



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

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

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

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, August 13, 2025 at 6:00 PM, at the Village of Westmont, 31 W. Quincy St., Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees
5. Reminder to Silence All Electronic Devices
6. Reminder to Sign-In for Any Public Testimony
7. Approval of Minutes
 - a. Approval of the Minutes of the July 23, 2025 Special Meeting
8. Review of Public Hearing Procedures
9. Old Business
10. New Business
 - a. **PUBLIC HEARING PZC 014-2025 - (WITHDRAWN)**
Requests from Sara Dabic Spasic (Petitioner) and MBMBM LLC SERIES 2 (Owner), for the property at 1147-1149 Fairview Avenue, Westmont, Illinois, 60559, for the following:
 1. Special Use Permit for an indoor playground 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.
 - b. **PUBLIC HEARING PZC 015-2025**
Request from Ajradin and Ikmet Rizmani, for the property at 500 Revere Avenue, Westmont, Illinois, 60559, for the following:
 1. Zoning Ordinance Variance to the maximum lot coverage in the R-3

Single-Family Detached Residence District for a patio.

- c. Concept Plan Presentation - INFORMAL DISCUSSION ONLY
Request from KAIZEN CONSTRUCTION CORP, regarding the properties at 129 and 135 East 55th Street, Westmont, IL, 60559, to present a draft, Concept Plan for a proposed Planned Unit Development for the redevelopment of two existing single-family detached residential homes into two four-unit multifamily buildings. This is a preliminary internal/informal discussion for the Planning and Zoning Commission to provide feedback prior to a required public hearing, to be held at a future date.

11. Open Forum

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

12. Miscellaneous

a. General Updates

1. Next Regular PZC on September 10, 2025
2. APA-IL Chapter Conference

13. Adjourn

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

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



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Village of Westmont Planning & Zoning Commission July 23, 2025 - Draft Minutes

The Village of Westmont Planning and Zoning Commission held a special meeting on Wednesday, **July 23, 2025 at 6:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

1. Call to Order

Chair Doug Carmichael called the meeting to order at **6:01 PM**.

2. Roll Call

Present: 5 - Chair Doug Carmichael, Commissioners Conor Donoghue, Thomas Sharp, John F. Simpson IV, Craig Thomas

Absent: 2 - Secretary Jill Peterson, Commissioner Michael Lynn

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

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

3. Pledge of Allegiance

4. Swearing-in of testifying attendees

5. Reminder to silence all electronic devices

6. Reminder to sign-in for any public testimony

7. Approval of the Minutes of the **July 9, 2025** regular meeting.

MOTION by **Donoghue** to approve the regular meeting minutes from July 9, 2025.

Seconded by **Thomas**.

VOTING:

Ayes: 4 - Carmichael, Donoghue, Simpson, Thomas

Nays: 0

Abstain: 1 - Sharp

Absent: 2 - Lynn, Peterson

Motion Passed

8. Review of Public Hearing Procedures



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9. Old Business

PUBLIC HEARING PZC 001-2025

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

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

Presentation:

Scott Williams, Senior Planner, presented a summary of the major revisions to the proposed language. Williams noted that staff reviewed the commissioner and public comments, and made revisions based on best practice, feasibility, and the context of the Village's needs. Adam Walsh, Planner, added that the presentation and the staff report are not an exhaustive list of the proposed revisions.

Public Comment:

Duane Newton, property owner, questioned what uses were added to the Office/Research-One (O/R-1) district, horizontal expansions of nonconforming structures, recreational vehicles, tree preservation, and accessory dwelling units (ADUs).

John Zemenak, Village Attorney, responded to Newton's questions on nonconforming structure and use expansions.

Steve Mihelich, architect, commended the work being done on the update and recommended stating that commercial pools must follow state and other federal regulations, which could help projects navigate the permitting process.

Christa Stanulis, resident and member of the Environmental Improvement Committee, provided comments on the proposed outdoor lighting regulations. Stanulis explained outdoor lighting affects human and animal health, the common practice of regulating outdoor lighting, and that these regulations would not impede development.

