is it a result of the proposed use's character, but rather stems from the site's placement within a transitional zoning area that unintentionally limits reasonable use under current regulations.

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

Response:

The requested variation will not alter the essential character of the locality. The proposed use will operate entirely indoors, without amplified sound, exterior activity, or prominent signage that might affect nearby residences. The business is limited to small-group, reservation-only sessions, and additional soundproofing will be installed to ensure all activity remains contained. Compared to other approved special uses in the same center—such as a dance academy—That Golf Place represents a lower-impact, quieter operation. The facility is consistent with the area's transitional commercial-residential character and will not negatively affect the use, enjoyment, or value of surrounding properties.

STANDARDS FOR SPECIAL USE

In accordance with Appendix A, Section 13.09(D)(1-6) of the Westmont Zoning Ordinance, the following standards must be met for the Village to grant a special use permit. The Applicant submits that the proposed use at 212 East Chicago Avenue satisfies each of these criteria, as demonstrated below:

(1) Public Health, Safety, and Welfare

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.

The establishment and operation of this members-only facility will not be detrimental to public health, safety, morals, comfort, or general welfare. From a public health standpoint, the facility promotes physical wellness through golf-focused fitness training and stretching programs. It does not involve any hazardous materials or activities. Regarding safety, access is controlled through a secure, keyless entry system, with use limited to verified members and monitored by interior and exterior security cameras. Morals are upheld by the private, appointment-only nature of the business—no alcohol, gambling, or public entertainment is offered, ensuring a respectful and professional atmosphere. Comfort is preserved through soundproofed simulator bays, capped membership, and a maximum occupancy of eight users at any given time. These constraints also support the general welfare of the surrounding neighborhood by limiting traffic, noise, and disruptions, while enhancing community wellness by offering youth clinics and instructional programming.

(2) Impact on Adjacent Properties

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.

The proposed special use will not be injurious to the use and enjoyment of neighboring properties, nor will it substantially diminish or impair property values within the neighborhood. That Golf Place will operate as a low-impact, appointment-only training facility, with no public events, late-night gatherings, or amplified music—minimizing disruptions to nearby tenants. The simulator bays will be individually soundproofed with acoustic materials designed for indoor sports use, ensuring that noise does not extend beyond the leased premises. The surrounding businesses, including a restaurant and bar, operate at similar or higher intensity levels, making this use compatible with the existing commercial environment. Additionally, the introduction of a modern, well-maintained facility is likely to strengthen the center's overall appeal and marketability, supporting stable or increased property values and benefiting adjacent tenants through additional customer exposure.

(3) Orderly Development and Use of Nearby Properties

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.

The proposed use will not impede the normal and orderly development or improvement of surrounding properties for uses permitted in the B-2 District. That Golf Place will occupy an existing commercial unit with no exterior construction, expansion, or changes that would restrict access, visibility, or functionality for neighboring tenants. The members-only, appointment-based model generates low traffic and minimal noise, ensuring compatibility with adjacent uses and preserving a conducive environment for new or

continued development. Furthermore, the business contributes to the revitalization and active use of the center, encouraging foot traffic and investment that supports the broader goals of the Village's Comprehensive Plan.

(4) Adequacy of Utilities and Infrastructure

That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.

Adequate utilities, access ways, drainage, and other necessary facilities have been provided to support the proposed use. The subject space is located within an existing commercial strip center that is already served by fully operational infrastructure, including water, electricity, HVAC, telecommunications, and sanitary services. No upgrades to core systems are required. The site includes shared paved parking with direct access to Chicago Avenue, as well as established pedestrian access routes. Existing stormwater drainage systems are in place and sufficient to accommodate the low-impact nature of the proposed use, which does not involve exterior modifications or increased runoff.

(5) Traffic Congestion and Access

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.

The existing site layout provides safe and sufficient ingress and egress, minimizing traffic congestion on public streets. The property is accessed via established curb cuts along Chicago Avenue and is served by an internal circulation system and a shared parking lot designed to accommodate multiple commercial tenants. That Golf Place's reservation-only model naturally limits traffic volume and staggers arrival times, reducing the potential for congestion. With capped membership and a maximum occupancy of eight users at a time, the facility is expected to generate significantly less traffic than other permitted uses in the B-2 District, such as restaurants or retail, and will not burden surrounding roadways.

(6) Compliance with Zoning Regulations

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.

The proposed use conforms to all applicable regulations of the B-2 General Business District, with the exception of the special use designation required for operation and the associated relief related to the site's proximity to a residential zoning district to the north. No additional variances are being sought for signage, landscaping, building setbacks, lot coverage, or other development standards. The facility will operate entirely within the existing building footprint and comply with all remaining zoning and building code requirements as administered by the Village.

SPECIAL USE STANDARDS - SPECIAL CONDITION

(1) Such Special use may be permitted provided that no buildings or outdoor portions of the lot containing such use are located within 100 ft of a residence district.

The Applicant acknowledges that the proposed use falls within 100 feet of a residential zoning district, and therefore requires both a Special Use Permit and a Variance to operate in accordance with Village requirements. All business activity will occur entirely indoors within the existing building footprint, with no exterior entertainment, amplified sound, or late-night outdoor operations. Outdoor use is limited to standard customer parking and ingress/egress. To further mitigate potential impacts on nearby residences, the simulator bays will be soundproofed with acoustic treatments, and access will be limited to vetted members using keyless entry and a reservation-only system. These safeguards ensure the use is quiet, controlled, and respectful of the surrounding area, consistent with the Village's intent in establishing this special condition.

SURROUNDING ZONING AND LAND USE

The subject property is located within the B-2 General Business District on the north side of East Chicago Avenue, positioned between Wilmette and Blackhawk Drive within a multi-tenant commercial strip center. This corridor forms part of the Village's transitional buffer zone between Westmont's concentrated commercial activity near Cass Avenue and its adjacent residential neighborhoods to the north and south.

Properties immediately east and west of the site are similarly zoned B-2 and are occupied by compatible commercial tenants, including retail, personal services, and instructional or activity-based businesses such as salons, fitness studios, tutoring centers, and light medical offices. These uses share a similar operational footprint and customer volume with That Golf Place, reinforcing the compatibility of the proposed business within the tenant mix and zoning context.

To the north, directly behind the subject property, lies a residential district zoned R-4, separated by an alley and rear buffer. This adjacency is a longstanding characteristic of this commercial block and has been previously acknowledged and managed through successful special use approvals for businesses with similar or greater operational intensity. The proposed golf training facility is entirely contained within the existing building envelope and introduces no exterior operations, amplified sound, or late-night traffic that might disrupt the residential character of nearby homes. Additionally, professionally installed soundproofing treatments within the simulator bays will ensure that all activity remains acoustically contained.

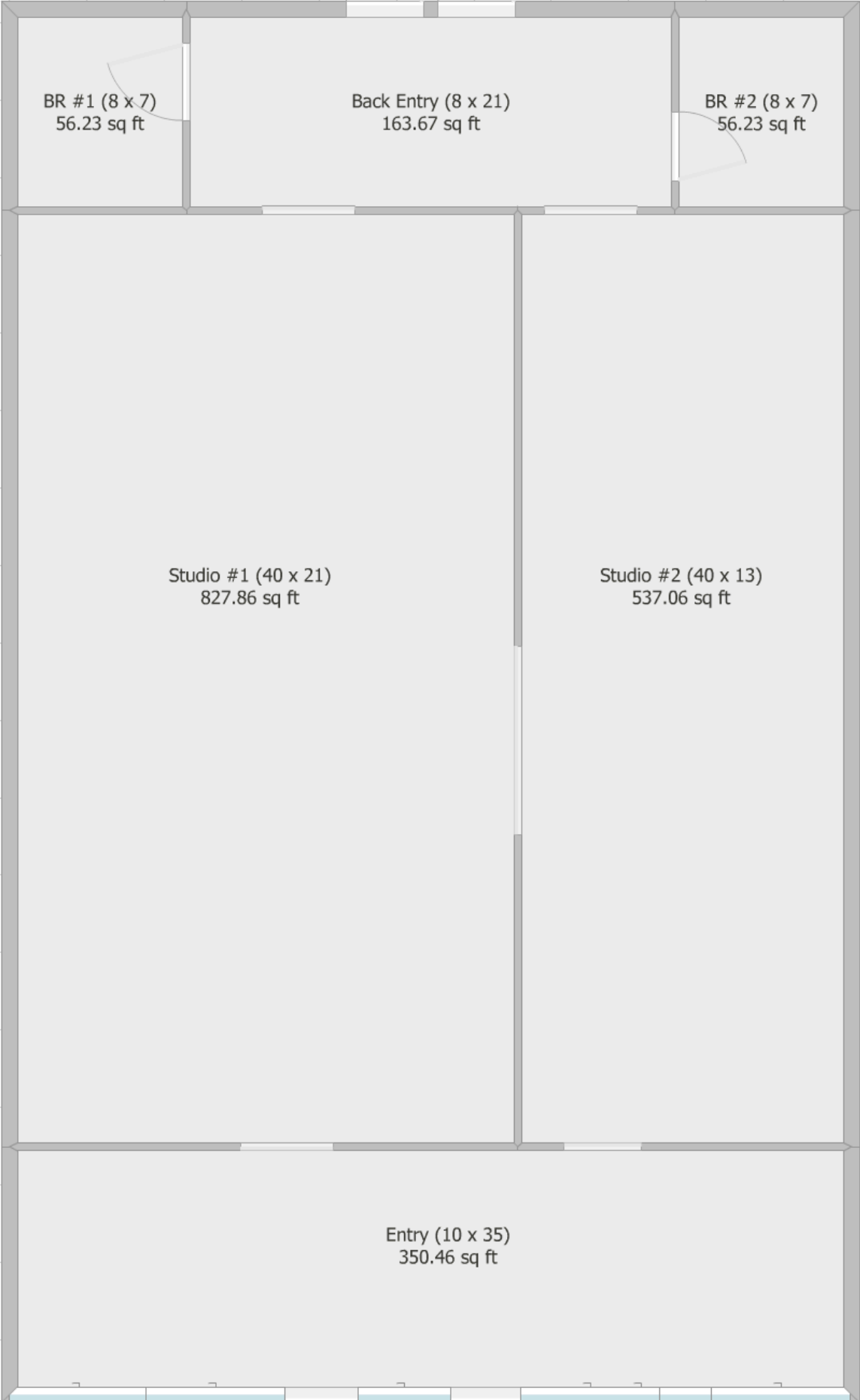
To the south, across Chicago Avenue, lies the Village boundary with Clarendon Hills, where single-family residential homes dominate the land use pattern. The subject site benefits from its strategic placement within a commercial corridor that is set back from residential frontages, and all member access and parking is confined to the shared surface lot located on the commercial side of the street. There will be no overflow, glare, or acoustic spillover affecting homes across the avenue.

Importantly, the property is also part of the Village's Central Business District TIF and is identified within the Naperville & Cass Subarea Plan of the Comprehensive Plan as a "Residential Transition" zone. This designation anticipates the evolution of the area into a blend of low-impact commercial and residential uses that soften the edge between Westmont's downtown core and its surrounding neighborhoods. The proposed use fully supports this policy vision by activating a vacant commercial space with a quiet, fitness-focused facility that generates minimal traffic, no exterior disruptions, and aligns with the area's intended character.

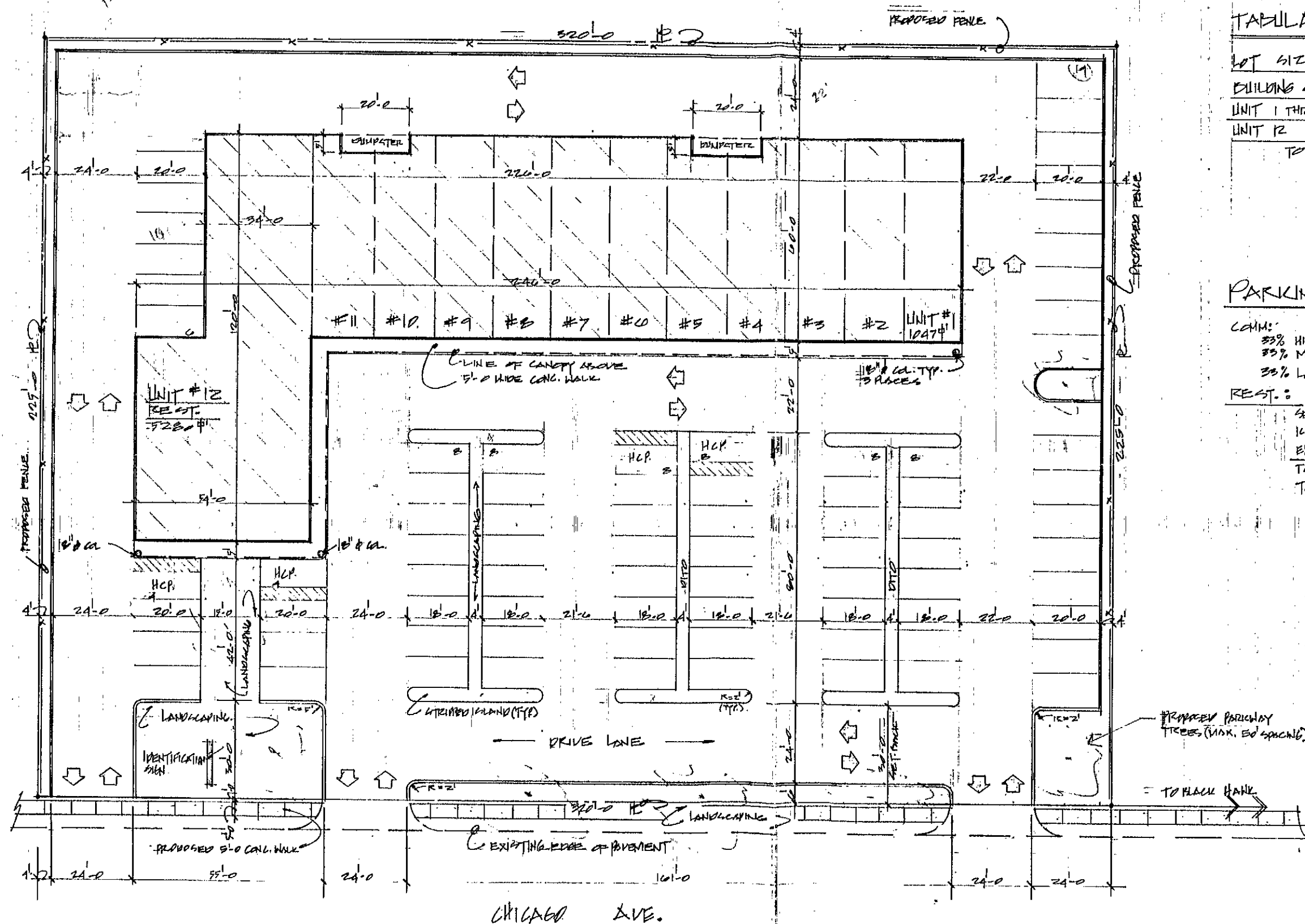
Operationally, the business will function on a strict reservation-only model, with secure access limited to members, and no walk-ins or group events. This inherently controls customer flow and prevents clustering or congestion. Typical sessions last 60–90 minutes, with small parties and staggered arrival times. Combined with the absence of exterior signage beyond that permitted by code, and the absence of any outdoor music, lighting, or noise, the use will not alter the visual or acoustic character of the neighborhood.

In terms of intensity and compatibility, the indoor golf and training facility closely mirrors other previously approved special uses within this same center—such as the Irish dance studio previously located in this very unit—but with a notably lower operational footprint. That Golf Place offers a more structured, member-controlled format, with fewer participants on-site at any given time and longer average session durations.

In summary, the proposed use is fully compatible with surrounding zoning and land uses, and poses no adverse impact on the continued enjoyment, value, or development of adjacent residential or commercial properties. Instead, it introduces a stable, forward-looking business that enhances the commercial corridor while preserving the peace, character, and quality of the neighborhood.







TABULATION OF AREAS:

LOT SIZE: 72,000 sq ft (1.05 AC.)
 BUILDING SIZE:
 UNIT 1 THRU 11 @ 1047 = 11,520 sq ft COMM.
 UNIT 12 5,280 sq ft
 TOTAL/FLAG. 16,800 sq ft

PARKING:

COMM: 11,520 sq ft
 55% HIGH 3840 sq ft = 20 CARS REQ'D.
 55% MED. 3840 sq ft = 10 " "
 55% LOW. 3840 sq ft = 7 " "
 REST.: 5,280 sq ft 37 ACTUAL 41
 SEATING ± 33
 KITCHEN/STORAGE 0
 EMP. MAX(9) 0
 TOTAL REQ'D. 37 ACTUAL 40
 TOTAL REQ'D. 70 ACTUAL 80

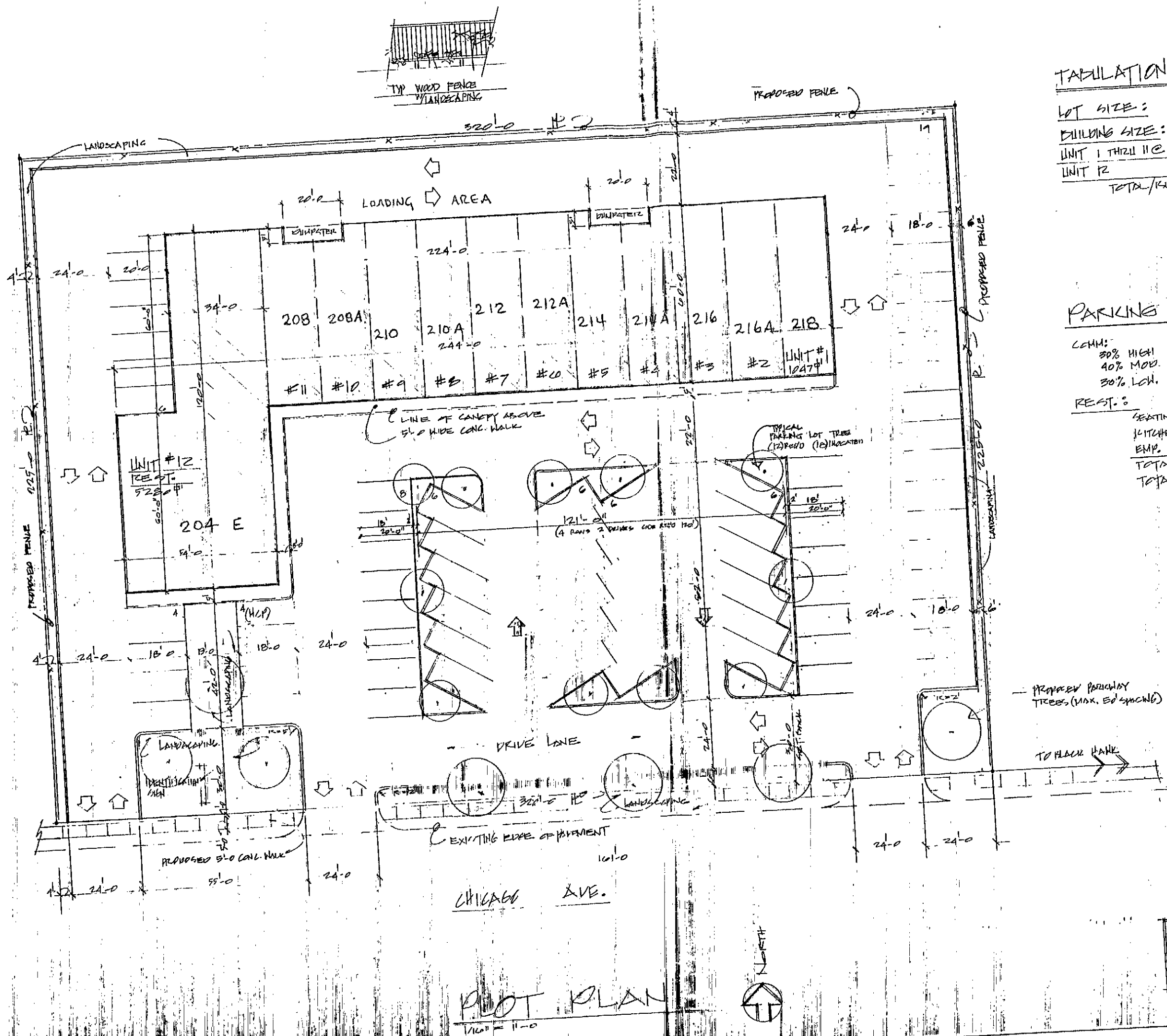
Make file
 302 East
 Chicago Ave

CHICAGO AVE.

PLOT PLAN

1/4" = 1'-0"





TABULATION OF AREAS:

LOT SIZE: 72,000 $\pm$ (1.09 AC.)
 BUILDING SIZE:
 UNIT 1 THRU 11 @ 1,047 $\pm$ = 11,400 $\pm$ COMM.
 UNIT 12 5,280 $\pm$
 TOTAL BLDG. 16,680 $\pm$

PARKING:

COMM:	11,400 $\pm$	
30% HIGH	3,400 $\pm$	= 17 CARS REQ'D. (1,400)
40% MOD.	4,600 $\pm$	= 12 " " (1,400)
30% LOW	3,400 $\pm$	= 6 " " (1,400)
REST.:	5,280 $\pm$	35
SEATING $\pm$		32
KITCHEN/STORAGE		0
EMP. MAX (9)		0
TOTAL REQ'D.		38
TOTAL REQ'D.		75 ACTUAL 75

PROPOSED SHOPPING CENTER		10-24-59 (512) 766 22 800	
WESTMONT ILLINOIS.		JOB NO. 8526	
L. A. DAHREK ARCHITECT		SHT. No.	
700 INDUSTRIAL DRIVE BENSenville.		6K-1	

LEGAL DESCRIPTION

Abbreviated Legal Description (as provided):

*A T MC INTOSH & COS RESUB OF WARREN KEENEY & COS 2ND ADD ALL & E 1/2 VAC
HIAWATHA DR LYG W & ADJ*

Unabbreviated Legal Description:

All of the property located in A.T. McIntosh and Company's Resubdivision of Warren Keeney and Company's Second Addition, together with the east one-half of vacated Hiawatha Drive lying west of and adjacent to said property.

Lessee

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

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

IN WITNESS WHEREOF, the parties hereto set their hands and seal this 26 day of April, 2025.

Lessee's Signature

Printed Name

TGP Innovations LLC

TGP INNOVATIONS, LLC ST LP

By: Sofia, manager
Lessor's Signature

Printed Name

Louis Pranno

Louis Pranno Jr

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF ILLINOIS Illinois

COOK County, ss.

On this 6 day of May, 2025, before me appeared Louis Pranno, as LESSOR of this Commercial Lease Agreement who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.



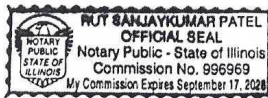
Michael S. Tovella
Notary Public
My commission expires: 3-6-29

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF ILLINOIS

COOK County, ss.

On this 28 day of April, 2025, before me appeared Sikhartha A., as LESSEE of this Commercial Lease Agreement who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.



Rut Sanjaykumar Patel
Notary Public
My commission expires: Sept 17, 2028

freeforms

Page 8 of 8



VILLAGE OF WESTMONT
Board of Trustees Memorandum
July 24, 2025

Item for Board Consideration:

Board to consider an ordinance approving requests from TGP Innovations LLC. d/b/a That Golf Place (Petitioner), and Pranno Corporation (Owner) at 212 East Chicago Avenue, Westmont, Illinois, 60559 for the following:

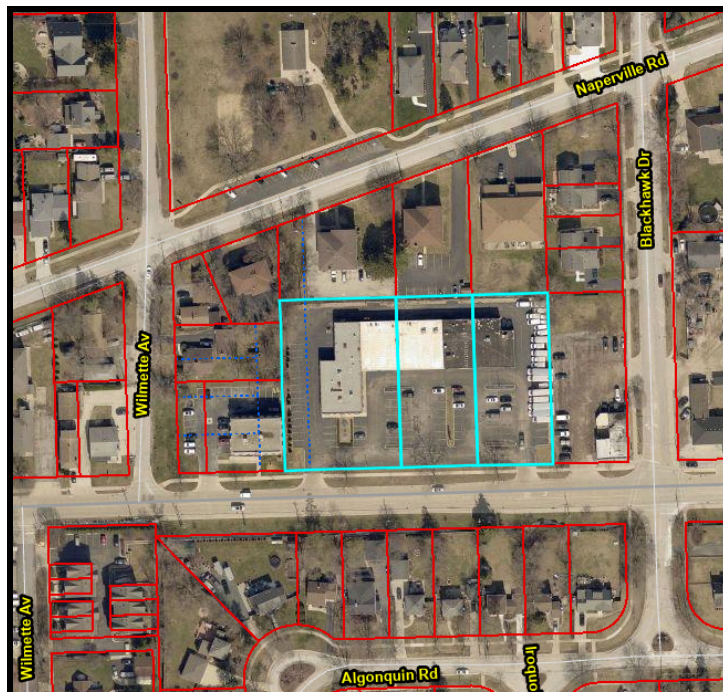
1. Special Use Permit to operate an amusement establishment in the B-2 General Business District.
2. Zoning Ordinance Variance to the special condition that requires 100 foot distance separation between an amusement establishment and a residence district.