Commissioner Comments:

Chair Carmichael explained that the commissioners will review the revisions on an article-by-article basis.

Article I: Introductory Provisions

No commissioners provided comments.

Article II: Residential Districts

Commissioner Sharp asked for clarification on the minimum interior side setbacks. Williams explained that this is carried over from the existing language. Walsh noted that it provides flexibility in home design.

Article III: Business and Employment Districts

No commissioners provided comments.



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Article IV: Downtown Districts

Sharp pointed out that for general and row buildings, the text says “upper story height”, but the section illustrations say it applies to all stories. Williams replied that it can be revised to say “story height”. Walsh noted that Article I states that if there is a discrepancy between the text and an illustration, the text governs.

Article V: Special Purpose Zoning

Commissioner Simpson asked if the goal is to have all eligible properties zoned Public/Institutional (P/I) and what happens to a property zoned P/I after the public or institutional use ceases. Williams responded that the goal is to rezone Village-owned properties; other eligible uses will have the ability to request a rezoning at their discretion. Zemenak said that if the use ceases, a new property owner would be restricted to public and institutional uses, so they would likely need to rezone anyway.

Article VI: Principal Uses

Zemenak suggested that fueling stations be a special use in the Manufacturing (M) district. Carmichael clarified that this would be for public stations.

Zemenak suggested that minor repair and maintenance should be a special use in the Limited Manufacturing (M-1) and M districts. Sharp agreed with both suggestions.

Simpson questioned where major repair and maintenance would be classified. Williams said it would likely be a manufacturing and industry use category and explained that the Village does not have large isolated manufacturing districts, as they typically border residential districts.

Williams took a straw poll on requiring fueling stations to be a special use in the M district, which the commissioners present agreed with.

Simpson asked if car washes are classified as minor repair and maintenance, and if special use permits would be appropriate for this use. Sharp said that having car washes as a special use would make sense.

Zemenak suggested another alternative that fleet vehicle fueling centers could be reclassified as fueling centers.

Simpson asked where enclosed truck parking would be allowed. Williams explained the confusion regarding the current allowance, and said that it has been classified as high-impact manufacturing and industry.

Williams took a straw poll on classifying minor repair and maintenance as a special use in the M-1 and M districts. The commissioners present agreed with the change.

Williams took a straw poll to amend the fueling station classification to include fleet vehicle fueling stations. The commissioners present agreed with the change.



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Zemenak suggested that data centers should be classified as a special use in the M district. Simpson and Sharp supported the change because of the potential impacts. The change was agreed to through a straw poll with the present commissioners.

Article VII: Accessory and Temporary Uses and Structures

Carmichael said that the revisions to business vehicles were satisfactory.

Simpson asked if the regulations for recreational vehicles stated that the trailer must be operable. Zemenak responded that it is regulated through the nuisance provisions and that amendments may be made to that section to include trailers. Walsh added that Section 7.21(F)(2) requires that trailers may not have the wheels removed, be affixed to the ground, or be stored in a way that prevents ready-removal.

Article VIII: Wireless and Telecommunication Facilities

No commissioners provided comments.

Article IX: Parking

Sharp restated that the senior high school parking minimum should be increased. Zemenak suggested that the requirement may be low to incentivize traveling by other means. Sharp asked if schools charge students for parking. Walsh replied that they often do.

Simpson and Commissioner Donoghue questioned which grade level the parking requirement applies to. Williams said it would be for the whole student body.

Joseph Hennerfeind, Community Development Director, stated that the parking requirement for grooming services is missing "per 1,000".

Sharp suggested increasing the senior high school minimum to two per seven students. Walsh said that the requirement is a minimum, so a high school can provide more if they want.

Hennerfeind asked if schools are a special use in the P/I district, which would allow for traffic to be scrutinized. Walsh replied yes.

Sharp asked what the parking requirement for colleges and universities is. Walsh explained that it allows for other parking ratios to be established on the basis of data or parking studies that are tailored to the subject use. Williams suggested adding this permission to the senior high school minimum.