Planning & Zoning Commission Recommendation:

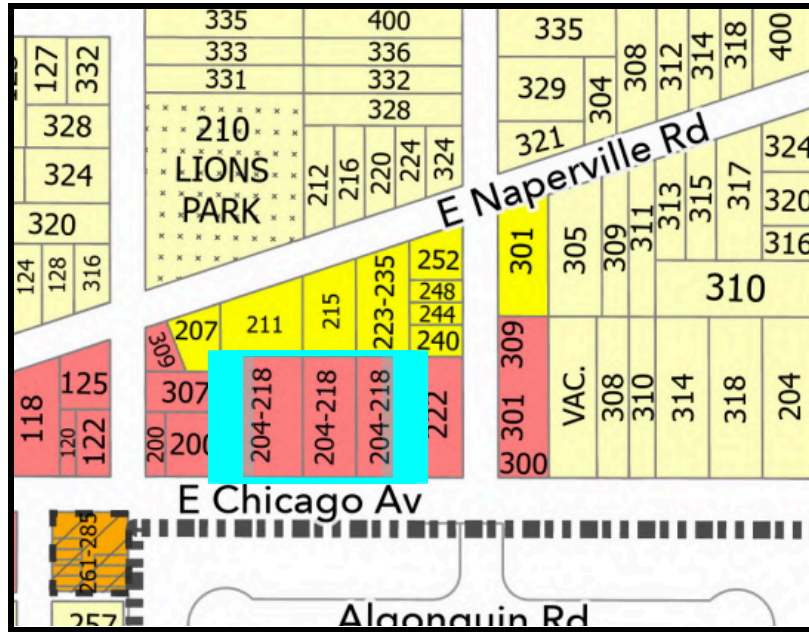
At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the Special Use Permit and variance requests (5-0, 2 absent).

1. BACKGROUND OF ITEM

- a. Location: 212 East Chicago Avenue is located between Wilmette Avenue and Blackhawk Drive. The subject unit is within the multi-tenant commercial center at 204-218 East Chicago Avenue. This center hosts a restaurant, interior decorating shop, retail copy shop, and a tutoring business. The property is 355 feet by 225 feet, for an area of 79,875 square feet, or 1.83 acres.



Aerial Map - 212 East Chicago Avenue (source: DuPage County Parcel Viewer)



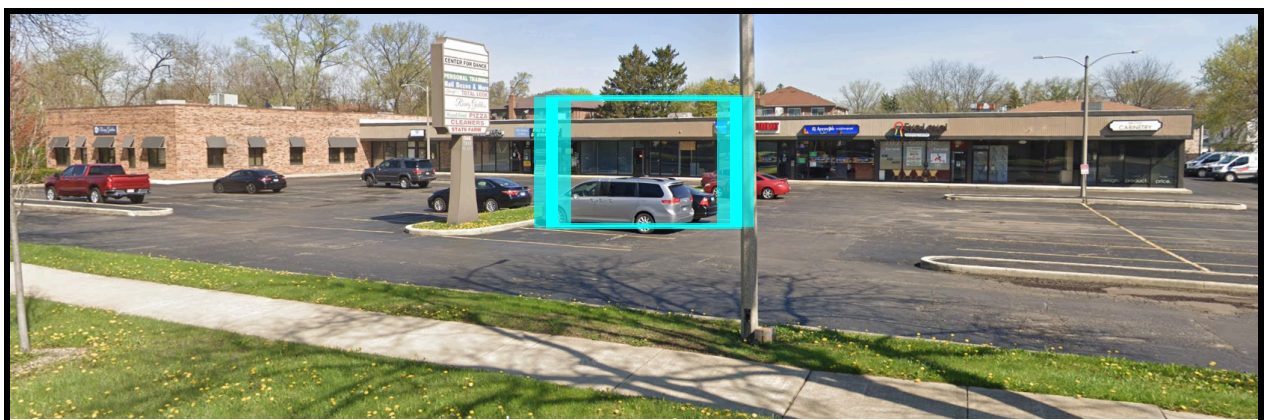
Zoning Map - 212 East Chicago Avenue

b. Zoning Designations:

SUBJECT PROPERTY	B-2 General Business District
NORTH	R-4 General Residence District
SOUTH	Village of Clarendon Hills (R-1 Single Family Residential District)
EAST	B-2 General Business District
WEST	B-2 General Business District

c. Neighborhood Characteristics

The lot is located in the A.T. McIntosh & Co.'s Resubdivision, Warren-Keeney 2nd Addition subdivision, which was recorded in 1921. It is on the eastern edge of the Village, bordering the Village of Clarendon Hills to the south. The Chicago Avenue corridor hosts many uses, including restaurants, offices, animal services, and a wide range of housing types. The surrounding properties in the Village of Clarendon Hills are single-family homes.



Street View - 212 East Chicago Avenue (source: Google)

2. PETITIONER REQUEST:

The petitioner has requested a Special Use Permit to operate That Golf Place, an electronic golf simulator amusement establishment, in the B-2 General Business District. The petitioner is also requesting a variance to the special condition that requires a 100 foot separation distance between an amusement establishment and the residential district to the north due to the existing building being constructed within 100 feet of the rear property line.

3. 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 subject property is a multi-tenant center with multiple commercial businesses.

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 Plan also advises that commercial uses “...*should be generally compatible with nearby residential areas.*”

More specifically, the Comprehensive Plan identifies this property in the Naperville & Cass Subarea, which is described as having “...*a unique mix of commercial, residential, and light industrial uses...*” and “...*enhancements are needed to ensure compatibility between differing uses and create a more unified appearance within the subarea.*” The Plan further identifies the property as suitable for residential transition, which should “...*transition from concentrated commercial activity to a mix of commercial and residential uses.*” The concentrated commercial area is in reference to the intersection of Naperville Road and Cass Avenue, where traffic generating uses are more appropriate.

b. Entitlement Request

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

- **Special Use Permit request to operate an amusement establishment in the B-2 General Business District**

Appendix A, Section 7.03(A)(1) requires that all amusement establishments obtain a Special Use Permit in B-2 District to assess impacts like traffic, activities, number of employees, and operating hours. In addition to the Special Use Standards (Sec. 13.09), amusement establishments have the following Special Condition, as listed in Sec. 7.04(1):

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”

The petitioner has provided the necessary responses to the special use standards and is requesting a variance to the special condition due to the existing building and unit being approximately 25 feet from the north property line, which borders a residential district.

The petitioner describes the business as a members-only indoor golf and training facility with fitness components. The proposed hours of operations are 4:00AM to 11:00AM on weekdays and 4:00am to 12:00AM on weekends. The petitioner expects peak customer activity to be between 9:00 AM and 9:00 PM, accounting for approximately 90% of facility foot traffic.

A manager or designated team member will be on-site daily for routine cleaning, sanitization, merchandise organization, maintenance, and preparation of simulator and fitness areas. Staffing levels will align with member usage and seasonal trends; however, periods without on-site staff may occur based on operational considerations. Additional coverage will be scheduled as required for oversight and service quality.

Access is restricted to members who complete a facility orientation and membership overview. Members must reserve simulator or training bay time in advance; walk-in access would not be permitted.. Entry is permitted only during reserved sessions, establishing an appointment-only operational model. Remote security and camera systems provide active monitoring during off-peak times.

Appendix A, Section 10.06(B)(3)(b) states that the existing parking in multi-tenant commercial buildings, like the subject property, is deemed conforming.

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.*

- **Zoning Ordinance Variance request to the special condition that requires 100 foot distance separation between an amusement establishment and a residence district.**

As previously stated, the subject unit and existing building is within 25 feet of a residence district (R-4 General Residence), meaning it does not meet Special Condition #1. In order to operate, the petitioner is requesting a variance to this condition.

The petitioner has provided the necessary responses to the variance standards. Additionally, the petitioner has indicated all activities would be indoors within a sound-dampened, professionally managed setting. No outdoor programming, amplified sound, or late-night gatherings will occur. Simulator bays will be acoustically treated to reduce noise transmission. As noted prior the user will utilize a membership and reservation model to better predict and control access.

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

Standards for Variations Sec. 13.07(D)

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.*

4. SUMMARY

The petitioner has requested a Special Use Permit to operate That Golf Place, an amusement establishment, in the B-2 General Business District. The petitioner is also requesting a variance to the special condition that requires a 100 foot separation distance between an amusement establishment and the residential district to the north due to being 25 feet from a residentially-zoned property. The request is subject to the standards of a special use permit approval and the variance request.

5. LEGAL

- a. Notification: A legal notice was published in Westmont Suburban Life on June 19, 2025.
- b. Code References: Appendix A: Section 7.03(A)(1); 7.04; 13.07; 13.09

6. DOCUMENTS ATTACHED:

- 1. Publication notice appearing in the June 19, 2025 Westmont Suburban Life.
- 2. Findings of Fact
- 3. Petitioner Attachments received May 8, 2025 (Edited for PZC):
 - a. Planning and Zoning Development Application
 - b. Project Narrative
 - c. Responses to the Special Use Standards and Variance Standards
 - d. Floor Plans
 - e. Site Plans
 - f. Legal Description
 - g. Signed Lease Agreement

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 600 OAKMONT LN STE600
2252843

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 06/19/2025

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 19th day of June, A.D. 2025

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$103.90

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, July 9,
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
Chicago Lightworks LLC,
d/b/a Chicago Lightworks
(Petitioner) and 1133
Cleveland Properties, LLC,
d/b/a Oakmont Tech Center
(Owner) for the property at
600 Oakmont Lane, Suite
600, Westmont, Illinois,
60559, for the following:
• Special Use Permit to
operate business offices with
accessory uses of
warehousing, distribution of
materials, goods, or
products in the O/R
Office/Research District.
PIN: 06-34-405-016
More Common Location:
600 Oakmont Lane, Suite
600, Westmont, Illinois,
60559 Village Code(s)
Applicable: Appendix A
Sections: 8.13(H): 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 June 19,
2025) 2252843

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JULY 9, 2025

PZC 013-2025: Chicago Lightworks LLC, d/b/a Chicago Lightworks, regarding 600 Oakmont Lane, Suite 600, Westmont

Request for a special use to allow business offices with accessory uses of warehousing and distribution of materials, goods, or products in the O/R Office/Research District.

CRITERIA NO. 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.

FINDINGS OF FACT: The office use and the accessory warehousing and distribution use will be conducted completely indoors. No fleet vehicles will be stored on site. It is expected and required that the Applicant will adhere to all performance standards. Traffic in and out of the property due to this use is expected to be moderate, and there is sufficient off-street parking to accommodate this request. As a result, this proposed use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

CRITERIA NO. 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.

FINDINGS OF FACT: See Findings of Fact for Criteria No. 1 above, which are restated herein. This proposed warehousing use is not expected to generate adverse noise, light, odors, traffic, or parking concerns. As a result, this proposed use will not adversely affect the use and enjoyment of surrounding properties and will not impair surrounding property values.

CRITERIA NO. 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.

FINDINGS OF FACT: The property in question is fully improved with an office building and off-street parking, and surrounding properties are fully developed. This proposed use will not adversely impact the ability of surrounding properties to redevelop. This property has not been targeted for consolidation with surrounding properties for a larger development.

CRITERIA NO. 4: That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.

FINDINGS OF FACT: The property is fully improved with access ways, off-street parking, sufficient means of ingress and egress, and it is already served by adequate utilities and storm water drainage improvements. This proposed use will not adversely burden such facilities.

CRITERIA NO. 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.

FINDINGS OF FACT: The property is fully improved with access ways, off-street parking, and sufficient means of ingress and egress. The property does not currently generate significant traffic on the public streets, and this proposed use is not expected to generate adverse amounts of vehicular traffic.

CRITERIA NO. 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.

FINDINGS OF FACT: No Zoning Ordinance variances are needed, and no waivers from Village ordinances and codes are requested. This proposed use meets all requirements of the Zoning Ordinance.



Village of Westmont

Planning and Zoning

Application and Instructions

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

Office Use Only

Date Received: _____

By: _____

PROJECT NAME: Chicago Lightworks LLC Office

Subject Property Street Address: 600 Oakmont Lane Suite #600

PIN Number(s): 06-34-405-016

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

Petitioner (and corporation if applicable): Chicago Lightworks LLC

Address: 505 Varenville Road Suite 101, Lisle IL 60532

Phone: 708-421-0389

Email: mnykaza@chicgolightworks.com

Relationship of Petitioner to Property Owner: Tenant

PROJECT DESCRIPTION: Special use permit request to allow
us to store sales samples in designated storage
space

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Property owner(s): 1133 Cleveland Properties, LLC

dba Oakmont Tech Center c/o Guy Bonneville, mgr

Address: P.O. Box 5419 Woodridge, IL 60517

Phone: 727-234-7853

Email: gmbonne@comcast.net

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

Property owner(s): N/A

Address: _____

Phone: _____

Email: _____

PROJECT STAFF:

Developer: Guy Bonneville

Company Name: Oakmont Tech Center

Phone: 727-234-7853

Email: gmbonne@comcast.net

Attorney: N/A

Company Name: _____

Phone: _____

Email: _____

Engineer: N/A

Company Name: _____

Phone: _____

Email: _____

Architect: Maria Diorio

Company Name: IDG The Interior Design Group LTD

Phone: 630-348-0400

Email: mdiorio@idgllc.com

Landscape Architect: N/A

Company Name: _____

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: Mike Nykaza

Signature: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th DAY OF June, 2025

[Signature]
Notary Public



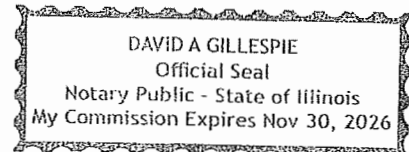
OWNER SIGNATURE:

Type or print name: Guy M Bonneville

Signature: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th DAY OF June, 2025

[Signature]
Notary Public





June 10, 2025

Village Of Westmont
Community Development Department
31 West Quincy Street
Westmont, IL 60559

RE: General Information of Daily Operations for Chicago Lightworks Lease at Oakmont Tech Center
600 Oakmont Ln., Westmont, IL (the "Property")

To Whom It May Concern:

Our proposed special use shall substantially meet the following standards to obtain the recommendation of the Planning and Zoning Commission and approval of the Board of Trustees:

1. 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.