Donoghue said that the minimum in the ordinance may be below what Westmont High School currently provides.

Walsh added that a variance to the parking requirement can be requested if a senior high school finds the rate to be too high. Williams explained that the senior high school requirement matches the current requirement.

Williams took a straw poll on adding "or per Sec. 9.03(G)" to the senior high school requirement, which the commissioners present agreed with.



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Article X: Tree Preservation and Landscaping

No commissioners provided comments.

Article XI: Signs

No commissioners provided comments.

Article XII: General Development Regulations

Sharp asked staff why residential properties were excluded from the outdoor lighting regulations. Hennerfeind replied that it would be difficult for staff to enforce, and that an applicability section was added to this section to allow for incremental improvements on commercial properties. Williams added that a future text amendment to this section could be processed if these regulations do not work as intended.

Sharp asked if a 4,000 degrees Kelvin light source is replaced, if it must be reduced to 3,000 degrees Kelvin. Hennerfeind replied that they would not if they were only replacing light bulbs, but would need to if significant changes were proposed to the existing lighting structure.

Article XIII: Nonconformities

No commissioners provided comments.

Article XIV: Review and Approval Procedures

No commissioners provided comments.

Article XV: Administration and Enforcement

No commissioners provided comments.

Article XVI: Measurements

Regarding Section 16.11(B), Sharp suggested that penthouses and associated mechanical equipment should be fully screened. Williams said that the Fire Department may have issues with higher parapet walls. Sharp clarified that mechanical penthouses are often screened independent of a parapet wall.

Hennerfeind asked for clarification on fully screening the equipment. Sharp replied that in his experience, he typically fully screens the equipment.

Simpson asked if this regulation applies to residential chimneys. Williams replied that the section in question is largely unchanged from existing language, and that staff typically recommends fully screening the equipment and developers do not often object to doing so.

Simpson suggested having the section be applicable to downtown buildings.

Donoghue asked for clarification on screening penthouses. Williams and Sharp replied that penthouses in this context apply to mechanical equipment, not occupiable spaces.

Hennerfeind explained the purpose of the existing regulations, as screening all of the equipment could be



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overly burdensome. Sharp suggested “fully screened; as per the judgement of the zoning administrator”. Zemenak agreed.

Williams took a straw poll on revising Section 16.11(B) to require that the equipment be fully screened, which the commissioners present agreed with.

Article XVII: Definitions

Simpson asked for clarification on the definitions for business, commercial, and motor vehicles. Zemenak explained the definitions come from Chapter 78 of the Municipal Code. Staff and the commission clarified the regulations for vehicles that carry 15 or less people. Williams noted that public and institutional uses are exempted from these regulations.

Appendix A: Recommended Trees and Shrubs

Williams pointed out that Ohio Buckeyes are missing an “o” under the street tree column.

Sharp asked if a contractor can use any tree or shrub they want and if the appendix is simply recommended. Williams replied yes, as long as it is not invasive and that developers often ask for a list. Hennerfeind added that this list should help quicken the review process for new developments.

Zemenak pointed out a necessary revision to Section 3.05(A)(4) to replace “fleet vehicles” with “business vehicles”.

MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont regarding ***Zoning Ordinance text amendments, with the revisions discussed by the Planning & Zoning Commission, to repeal Appendix A - Zoning, of the Westmont Code of Ordinance and to establish new Chapter 95 - Zoning, of the Westmont Code of Ordinances, with comprehensive updates to the entire Zoning Ordinance, including amendments to the zoning districts, development standards, planning processes, and other zoning regulations.***

Seconded by **Sharp**.

VOTING:

Ayes: 5 - Carmichael, Donoghue, Sharp, Simpson, Thomas
Nays: 0
Absent: 2 - Lynn, Peterson

Motion Passed

Carmichael, Hennerfeind, and Commissioner Thomas thanked staff and the commissioners for their hard work during the entire update process.

10. New Business

None.



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11. Open Forum

Nobody spoke during the Open Forum.