The Chicago Lightworks Headquarters space at the property will be a general office space for a service orientated business. Our proposed special use will consist of sample light fixtures and office supplies. The light fixtures are small, typically 2'X2' and house in a small case and placed on a shelf. The samples are relatively inactive, and the storage space will be less than 25% of the total office space.

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.

The special use shall use existing internal storage space and building loading dock already in place to support the sample pick up. It will not require any changes to the building and will not be injurious to the use or enjoyment of the property surrounding the space.

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

As noted above, the special use permit will be used for samples and utilize existing permitted facilities. It will not impede any normal and orderly development.

4. That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.

The property currently provides the adequate utilities, accessibility, drainage, and other necessary facilities required of the special use.

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.

The Property was originally designed and constructed to supply ample ingress and egress. The special use will rely on the current design and continue to eliminate any congestion on 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 recommendations of the plan commissions.

The proposed small sample storage special use is supported by the characteristics, capabilities, and functionality of the existing design and improvements of the Property and shall conform to the applicable regulations of the district in which it is located.

Please let us know if you have any questions or require more information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Nykaza', with a stylized, flowing script.

Mike Nykaza

Managing Principal, Chicago Lightworks



June 10, 2025

Village Of Westmont
Community Development Department
31 West Quincy Street
Westmont, IL 60559

RE: General Information of Daily Operations for Chicago Lightworks Lease at Oakmont Tech Center
600 Oakmont Ln., Westmont, IL (the "Property")

To Whom It May Concern:

The Chicago Lightworks space will serve as the headquarters of CLW, a lighting sales agency. Onsite operations will include general office desk functions, meeting spaces, and training center.

At capacity, we expect a maximum of about 70 employees will be based in Westmont, with 35% of the employees being sales and not in the office every day.

The storage area will house office supplies and sample lighting fixtures

If our Special Use Permit Application is approved, the Storage area will be inactive storage of sample lighting fixtures. The lighting fixtures are typically 2'X2' and are housed in a small case. Large equipment will not be received or stored in Westmont. We do not receive any large shipments, as our electrical distributors handle all the commercial business. We are a sales service business which is paid commissions on the business we generate by our manufactures. Our sales members will pick up samples from our storage and show them to our customers at their place of business. I do not have a fleet of vehicles and deliveries of our samples come via UPS or FedEx.

Our general business hours are 8:00am – 5:00 pm, Monday – Friday.

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

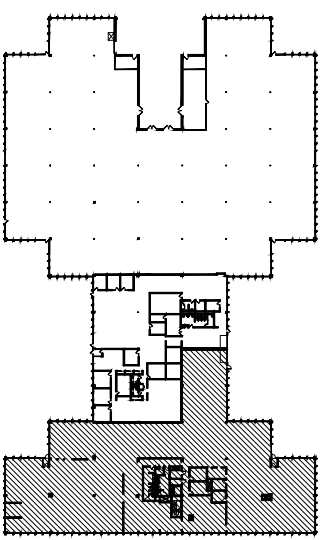
Sincerely,

Mike Nykaza
Managing Principal, Chicago Lightworks



THE INTERIOR DESIGN GROUP LTD.
750 WARRENVILLE ROAD | SUITE 103
LISLE, ILLINOIS 60532
PHONE 630 | 348 | 0400
FAX 630 | 348 | 0388
www.idgllc.com

PROJECT DESIGN TEAM:
ARCHITECT: JESSICA LIES
PROJECT MANAGER: MARIA DORIO
REVIEWER: TIM LIES
DRAWN BY: ALYSSA JAGUES
REVISED BY:



TENANT:



CHICAGO
LIGHTWORKS
OAKMONT TECH CENTER
600 OAKMONT LANE
SUITE #600
WESTMONT, ILLINOIS 60559

PROJ. NO.: 26120/24 R.S.F.: 23,463
SUBMITTED: DATE:
DRAWN: 11/15/2024
FOR APPROVAL: 11/15/2024

SHEET TITLE:
NORTH SPACE PLAN #1
SHEET NO.: 1 OF 2

NOTES

1. ALL FINISHES TO BE SELECTED BY THE INTERIOR DESIGN GROUP, LTD. AND APPROVED BY CLIENT, UNLESS OTHERWISE NOTED.
2. PROVIDE POLISHED CONCRETE FLOOR.
3. PROVIDE NEW PLASTIC LAMINATE BASE CABINETS AND PLASTIC LAMINATE COUNTERTOP WITH 4" BACKSPLASH AND A.D.A. COMPLIANT SINK AND FAUCET. PROVIDE OPENING BELOW FOR TENANT'S A.D.A. COMPLIANT DISHWASHER AND MICROWAVE.
4. RELOCATE EXISTING MILLWORK, WHERE SHOWN ON PLAN, MILLWORK TO BE CLEANED INSIDE AND OUT; RE-ADJUST CABINET DOORS, IF NECESSARY.
5. EXISTING MILLWORK TO BE REPAIRED AND BE CLEANED INSIDE AND OUT. RE-ADJUST CABINET DOORS, IF NECESSARY.
6. PROVIDE GLASS DOOR AND SIDELIGHT IN TOP AND BOTTOM RAIL.
7. PROVIDE WOOD DOOR WITH 2'-0" WIDE INTEGRATED GLASS SIDELIGHT TO MATCH DOOR HEIGHT.
8. PROVIDE SLIDING GLASS DOOR WITH SIDELIGHTS ON EACH SIDE.
9. PROVIDE NEW PLASTIC LAMINATE BASE CABINETS AND PLASTIC LAMINATE COUNTERTOP WITH 4" BACKSPLASH. PROVIDE OPENING BELOW FOR TENANT'S A.D.A. COMPLIANT UNDER COUNTER REFRIGERATOR.
10. REPLACE WASHROOM COUNTERTOP AND SINKS. EXACT SPECIFICATION TO BE DETERMINED.
11. PAINT EXISTING WASHROOM PARTITIONS. EXACT SPECIFICATION TO BE DETERMINED.
12. PROVIDE NEW CERAMIC FLOOR IN MEN'S WASHROOM. EXACT SPECIFICATION TO BE DETERMINED.
13. PROVIDE DROP CEILING IN ALL Huddle ROOMS, CONFERENCE ROOMS, PRIVATE OFFICES, PHONE ROOMS AND TRAINING ROOM.
14. PROVIDE OPEN CEILING IN BREAK ROOM, AMENITY SPACE, SHOWROOM AND SAMPLE ROOM.
15. PROVIDE OPEN CEILING WITH ACOUSTIC CLOUDS ABOVE OPEN OFFICE AREA. EXACT DESIGN AND SPECIFICATION TO BE DETERMINED.
16. EXISTING ENTRY/EGRESS DOOR.
17. PROVIDE NEW PLASTIC LAMINATE BASE CABINETS WITH PLASTIC LAMINATE COUNTERTOP AND 4" BACKSPLASH.



PHONE PHONE

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



North

EXISTING CONDITIONS
NEW CONSTRUCTION

NOTE:
ROOM AND WORKSTATION SIZES DIMENSIONED ARE APPROXIMATE ±. ALL FURNITURE, WORKSTATIONS, AND EQUIPMENT ILLUSTRATED ARE BY TENANT.

NOTE:
DUE TO THE FACT THAT IDG HAS NOT VERIFIED THE EXISTING SPACE PLAN IS SUBJECT TO FIELD VERIFICATION AND CHANGE.

NOTE:
ALL AREAS ILLUSTRATED WITH THIS HATCH ARE **NOT** INCLUDED IN THIS CONTRACT.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year first above written.

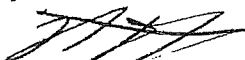
LANDLORD:

1133 CLEVELAND PROPERTIES, LLC, a Florida limited liability company dba OAKMONT TECH CENTER

By: 
Guy M. Bonneville, Manager

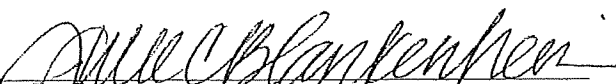
TENANT:

CHICAGO LIGHTWORKS, LLC, an Illinois limited liability company

By: 

Printed: Michael F. Nykaca

Title: Managing Principal

By: 

Printed: JULIE BLANKENHEIM

Title: MANAGING PRINCIPAL



VILLAGE OF WESTMONT
Board of Trustees Memorandum
July 24, 2025

Item for Board Consideration:

Board to consider an ordinance approving a request from Chicago Lightworks LLC, d/b/a Chicago Lightworks (Petitioner) and 1133 Cleveland Properties, LLC d/b/a Oakmont Tech Center (Owner), regarding the property at 600 Oakmont Lane, Suite 600, Westmont, Illinois, 60559, for the following:

- 1) Special Use Permit to operate business offices with accessory uses of warehousing, distribution of materials, goods, or products in the O/R Office/Research District.

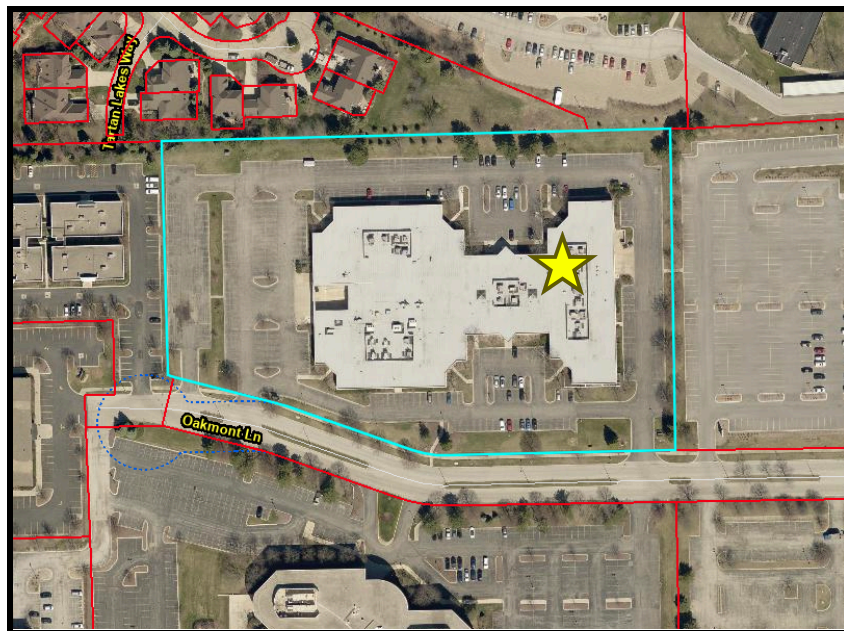
Planning & Zoning Commission Recommendation:

At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the Special Use Permit request (5-0, 2 absent).

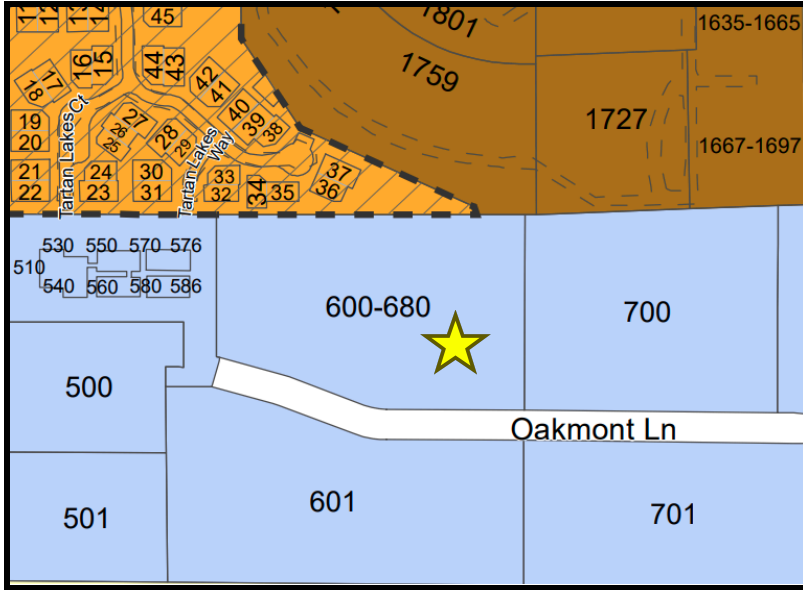
I. BACKGROUND OF ITEM

A. Location:

The subject site is located on the north side of Oakmont Lane. The site contains separate suites serving many individual office tenants, and a few of the suites have been designed with docks and include space for storage. The subject unit is located on the east side of the building, and has a drive-in door on the north side of the unit. The lot has an area of approximately 295,772 square feet or 6.79 acres of land.