12. Miscellaneous Items

- a. Next regular Planning & Zoning Commission meeting on August 13, 2025.
- b. APA-IL Plan Commissioner training on October 9, 2025

Walsh reminded the commissioners about the upcoming training at the APA-IL State Conference in October at the Old Post Office. Walsh explained that the commissioners can attend other sessions if they would like, and to contact staff by August 22, 2025 to sign up. Carmichael encouraged the commissioners to attend the training.

13. Adjourn

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

The motion carried on a unanimous voice vote.

Meeting adjourned at **8:22** p.m.

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 500 REVERE AVE
2259922

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 07/24/2025

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

In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on 24th day of July, 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, August 13, 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 Ajradin and Ikmet Rizmani, for the property at 500 Revere Avenue, Westmont, Illinois, 60559, for the following:
1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District.
PIN: 09-03-210-007
More Common Location: 500 Revere Avenue, 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 Jul. 24, 2025) 2259922



VILLAGE OF WESTMONT – ENGINEERING PZC REVIEW

PROJECT	CASE NO.	REVIEW NO.	STATUS
500 Revere Avenue – Lot Coverage Variance	PZC 015 2025	1	-

EZA Engineering received the following permit submittal documents on June 23, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
PZC Application	Prestige Outdoors	31	6-18-25

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). The proposed lot coverage is greater than 40%, and therefore, is not eligible for administrative approval.
2. If a variance is granted, the impact on stormwater runoff would be minimal. Engineering anticipates no more than a 2% increase in the peak runoff rate generated by the proposed improvements.
3. If a variance is granted, we recommend the applicant be required to construct at least 50 SF of the patio using permeable pavers (or equivalent permeable pavement), as to not exacerbate any existing drainage issues within the subdivision.

RECEIVED JUN 18 2025



Village of Westmont Planning and Zoning Application and Instructions

PZC 015-2025

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

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

PROJECT NAME: Rizmani Residence

Subject Property Street Address: 500 revere ave Westmont IL 60559

PIN Number(s): 09-03-210-007

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

Petitioner (and corporation if applicable): Eban Moreno - Prestige Outdoors Co

Address: 7903 Apache Ln, Woodridge IL 60517

Phone: 773-600-6270

Email: prestigeoutdoorsco@gmail.com

Relationship of Petitioner to Property Owner: Contractor

PROJECT DESCRIPTION:

The existing concrete patio at the rear of the home is currently undersized and improperly pitched toward the foundation, posing potential drainage and water intrusion issues that could impact the long-term integrity of the home's foundation. To proactively address these concerns, we are proposing the removal and replacement of the current concrete slab with a properly graded surface that will direct water away from the structure.

In addition to correcting the pitch and drainage, we also plan to expand the patio area to create a more functional and inviting outdoor living space. This updated design will better accommodate the homeowners' lifestyle and provide a more suitable area for entertaining, relaxing, and gathering with family and friends. The homeowners plan to remain in this residence long-term, and this improvement supports both the maintenance of the home and the enhancement of their outdoor experience.

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Property owner(s): Ajradin & Ikmet Rizmani

Address: 500 revere ave Westmont IL

Phone: _____

Email: ikmet.rizmani@acxiom.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.

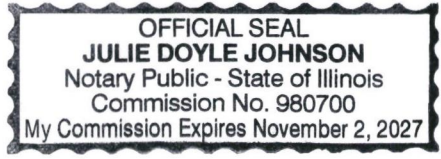
PETITIONER SIGNATURE:

Type or print name: Ikmet RIZMARI

Signature: *Ikmet Rizmari*

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th DAY OF June, 20 25

Julie Doyle Johnson
Notary Public



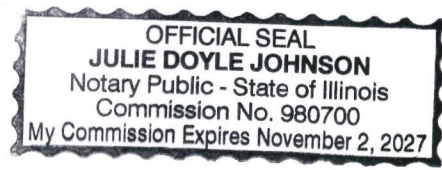
OWNER SIGNATURE:

Type or print name: Ikmet RIZMARI

Signature: *Ikmet Rizmari*

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th DAY OF June, 20 25

Julie Doyle Johnson
Notary Public



500 Revere Avenue
Westmont, IL 60559
irizmani23@hotmail.com

Date: May 23, 2025

To: Joseph Hennerfeind
Community Development Director
Village of Westmont
31 W Quincy Street
Westmont, IL 60559

Subject: Request for lot Coverage Variation (Concrete Patio) at 500 Revere Avenue

Dear Mr. Hennerfeind,

I hope this message finds you well. I am writing to respectfully request a variation for a proposed concrete patio at my residence located at 500 Revere Avenue in the Oakwood subdivision. The proposed patio would exceed the allowable lot coverage by 1.8%, or approximately 148.5 square feet.

My family and I have proudly called Westmont home since immigrating in 1996. I graduated from Westmont High School and have deep roots in this community. As a European family of four with extended family and close friends living nearby, we cherish our time outdoors and frequently host gatherings that bring our loved ones together. This patio would greatly enhance our ability to enjoy our backyard and continue building memories in the neighborhood we love.

In addition to the lifestyle benefits, this request also addresses a pressing structural and safety concern. A portion of our backyard is rendered unusable due to the overhang of the house, which creates awkward, shaded, and confined zones that cannot support typical outdoor activities or additional seating. More critically, the existing concrete slab adjacent to the fireplace wall has visibly settled and now slopes toward the house. This improper grading causes rainwater to pool against the foundation, posing a serious risk of water intrusion and long-term foundation damage if not addressed promptly.

We believe that the proposed patio will not only resolve these issues but also complement the aesthetic and value of the Oakwood subdivision. The design will be consistent with the character of the neighborhood and will enhance both functionality and curb appeal.

We kindly ask for your consideration and approval of this variation request. Please let us know if any additional documentation or steps are required to move forward.

Thank you for your time and attention.

Warm regards,
Ikmet & Blerime Rizmani
500 Revere Avenue
Westmont, IL 60559

(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.

Under the current zoning regulations, we are limited to using the existing concrete patio area, as shown in the attached photos. This space is inadequate for a family of four to host personal gatherings such as birthday parties or small events. The limited usable outdoor area significantly impacts our ability to enjoy and make full use of our property as family.

Additionally, a portion of the backyard is rendered unusable due to the overhang of the house, which creates awkward, shaded, and confined zones that cannot support typical outdoor activities or additional seating. Compounding the issue is a structural concern: the concrete slab adjacent to the fireplace wall has visibly settled and is now sloped toward the house. This improper grading causes rainwater to pool against the foundation, which poses a serious risk of water intrusion and long-term foundation damage if not addressed promptly.

Without the ability to expand or alter the existing layout through the requested variance, we are unable to correct these functional and safety issues, nor can we fully utilize the property in a way that reflects reasonable residential use. Therefore, the property cannot yield a reasonable return if limited to the current zoning conditions.

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

The hardship we are experiencing is due to unique physical characteristics of our property that were not created by us. The backyard space is limited, and the overhang of the first story—combined with the protruding fireplace structure—further reduces the functional footprint of the existing patio. As a result, the current concrete patio is too small to comfortably accommodate essential outdoor features like a table, umbrella, and grill in one cohesive space.

These constraints are unique to our property layout and are not typical for other lots in the area. The proposed plan involves only a modest expansion and will allow our family—and surrounding neighbors and children—to enjoy the backyard in a more functional and safe manner for years to come.

In addition, the planned improvement will address a drainage issue by correcting the existing slope that currently directs water toward the house, thereby protecting the foundation and improving long-term structural integrity. This situation presents both a practical need and a preventive solution specific to our home's unique conditions.

The proposed modification will not result in any major architectural changes and is intended to align with the existing character of the property. Rather than detract from the area, it will increase both the value of our home and contribute positively to the neighborhood as a whole.