Aerial Map - 600 Oakmont Lane (source: DuPage County Parcel Viewer)



Zoning Map - 600 Oakmont Lane

B. Zoning Designation

SUBJECT PROPERTY	O/R Office Research
NORTH	R-5 General Residence/Planned Development & R-6 Special Residence
SOUTH	O/R Office Research
EAST	O/R Office Research
WEST	O/R Office Research

C. Neighborhood Characteristics:

Located in the northeastern portion of the Village, Oakmont Lane is home to one of the Village's largest office parks. As such, the property is surrounded by similar office buildings and complexes. Beyond employment uses, to the north is Mayslake Village Retirement Community and the Tartan Lakes Subdivision, a single-family attached residential development.



View of the Unit from the North Side - 600 Oakmont Lane, Suite 600 (source: Google)
(stars mark access points to the subject unit)

II. PETITIONER REQUEST:

The petitioner, Chicago Lightworks, is requesting a Special Use Permit for 600 Oakmont Lane, Suite 600, to operate an administrative office for lighting sales with accessory warehousing for the storage of lighting samples.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The purpose of the O/R district is stated in Section 8.10 as “restricted to the establishment of professional and administrative offices and research laboratories. Development within this district shall be in accord with approved plans for overall development. Plans shall relate favorably to primary thoroughfare accessibility.” Similarly, the Comprehensive Plan has designated this area as *Light Industrial/Business Bark*.

The zoning designation of O/R district maintains uses that are centered on business offices. Although the proposed office is a permitted use in the O/R district, the proposed accessory warehousing is a special use and must obtain a Special Use Permit prior to operating.

To facilitate improved occupancy of atypical buildings in the O/R district, the Village approved a text amendment in 2022. The text amendment gave building owners the ability to solicit users that may utilize already existing atypical features such as loading docks or storage areas subject to an approved Special Use Permit. This unit features a drive-in door for loading, which is accessed through the northern parking lot. Similar requests have been made and approved at this property for Midwest Mechanical in Suite 650 (2023) and 1440 Event Design in Suite LL (2024).

B. Entitlement Request

The petitioner has provided a project narrative and supporting documentation for the following requests. The accessory special use requirements noted in Section 8.13(H), which address operation limitations, parking, and accommodation of vehicles, must be considered with the Special Use Standards listed in Section 13.09(D), both of which can be referenced in item V(B).

- **Special Use Permit for accessory warehousing**

Chicago Lightworks intends to use the subject unit as their headquarters for their lighting sales agency. Day-to-day operations include general office functions, meeting spaces, a training center for employees, a showroom for lighting fixtures, and the warehouse to store lighting samples. The hours of operation will be from 8:00 am to 5:00 pm on weekdays, with a maximum of 70 employees. The petitioner anticipates roughly 35% of the employees to be working in sales, and not present in the office every day.

The proposed warehousing will be used to store lighting samples that support the in-house showroom. The provided floor plan shows that the warehouse will be located where the drive-in door is, and will be walled off to separate it from the business offices. In addition to supporting the showroom, the lighting samples kept in the warehouse will be loaded into sales employees' personal vehicles to use while on sales calls. Suite 600 is 23,463 square feet and the warehouse is proposed to be roughly 4,200 square feet. This is only 17.84% of the entire unit, which is compliant with the 25% maximum stipulated by Sec. 8.13(H)(2).

The petitioner does not have fleet vehicles and receives their lighting samples through mail

carriers like the United Postal Service and FedEx. No outdoor storage of materials is proposed, nor would it be allowed.

IV. SUMMARY

The petitioner seeks approval of a Special Use Permit to operate warehousing accessory to a lighting business office in the O/R Office/Research District. The request complies with both the requirements of the Zoning Ordinance, specifically the standards of Sec. 8.13(H), and the recommendations from the Comprehensive Plan, and is subject to the standards of a special use permit approval and special conditions.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on June 19, 2025,
- B. Code References: Appendix A, Sections 8.13(H); 13.09

Sec. 8.13. - Special uses in the office/research district.

Special uses in the office/research district shall include the following:

(H) Accessory uses limited to fabricating, processing, assembling, warehousing, or distributing of materials, goods, or products, subject to the following requirements:

- (1) The accessory use promotes the purpose and intent of the O/R District as an office and business center, and the accessory use utilizes secondary spaces not initially constructed as offices;*
- (2) Accessory operations cannot exceed more than 25 percent of total floor area of the permitted business use;*
- (3) Existing building construction must support the accessory use as designed without substantial alterations; building cannot be altered beyond specific building and fire code requirements to accommodate the accessory use. All building improvements must be disclosed with the special use permit application;*
- (4) Outdoor storage is prohibited. Material and/or equipment, or other vehicles unrelated to the primary business operating from the property are prohibited.*
- (5) Automotive and/or vehicle assembly, repair, maintenance and service are prohibited;*
- (6) Refuse must be properly contained in appropriate dumpsters which are enclosed by a trash enclosure and buffered with landscape screening;*
- (7) Such accessory use shall not reduce required off-street parking below minimum standards for any other use which may occupy the property;*
- (8) Accessory use does not involve the assembly of large equipment and machinery and has limited external impacts in terms of noise, vibration, odor, hours of operation and truck and commercial vehicle traffic;*
- (9) Operations must comply with the performances standards found in section 8.02(C);*
- (10) Commercial vehicles used for business operations and stored on-site when not in use shall be as authorized in special use approval, including, but not limited to:*
 - (a) Vehicles shall be stored in a designated area;*
 - (b) Vehicle count shall not be increased by more than 20 percent without an amendment to special approval;*
 - (c) Vehicles shall be operable with current registration;*
 - (d) Vehicles shall not be used to store/warehouse products or materials for a period longer than 72 hours;*
 - (e) Vehicles shall be parked in standard parking stalls and cannot encroach other stalls or required drives and aisles; oversized vehicles prohibited;*
 - (f) Vehicles shall not be stored in view of the right-of-way of any street with a supplement setback line as established in art. IV, section 4.16*

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.*

VI. DOCUMENTS ATTACHED:

- A. Publication notice appearing in the June 19, 2025 Westmont Suburban Life.
- B. Findings of Fact
- C. Petitioner Attachments:
 - 1. Planning and Zoning Application received on June 11, 2025 (Edited for VB), including responses to the Special Use Standards;
 - 2. Cover Letter;
 - 3. Proposed Floor Plan;
 - 4. Last Page of a Lease Agreement;
 - 5. ALTA/ACSM Land Title Survey.

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 639 BLACKHAWK DR
2252849

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 06/19/2025

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 19th day of June, A.D. 2025

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$95.74

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, July 9,
2025 at 8:00 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
Advocate Health and
Hospitals Corporation, for
the property at 639
Blackhawk Drive, Westmont,
Illinois, 60559, for the
following:
• Zoning Ordinance
Variance to the maximum
height and area of
directional signs in the B-2
General Business District.
PIN: 09-03-106-023
639 Blackhawk Drive,
Westmont, Illinois, 60559
Village Code(s) Applicable:
Appendix A, Sections 11.11
(D)(4); 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 June 19,
2025) 2252849

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JULY 9, 2025

PZC 012-2025: Advocate Health and Hospitals Corporation, regarding 639 Blackhawk Drive, Westmont.

Request for a variance to exceed the maximum height and area of directional signs in the B-2 General Business District.

***CRITERIA NO. 1:** 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.*

FINDINGS OF FACT: The current guidelines for directional signage in the B-2 General Business District are insufficient for a large healthcare facility and hinder the outpatient center's ability to provide effective wayfinding for patients, staff, and service vehicles. Larger directional signage is needed to accommodate diverse user needs and vehicle types. This results in reduced operational efficiency, increased safety risks, and a compromised patient experience, ultimately impairing the facility's performance and limiting its ability to achieve a reasonable return on investment.

***CRITERIA NO. 2:** The plight of the owner is due to unique circumstances.*

FINDINGS OF FACT: The owner's request for a variance is driven by site-specific operational requirements, the unique wayfinding demands of healthcare facilities, and a misalignment between the signage size limits intended for general business use (i.e., restaurant drive-thru) and the functional needs of healthcare use at an outpatient medical center. Granting the variance would align the property's use with signage standards already considered reasonable in the O/R District, which allows larger directional signage for large office complexes and healthcare facilities.

***CRITERIA NO. 3:** The variations, if granted, will not alter the essential character of the locality.*

FINDINGS OF FACT: The proposed signage maintains the visual and functional character of the surrounding business corridor and manufacturing district. The proposed signage introduces no new or disruptive elements and aligns with the commercial context of the area, meeting the operational needs of the outpatient center while remaining strictly functional rather than promotional. Granting this variance to allow larger directional signs will not adversely impact surrounding properties or alter the essential character of the area.



Village of Westmont

Planning and Zoning

Application and Instructions

PZC 012-2025

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

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

PROJECT NAME: Advocate Outpatient Center (AOC) Blackhawk Dr

Subject Property Street Address: 639 Blackhawk Drive, Westmont, Illinois 60559

PIN Number(s): 09-03-106-020, 09-03-106-022

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

Petitioner (and corporation if applicable): Peter Messina

Address: 2025 Windsor Drive, Oak Brook, Illinois 60523

Phone: 773.780.9759

Email: peter.messina@aah.org

Relationship of Petitioner to Property Owner: Vice President
Operations Ambulatory & Non Clinical
Design and Construction

PROJECT DESCRIPTION:

Sign Variance for directional signage Appendix A Section 11.11 Exemptions (D)

The Advocate Outpatient Center in Westmont will be a two-story, 42,000SF facility with 215 surface parking spaces. The new site includes space for an expansion to the south. The program consists of Primary Care, Obstetrics, Ortho/Sports Medicine, ICC and Imaging Rooms. The clinic will provide a hybrid on/off stage clinic module to be used for operational flexibility and many of the room standards will be deployed with modular/prefab opportunities. The exterior materials and interior environments will identify as a branded Advocate facility.

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Property owner(s): Advocate Health and Hospitals Corporation

Address: 2025 Windsor Drive, Oak Brook, IL 60523

Phone: Peter Messina (agent)

Email: peter.messina@aah.org / Cell: 773.780.9759

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

Property owner(s): See above:

Address: See above:

Phone: See above:

Email: See above:

PROJECT STAFF:

Developer: Peter Messina

Company Name: Advocate Health & Hospitals Corp.

Phone: 773.780.9759

Email: peter.messina@aah.org

Attorney: James Slinkman

Company Name: Advocate Health Care

Phone: 630.9829.8155

Email: james.slinkman@aah.org

Engineer: Spencer Craig

Company Name: Eriksson Engineering Associates, LTD.

Phone: 414.930.7221

Email: scraig@eea-ltd.com

Architect: Chris Martin

Company Name: HDR, INC.

Phone: 312.307.8739

Email: christopher.martin@hdrinc.com

Landscape Architect: Zack Rees

Company Name: HDR, INC.

Phone: 312.470.9517

Email: zack.rees@hdrinc.com

1.1 Completed Application Form

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: Peter Messina, Vice President
Type or print name: Operations Ambulatory & Non Clinical-Design and Construction

Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th DAY OF May, 20 25

Maria DeFrank

Notary Public



OWNER SIGNATURE: Advocate Health and Hospitals Corporation
Peter Messina, Vice President (Agent)
Type or print name: Operations Ambulatory & Non Clinical-Design and Construction

Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th DAY OF May, 20 25

Maria DeFrank

Notary Public





PZC Application Request Cover Letter

Date: Tuesday, May 30, 2025

Project: Advocate Outpatient Center (AOC) Westmont Blackhawk Dr

To: Village of Westmont Community Development Department

From: HDR

Subject: Advocate Outpatient Center (AOC) 639 Blackhawk PZC Application
Signage Variance: Directional Signage

Advocate Health Care respectfully submits this PZC Application, along with the accompanying materials, to formally request a variance for maximum height and area allowances for directional signage at the Advocate Outpatient Center (AOC), located at 639 Blackhawk Drive.

Please refer to the table below for a detailed, numbered list of the submitted materials, organized in accordance with the numbering and order outlined in the application checklist.

We appreciate the opportunity to collaborate with the Village and look forward to working together to bring this important project to fruition.