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

The proposed changes will not significantly alter the existing structure or architectural style of the property. Instead, the intent is to modestly improve the usability of the backyard space,

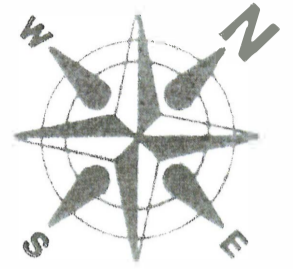
ensuring it functions more effectively for our family without disrupting the aesthetic or layout of the neighborhood.

Similar exceptions and variations have already been granted to several neighboring properties within the Oakwood subdivision. Some of these were approved through formal variances, while others were grandfathered in. These examples demonstrate that the requested variation is consistent with the established character of the area and will not create any visual or functional disruption.

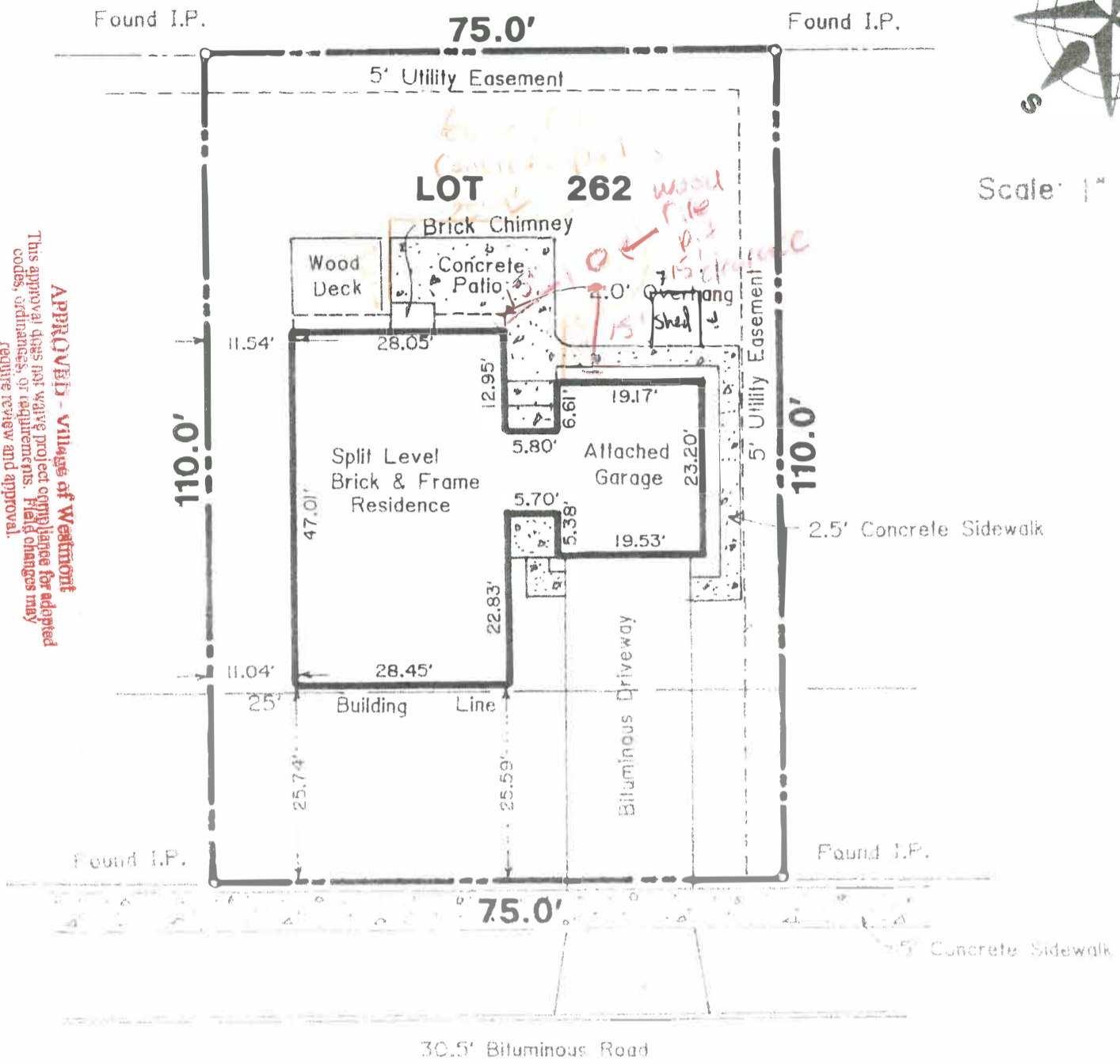
This proposal is in harmony with the surrounding properties and supports the continued residential use and enjoyment of our home. Rather than detracting from the neighborhood, the planned improvements will help maintain and even enhance the character and value of the community.

RECEIVED JUN 18 2025

Plat of Survey



Scale: 1" = 20'



Building Official _____ Date _____
 Planning & Zoning Official _____ Date _____
 Engineering _____ Date _____

APPROVED - Village of Westmont
 This approval does not waive project compliance for adopted codes, ordinances, or requirements. Field changes may require review and approval.

I, THE SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AS MADE UNDER MY SUPERVISION AND THAT THE SAME IS A CORRECT REPRESENTATION OF THE SURVEY AS MADE UNDER MY SUPERVISION AND THAT THE SAME IS A CORRECT REPRESENTATION OF THE SURVEY AS MADE UNDER MY SUPERVISION.

THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AS MADE UNDER MY SUPERVISION AND THAT THE SAME IS A CORRECT REPRESENTATION OF THE SURVEY AS MADE UNDER MY SUPERVISION.

Ordered by The Prudential Burnet
 Job no. 217-70

STATE OF ILLINOIS
 COUNTY OF COOK
 I, KEITH E. LACY, A REGISTERED LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND THAT THE SAME IS A CORRECT REPRESENTATION OF THE SURVEY AS MADE UNDER MY SUPERVISION.

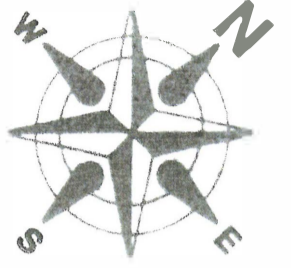
DATE: 10-9-89
 Updated: 11-17-97

RECEIVED
 MAR 26 2025
 COMMUNITY DEVELOPMENT
 VILLAGE OF WESTMONT, ILL.