PZC Application Materials Checklist

Application Page Numbers	Checklist Number	Material Name	Material Description
2-13	1.1	Completed Application Form	Completed application form with notes from Mr. Scott Williams
14-15	1.2	Completed Fee Schedule	Completed fee schedule with notes from Mr. Scott Williams
16-19	1.4	Cover Letter	Cover letter with numbered listing and description of items
20	1.5	Legal Description	Legal description per the Deeds on file with DuPage County
N/A	1.6	Non-refundable Filing Fees	
21	1.7	Plat of Survey	Plat of Survey



22	1.8	PIN Numbers	PIN numbers per the Deeds on file with DuPage County
23-27	1.11	Proof of Ownership	Proof of ownership per the Deeds on file with DuPage County
28	3.4	Site Plan, Final	Final PZC Submission site geometry plan
29	3.4	Site Plan, Final	Final Permit Submission site geometry plan
30	N/A	Signage Location Plan	Proposed location of the signage on a site plan
31-33	N/A	Signage Rendering	Proposed rendering of signage with all dimensions including height and installation depth
34-35	10.8	Plat of Subdivision, Final	Final plat of subdivision
18	13.1	Signage Variance Request Letter	Letter indicating the requested signage variance
19	13.2	Response to Variance Standards	Response to each of the Variance Standards

Project Name

Advocate Outpatient Center (AOC) Blackhawk Dr

Subject Property Street Address

639 Blackhawk Drive, Westmont, Illinois 60559

PIN Numbers(s)

09-03-106-020, 09-03-106-022

Project Description

The Advocate Outpatient Center in Westmont will be a two-story, 42,000-square-foot facility featuring 215 surface parking spaces. The site is designed to accommodate a future expansion to the south. The facility will house a range of services, including Primary Care, Obstetrics, Orthopedics/Sports Medicine, ICC, and Imaging Rooms.

The clinic will utilize a hybrid on-stage/off-stage module to support operational flexibility, with many room standards incorporating modular and prefabricated construction methods. Both the exterior materials and interior design will reflect Advocate's branded identity, creating a cohesive and recognizable patient experience.



Variance Request (13.1, 13.2)

Appendix A Zoning, Article XI. – Signs, Sec. 11.11. – Exemptions (D)(4):

Description: The Advocate Health Care Design Team respectfully requests a variance for three signs from the maximum height (three feet) and area (five square feet) limitations for directional signage, as outlined in Appendix A – Zoning, Article XI – Signs, Section 11.11 – Exemptions (D)(4), for parcels located within the B-2 General Business District. The requested variance seeks approval for a maximum directional signage height of six feet six inches and a maximum sign area of nine square feet per side.

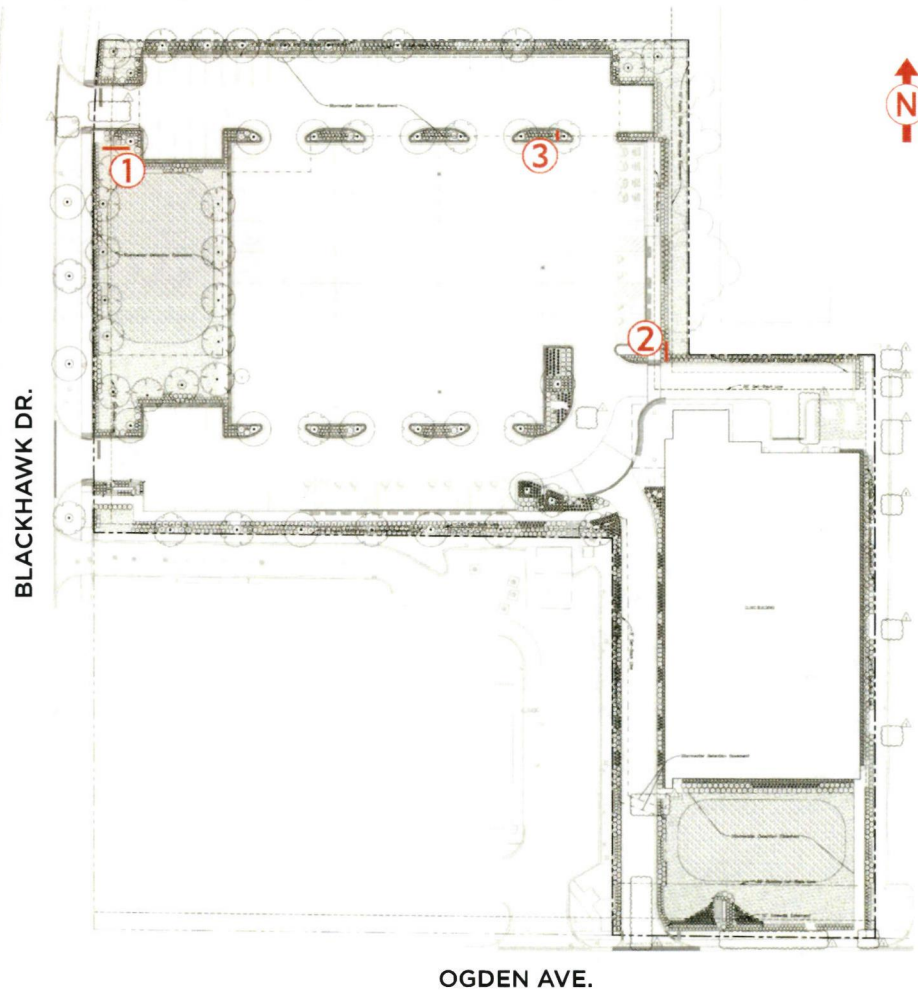
Reason: The current maximum signage height and area permitted by the Code of Ordinances—three feet and five square feet respectively—is insufficient for effective visibility from passenger and service vehicles within a healthcare setting. In contrast to simpler environments like fast food establishments, which often feature linear and intuitive circulation patterns, healthcare facilities require more visible wayfinding to accommodate diverse user needs and vehicle types.

Allowing increased directional signage height and area would significantly enhance safety and navigation for patients, staff, and visitors. It would improve traffic flow, reduce confusion, and contribute to a more organized and less stressful experience on site.

Consideration Items: The Advocate Outpatient Center is located within a general business corridor, surrounded primarily by automotive dealerships and fast-food establishments, and adjacent to a manufacturing district. With no nearby residential zoning, the proposed size of the directional signage is appropriate and consistent with the surrounding context. The signage design prioritizes wayfinding over advertising, incorporating only a small, wordless logo in the upper corner as a subtle identifying mark. The Office/Research (O/R) District, which permits healthcare-related facilities like this outpatient center, allows directional signage to be a maximum height of six feet and a maximum area of nine square feet per side.

Standard for Variation:

- *(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;*
 - The current district guidelines for directional signage hinder the outpatient center's ability to provide effective wayfinding for patients, staff, and service vehicles. This results in reduced operational efficiency, increased safety risks, and a compromised patient experience, ultimately impairing the facility's performance and limiting its ability to achieve a reasonable return on investment.
- *(b) The plight of the owner is due to unique circumstances; and*
 - The owner's request for a variance is driven by site-specific operational requirements, the unique wayfinding demands of healthcare facilities, and a misalignment between the signage size limits intended for general business use and the functional needs of healthcare use at an outpatient medical center. Granting the variance would align the property's use with signage standards already considered reasonable in similar healthcare-permitted districts.
- *(c) The variation, if granted, will not alter the essential character of the locality.*
 - The proposed signage variance maintains the visual and functional character of the surrounding business corridor and manufacturing district. It introduces no new or disruptive elements and aligns with the commercial context of the area, meeting the operational needs of the outpatient center while remaining strictly functional rather than promotional.

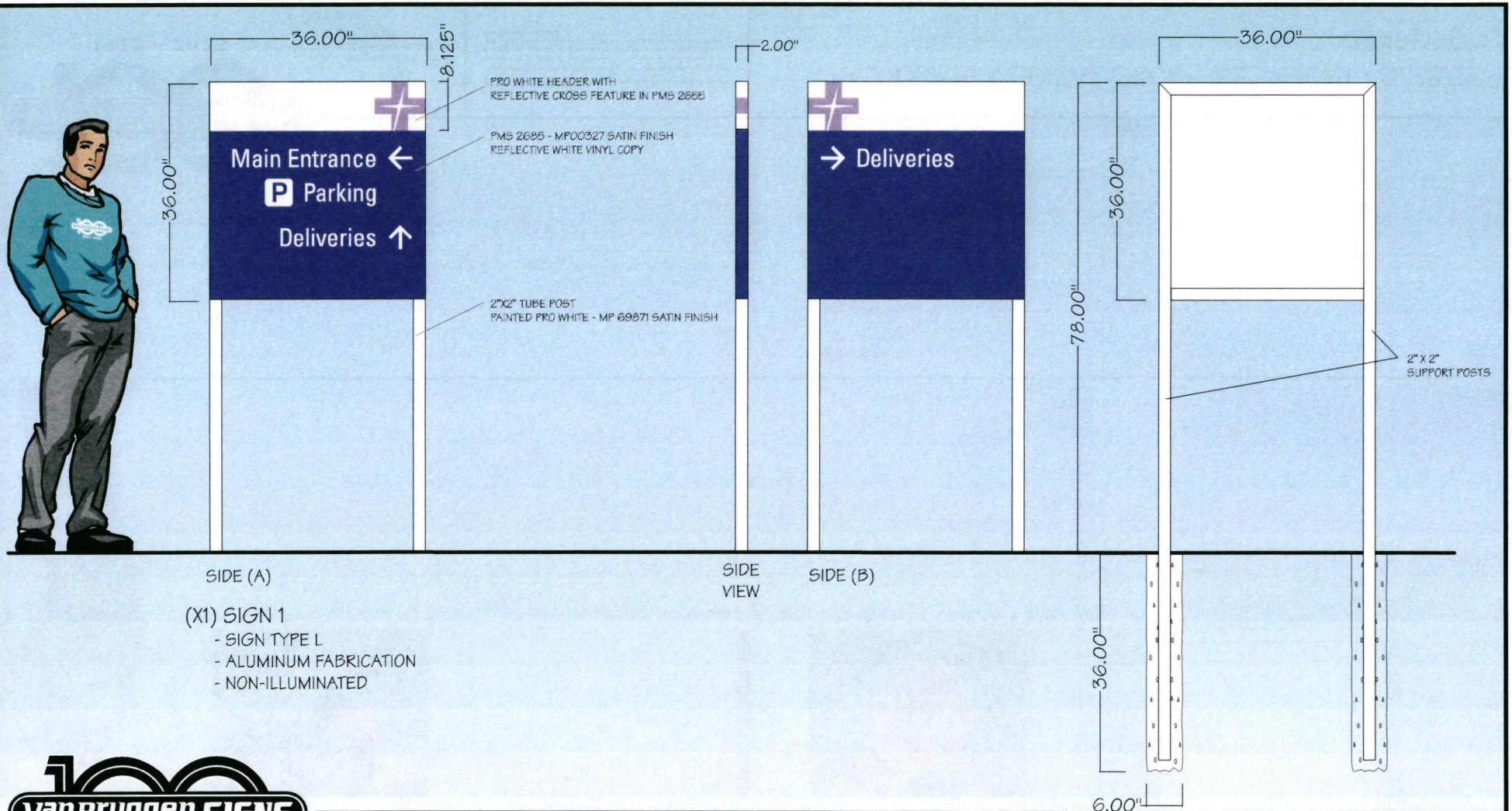


13401 SOUTHWEST HWY.
ORLAND PARK, ILLINOIS
708.448.0826
vbsign.com

©COPYRIGHT 2025 by Van Bruggen Signs, Inc., Orland Park, IL.
This rendering is the exclusive property of Van Bruggen Signs, Inc.,
for the sole purpose of consideration to purchase a sign or design from
Van Bruggen Signs, Inc. Any unauthorized use of this drawing will result
in a compensation fee of \$500.00 for the time and effort entailed in
creating these drawings.

ADVOCATE MEDICAL GROUP, WESTMONT - 5/28/25

Signage Rendering

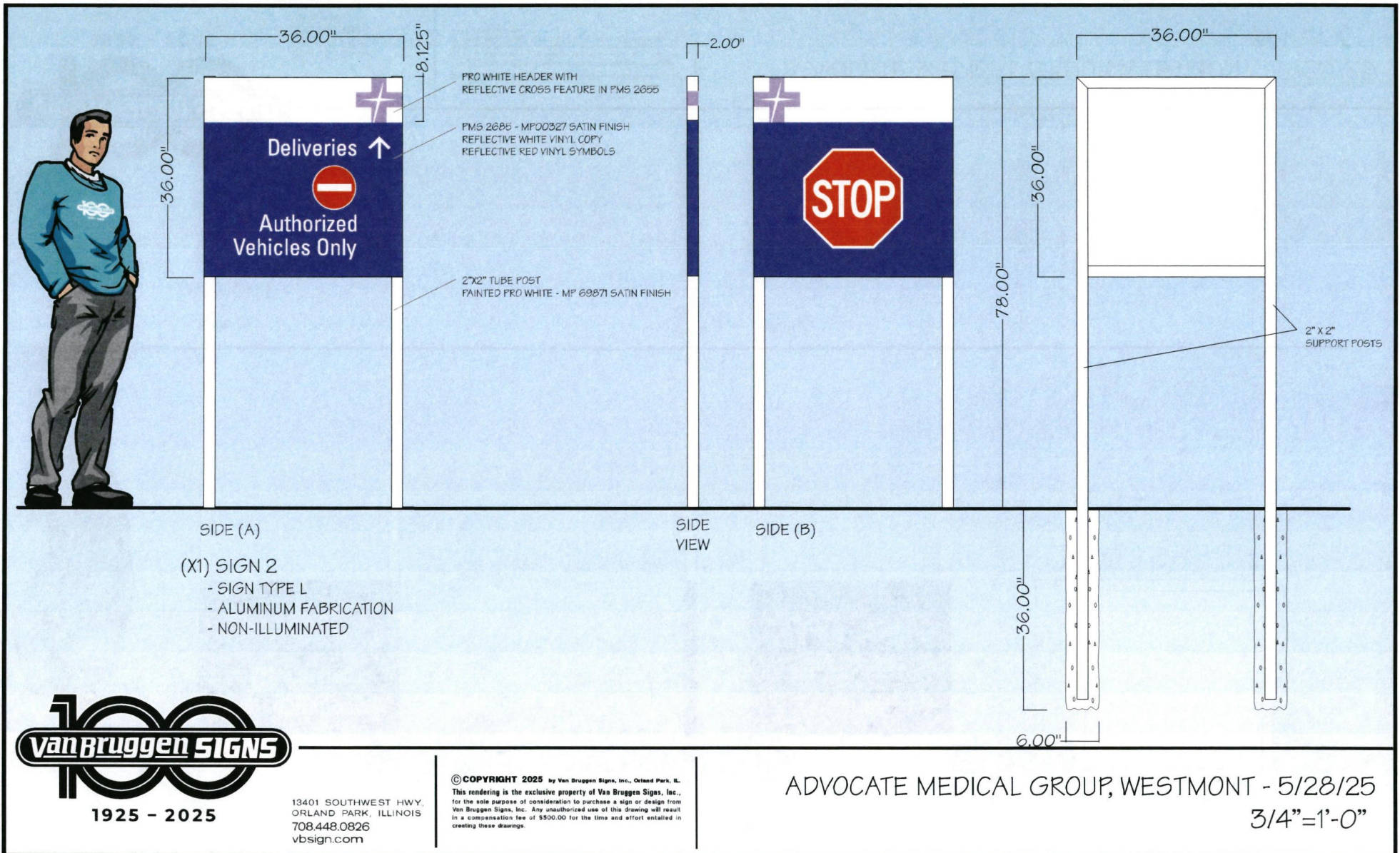


13401 SOUTHWEST HWY.
ORLAND PARK, ILLINOIS
708.448.0826
vbsign.com

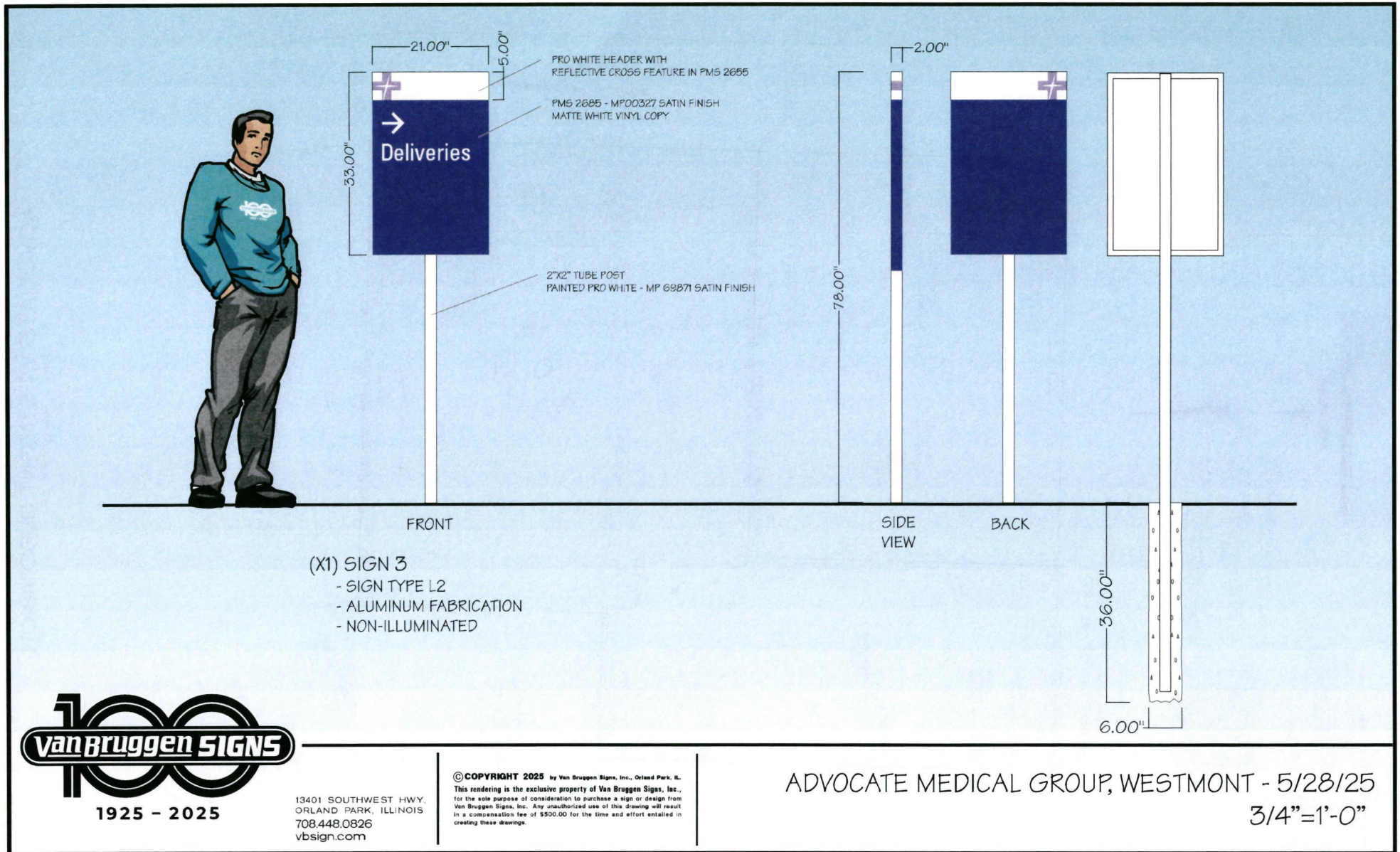
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Van Bruggen Signs, Inc. Any unauthorized use of this drawing will result
in a compensation fee of \$500.00 for the time and effort entailed in
creating these drawings.

ADVOCATE MEDICAL GROUP, WESTMONT - 5/28/25
3/4"=1'-0"

Signage Rendering



Signage Rendering



ADVOCATE MEDICAL GROUP, WESTMONT - 5/28/25
3/4"=1'-0"

WARRANTY DEED

KATHLEEN V. CARRIER, RECORDER
 DUPAGE COUNTY ILLINOIS
 04/12/2023 02:01 PM
 RHSP

Property:

330 E. Ogden Avenue
 Westmont, IL 60559
 PIN: 09-03-106-020

DOCUMENT # R2023-021812

Grantee Address &**Subsequent Tax Bills to:**

Advocate Health and
 Hospitals Corporation
 3075 Highland Parkway, Suite 600
 Downers Grove, IL 60515
 Attn: H. James Slinkman

GRANTOR, **330 E. OGDEN, LLC**, an Illinois limited liability company, in consideration of Ten Dollars in hand paid and other good and valuable consideration, hereby CONVEYS and WARRANTS to GRANTEE, **ADVOCATE HEALTH AND HOSPITALS CORPORATION**, a tax-exempt Illinois not-for-profit corporation, the above-referenced commercial Property located in DuPage County, Illinois, legally described in Exhibit "A" attached hereto.

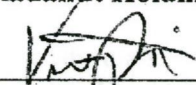
Exempt from Transfer Taxes per Par. (b 3) of
 Section 31-45, IL Property Tax Code.

4/11/2023
 Date

Brian J. Mulhern
 Attorney

DATED this 11th day of April, 2023.

330 E. OGDEN, LLC, an Illinois limited liability company
 By: **Radandt Holdings, LLC**, a Florida LLC, Manager

By: 
VINCENT C. PRIEST, Manager

State of Illinois, County of DuPage) ss.

The undersigned Notary Public hereby certifies that, **VINCENT C. PRIEST**, now of Hinsdale, Illinois, personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of **330 E. OGDEN, LLC**, an Illinois limited liability company (or having produced sufficient identification), appeared before me this day in person and acknowledged signing the said instrument as a free and voluntary act, and as the free and voluntary act of said LLC, for the uses and purposes therein set forth.

Given under my hand and official Notary seal
 this 11th day of April, 2023.

Brian J. Mulhern
 Notary Public

OFFICIAL SEAL
 BRIAN J. MULHERN
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 3/11/2026

Prepared by: Brian J. Mulhern, 15 Salt Creek Lane, Suite 200, Hinsdale, IL 60521 (630) 850-9520

Upon Recording, Mail To: H. James Slinkman, Advocate Health and Hospitals Corporation
 3075 Highland Parkway, Suite 600 Downers Grove, IL 60515

WARRANTY DEED

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
04/12/2023 11:26 AM
RHSP

COUNTY TAX STAMP FEE 1,312.50
STATE TAX STAMP FEE 2,625.00

DOCUMENT # R2023-021741

**WARRANTY
DEED (ILLINOIS)**

(Space Above For Recorder's Use)

This Warranty Deed (this "**Deed**") is dated this 10th day of APRIL, 2023, between MAGNET-SCHULTZ AMERICA HOLDING, LLC, an Illinois limited liability corporation having a principal place of business located at 401 Plaza Drive, Westmont, Illinois 60559-1233 ("**Grantor**") and ADVOCATE HEALTH AND HOSPITALS CORPORATION, an Illinois not for profit corporation having a principal place of business located at 3075 Highland Parkway, Suite 600, Downers Grove, IL 60515 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, all of that certain real property, situated, lying and being in the City of Westmont, County of DuPage, State of Illinois, and more particularly legally described on **Exhibit A** attached hereto (the "**Property**"), and having:

Parcel ID or Permanent Index Number: 09-03-106-022-0000
Common Address: 639 Blackhawk Drive, Westmont, Illinois 60559

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders; and all the estate, rights, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the Property, in each case, if any;

SUBJECT TO the "**Permitted Exceptions**" attached hereto as **Exhibit B** and incorporated herein by this reference;

TO HAVE AND TO HOLD the Property above bargained and described unto Grantee forever; AND Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor shall warrant and defend the quiet and peaceable possession of the Property, by Grantee, against all persons claiming the Property or any part thereof, by, through or under Grantor, and no other, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year first written above.

GRANTOR:

MAGNET-SCHULTZ AMERICA HOLDING, LLC

By: 

Print Name: Greg Roskuszka

Title: Manager

STATE OF Illinois)
COUNTY OF DuPage) ss.



I, DOROTA DZIABA, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT Greg Roskuszka, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, by and for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10 day of April, 2023.

PREPARED BY:

DAVID J HURLEY
KNECHTEL, VEMER, & SAMPAY
525 N MORGAN ST, #2360
CITY, IL 60661

My commission expires: July 27, 2023


Notary Public

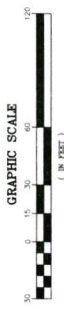
After Recording, Mail To:

Advocate Aurora Health
c/o: H. James Slinkman, Senior Vice President,
Associate General Counsel
3075 Highland Parkway, Suite 600
Downers Grove, IL 60515

Name & Address of Taxpayer

Advocate Aurora Health
c/o: H. James Slinkman, Senior Vice President
Associate General Counsel
3075 Highland Parkway, Suite 600
Downers Grove, IL 60515

ALTA / NSPS LAND TITLE SURVEY



THE PREMISES COMMONLY KNOWN AS:
 430 BLACKHAWK DRIVE
 WESTMONT, IL
 PARCEL AREA = 3.336 ACRES, 145,332 S.F.
 PINS 09-03-106-020
 09-03-106-022

VICINITY MAP
 NOT TO SCALE



PARCEL 1, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 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VILLAGE OF WESTMONT
Board of Trustees Memorandum
July 24, 2025

Item for Board of Trustees Consideration:

Board to consider an ordinance approving a request from ADVOCATE HEALTH & HOSPITALS CORPORATION, for 639 Blackhawk Drive, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to increase the maximum sign area and height of directional signage in the B-2 General Business District.

Planning & Zoning Commission recommendation:

At its meeting on July 9, 2025, the Planning & Zoning Commission recommended approval of the variance request (5-0, 2 absent).

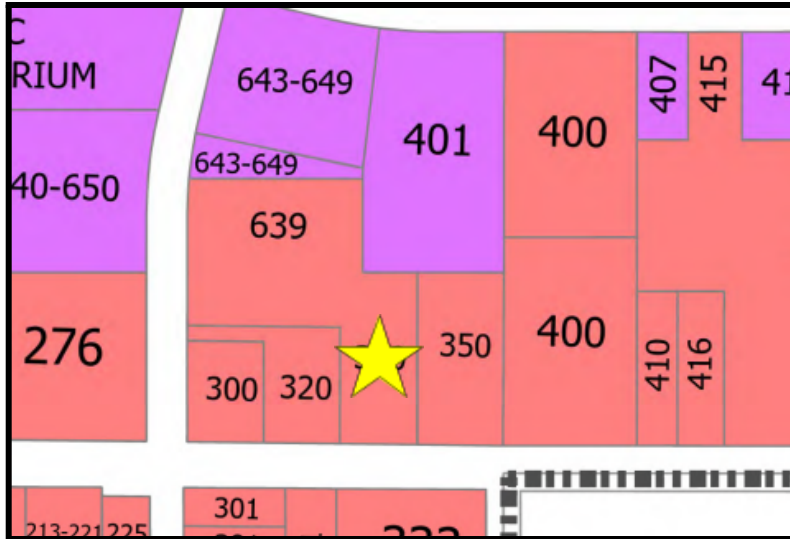
I. BACKGROUND OF ITEM

A. Location:

The subject site is located on the north side of Ogden Avenue and on the east side of Blackhawk Drive. In 2024, the petitioner received approvals to consolidate the property into one lot and redevelop it as Advocate Outpatient Center, a medical office. The total area of the site is approximately 145,490 square feet or 3.34 acres of land.



Aerial Map - 639 Blackhawk Drive and 330 East Ogden Avenue (prior to redevelopment)
(source: DuPage County Parcel Viewer)



Zoning Map - 639 Blackhawk Drive

SUBJECT PROPERTY	B-2 General Business District
NORTH	M Manufacturing District
SOUTH	B-2 General Business District
EAST	M Manufacturing & B-2 General Business District
WEST	M Manufacturing & B-2 General Business District

B. Neighborhood Characteristics

The surrounding area has a variety of uses that include restaurants, offices, parks/recreation, light manufacturing, and retail. The site is one of three properties that has dual access along Blackhawk Drive and Ogden Avenue. Primary access to the site is taken off Blackhawk Drive, as the Ogden Avenue access point is restricted for emergency vehicles only.



Street View from Ogden Avenue (under construction) - 639 Blackhawk Drive (source: Google)

II. PETITIONER REQUEST:

The petitioner is requesting a variance to the maximum area and maximum height of directional signage for an outpatient medical center in the B-2 General Business District.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The subject site is located in the B-2 General Business District, which allows for a wide variety of commercial uses, including medical clinics as a permitted use.

The Comprehensive Plan locates this property in the Ogden Avenue Subarea, which is described as having “...*retail, service, and office uses. The subarea is surrounded by strong industrial uses, office parks, and stable single family and multifamily residential neighborhoods.*” The Plan further designates the subject property within the Auto Mile Character District, which has the goal of creating “...*a more attractive environment in which patrons can easily access auto dealerships through a coordinated network of access points and linkages. It should also strive to minimize the impact of commercial activities on nearby residential neighborhoods.*” Though the petitioner is not an auto dealer, the goal to create an attractive environment for patrons that is easily accessible is still applicable.

B. Entitlement Requests

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

- **Zoning Ordinance Variance request to exceed the maximum area and height for directional signs**

Directional signs are a type of exempt signage, meaning they do not count towards the maximum number of signs or gross area of signage for a property. Directional signs are most commonly found at businesses offering drive-through services such as restaurants, coffee shops, and banks. Though it is exempt, all directional signage in the B-2 district must comply with the below regulations:

<i>Appendix A, Section 11.11(D)(4) - Directional Signs</i>		
Regulation	Permitted	Proposed
Maximum Area	5 square feet per side	4.8 to 9 square feet per side
Maximum Height	3 feet	6 feet 6 inches

Advocate Outpatient Center is a medical office, which is also allowed in the Office/Research district (O/R). In the O/R district, larger directional signs are permitted to assist in the navigation of large office complexes. However, since the petitioner is located in the B-2 district, directional signage must comply with the regulations listed in the table above.

The petitioner explained in their project narrative that the requested variance would enhance both the operational efficiency and safety for both patients, visitors, staff, and service vehicles. The petitioner is proposing three designs of directional signage, which are attached to this report. Designs #1 and #2 are 6 feet 6 inches tall, and 9 square feet in area, variances are required to both the height and area. Design #3 is also 6 feet 6 inches tall, but is 4.8 square feet in area. Only a variance to the height is required for this design.

The request must be considered with the Variance Standards, which are listed below:
Standards for Variations 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.*
- (2) *For the purpose of implementing the above rules, the planning and zoning commission shall also, in making its recommendations whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:*
 - (a) *The particular physical surroundings, shape or topographical features of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
 - (b) *The conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification.*
 - (c) *The purpose of the variation is not based exclusively upon a desire to make more money out of the property.*
 - (d) *The alleged difficulty or hardship has not been created by the owner of the property.*
 - (e) *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*
 - (f) *The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.*
- (3) *The planning and zoning commission may recommend such conditions and restrictions upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this subsection to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this comprehensive amendment.*

IV. SUMMARY

The petitioner is requesting a variance to the maximum area and maximum height of directional signage to allow for three signs to be 6 feet 6 inches tall and two signs to be 9 square feet in area for an outpatient medical center in the B-2 General Business District.

V. LEGAL

- A. Notification: Publication notice appearing in the June 19, 2025 Westmont Suburban Life.
- B. Code References: Appendix A, Sections 11.11(D)(4); 13.07

VI. DOCUMENTS ATTACHED:

- A. Publication notice appearing in the June 19, 2025 Westmont Suburban Life.
- B. Findings of Fact
- C. Petitioner Attachments:
 1. Planning and Zoning Application received on June 4, 2025 (Edited for VB);
 2. Cover Letter including responses to the Variance Standards;
 3. Proposed Directional Signage;
 4. Warranty Deed (for two properties prior to the consolidation);
 5. ALTA/NSPS Land Title Survey (prior to consolidation)
 6. Final Site Plan

7-15-2025

Route: Oakwood Sidewalk Improvements
County: DuPage
Local Agency: Westmont
Section: _____

(Construction) Estimate of Cost

Location and brief description (Sta. and land description of beginning; Sta. only for end for county and road districts; street limits for municipality.)
Westmont, IL
This work involves removal and replacement of existing sidewalk and curb at various locations in the Oakwood Subdivision neighborhood
that have been identified as in need of repair, as well as associated restoration.

Item Number	Items	Unit	Quantity	Engineer's Estimate \$428,258.55		Globe Construction Inc. \$192,100.00		Davis Concrete Construction \$252,835.00		Acura Inc. \$288,615.00		J & J Newell \$310,515.00		Alliance Contractors Inc. \$471,777.50	
				Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1	PCC SIDEWALK REMOVAL AND REPLACEMENT, 5 INCH	SF	14950	\$19.00	\$284,050.00	\$8.20	\$122,590.00	\$11.50	\$171,925.00	\$12.00	\$179,400.00	\$13.50	\$201,825.00	\$22.10	\$330,395.00
2	DETECTABLE WARNINGS	SF	600	\$37.00	\$22,200.00	\$16.00	\$9,600.00	\$22.00	\$13,200.00	\$42.00	\$25,200.00	\$25.00	\$15,000.00	\$30.00	\$18,000.00
3	GLASS D PATCH, 4 INCH (SPECIAL)	SY	160.00	\$132.00	\$21,120.00	\$60.00	\$9,600.00	\$44.00	\$7,040.00	\$70.00	\$11,200.00	\$108.00	\$17,280.00	\$175.00	\$28,000.00
4	HMA DRIVEWAY PAVEMENT REMOVAL	SY	5.00	\$26.25	\$131.25	\$20.00	\$100.00	\$50.00	\$250.00	\$25.00	\$125.00	\$27.00	\$135.00	\$25.00	\$125.00
5	HMA DRIVEWAY PAVEMENT, 3 INCH	SY	5	\$109.25	\$546.25	\$49.00	\$245.00	\$44.00	\$220.00	\$100.00	\$500.00	\$110.00	\$550.00	\$200.00	\$1,000.00
6	PCC DRIVEWAY PAVEMENT REMOVAL	SY	20	\$26.75	\$535.00	\$20.00	\$400.00	\$35.00	\$700.00	\$25.00	\$500.00	\$36.00	\$720.00	\$25.00	\$500.00
7	PCC DRIVEWAY PAVEMENT, 6 INCH	SY	20	\$152.75	\$3,055.00	\$60.00	\$1,200.00	\$90.00	\$1,800.00	\$100.00	\$2,000.00	\$99.00	\$1,980.00	\$172.50	\$3,450.00
8	COMBINATION CONCRETE CURB AND GUTTER REMOVAL	LF	715	\$14.25	\$10,188.75	\$10.00	\$7,150.00	\$9.00	\$6,435.00	\$8.00	\$5,720.00	\$12.50	\$8,937.50	\$15.00	\$10,725.00
9	COMBINATION CONCRETE CURB AND GUTTER	LF	715	\$54.13	\$38,702.95	\$23.00	\$16,445.00	\$33.00	\$23,595.00	\$33.00	\$23,595.00	\$42.50	\$30,387.50	\$65.50	\$46,832.50
10	RESETTING BRICK SIDEWALK AND DRIVEWAY	SF	20	\$33.25	\$665.00	\$5.00	\$100.00	\$15.00	\$300.00	\$40.00	\$800.00	\$30.00	\$600.00	\$75.00	\$1,500.00
11	STRUCTURE TO BE ADJUSTED	EA	5	\$675.00	\$3,375.00	\$250.00	\$1,250.00	\$400.00	\$2,000.00	\$900.00	\$4,500.00	\$850.00	\$4,250.00	\$500.00	\$2,500.00
12	PROVIDE FRAME AND GRATE, AS SPECIFIED	EA	4	\$1,056.25	\$4,225.00	\$1,000.00	\$4,000.00	\$750.00	\$3,000.00	\$600.00	\$2,400.00	\$600.00	\$2,400.00	\$425.00	\$1,700.00
13	SERVICE BOX ADJUSTMENT	EA	5	\$361.25	\$1,806.25	\$100.00	\$500.00	\$250.00	\$1,250.00	\$275.00	\$1,375.00	\$350.00	\$1,750.00	\$150.00	\$750.00
14	VALVE BOX ADJUSTMENT	EA	4	\$400.00	\$1,600.00	\$100.00	\$400.00	\$250.00	\$1,000.00	\$900.00	\$3,600.00	\$350.00	\$1,400.00	\$200.00	\$800.00
15	PARKWAY RESTORATION-SEED	SY	40	\$12.38	\$495.20	\$20.00	\$800.00	\$1.00	\$40.00	\$50.00	\$2,000.00	\$40.00	\$1,600.00	\$50.00	\$2,000.00
16	ROOT PRUNING	LF	80	\$43.13	\$3,450.40	\$9.00	\$720.00	\$1.00	\$80.00	\$40.00	\$3,200.00	\$40.00	\$3,200.00	\$25.00	\$2,000.00
17	TRAFFIC CONTROL AND PROTECTION - COMPLETE	LS	1	\$17,112.50	\$17,112.50	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00	\$7,500.00	\$7,500.00	\$3,500.00	\$3,500.00	\$6,500.00	\$6,500.00
18	UNFORESEEN WORK ALLOWANCE	LSUM	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00



Village of Westmont

PUBLIC WORKS

Facilities / Fleet

31 West Quincy Street, Westmont, Illinois 60559

publicworks@westmont.il.gov | 630-981-6270

westmont.illinois.gov | 630-981-6200

The Westmont Public Works Fleet Division requests that the following vehicles and equipment be declared as surplus, to be removed from Village inventory and disposed of with the Board of Trustees authority by the Village Manager in the manner determined to be the most appropriate.

1. 2014 Ford Police Interceptor Utility VIN: 1FM5K8AR0EGB11279, Miles 113,600, V6 3.7L Gas
2. 2013 Ford Police Interceptor Utility VIN: 1FM5K8AR9DGB44165, Miles 121,255, V6 3.7L Gas
3. 2018 Ford Police Interceptor Utility VIN: 1FM5K8AR1JGC74551, Miles 102,553, V6 3.7L Gas
4. 2016 Ford Police Interceptor Utility VIN: 1FM5K8AR4GGB96954, Miles 95,772, V6 3.7L Gas
5. 2017 Ford F-250 VIN: 1FTBF2BT1HED44624, Miles 54,894, V8 6.7L Diesel
6. 2012 Ford F-250 VIN: 1FT7W2BT5CEC97533, Miles 22,888, V8 6.7L Diesel
7. 2008 Ford F-250 VIN: 1FTSX21R08EE22121, Miles 70,960, V8 6.4L Diesel
8. 2017 Ford Police Interceptor Utility VIN: 1FM5K8AR9HGB33351, Miles 149,624, V6 3.7L Gas
9. 2013 Ford Taurus Police Interceptor Sedan VIN: 1FAHP2M81DG172681, Miles 123,824, V6 3.5L Gas
10. 2018 Ford Police Interceptor Utility VIN: 1FM5K8AR3JGC74552, Miles 104,659, V6 3.7L Gas
11. 2018 Ford Police Interceptor Utility VIN: 1FM5K8AR5JGA83361, Miles 96,876, V6 3.7L Gas
12. 2015 Ford Police Interceptor Utility VIN: 1FM5K8AR7FGA35206, Miles 80,543, V6 3.7L Gas