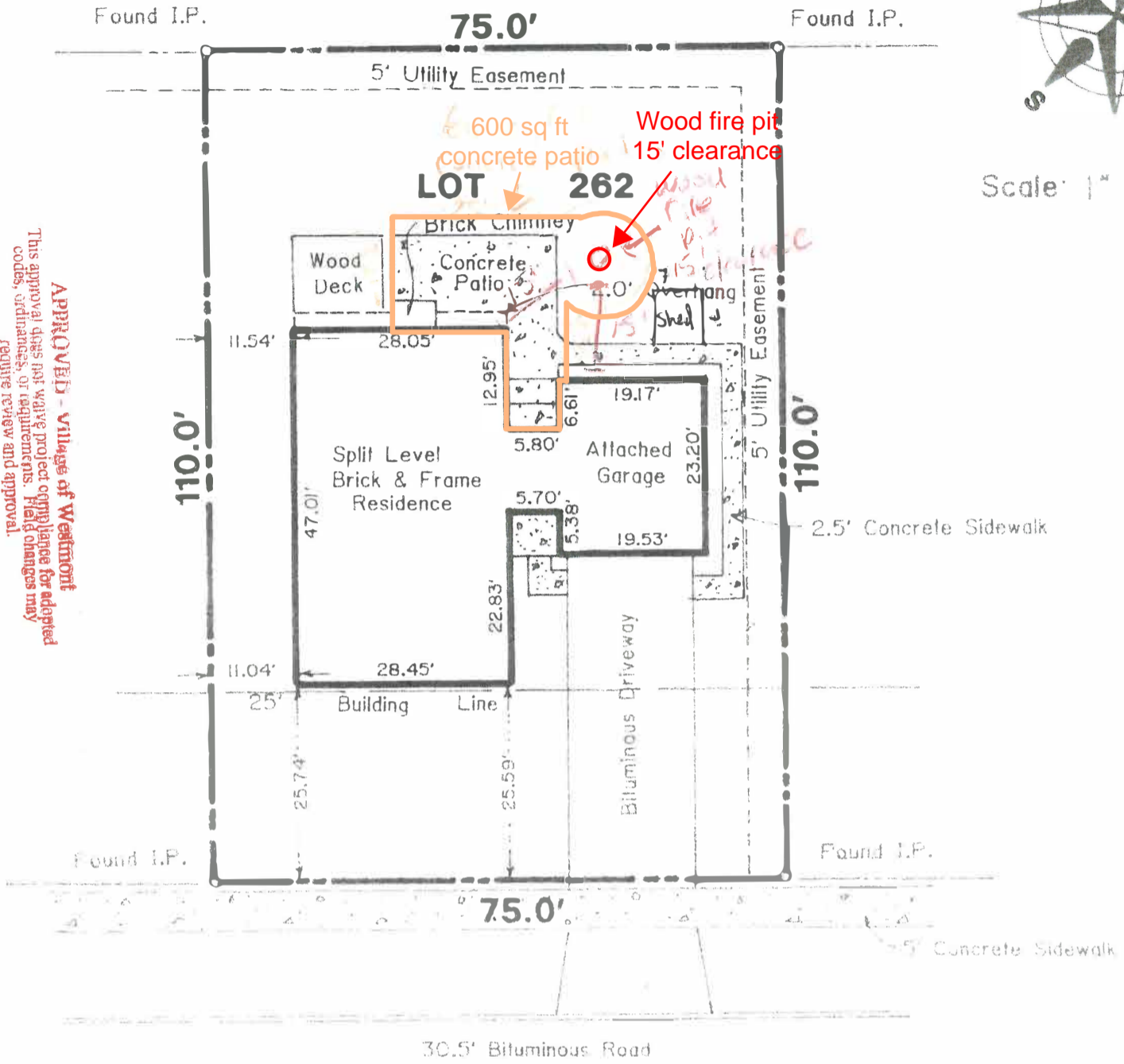
Keith E. Lacy
 KEITH E. LACY
 ILLINOIS LAND SURVEYOR
 NO. 11728

RECEIVED JUN 18 2025

Plat of Survey



Scale: 1" = 20'



Building Official _____ Date _____
 Planning & Zoning Official _____ Date _____
 Engineering _____ Date _____

APPROVED - Village of Westmont
 This approval does not waive project compliance for adopted codes, ordinances, or requirements. Field changes may require review and approval.

REVERE AVENUE

I, JOHN B. LAY, A REGISTERED LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION THEREOF.
 I, JOHN B. LAY, A REGISTERED LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION THEREOF.

PART OF THE NORTHWEST QUARTER OF SECTION 38 NORTH, RANGE 12 NORTH, TOWNSHIP 38 NORTH, COUNTY OF COOK, ILLINOIS, AND PART OF THE NORTHWEST QUARTER OF SECTION 39 NORTH, RANGE 12 NORTH, TOWNSHIP 38 NORTH, COUNTY OF COOK, ILLINOIS, AND PART OF THE NORTHWEST QUARTER OF SECTION 40 NORTH, RANGE 12 NORTH, TOWNSHIP 38 NORTH, COUNTY OF COOK, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 38 NORTH, RANGE 12 NORTH, TOWNSHIP 38 NORTH, COUNTY OF COOK, ILLINOIS, AND PART OF THE NORTHWEST QUARTER OF SECTION 39 NORTH, RANGE 12 NORTH, TOWNSHIP 38 NORTH, COUNTY OF COOK, ILLINOIS, AND PART OF THE NORTHWEST QUARTER OF SECTION 40 NORTH, RANGE 12 NORTH, TOWNSHIP 38 NORTH, COUNTY OF COOK, ILLINOIS, AS DOCUMENTED BY RECORD # 174-40636, ALL IN DUPLICATE.

Ordered by The Prudential Burnet
 Job no. 217-70

STATE OF ILLINOIS
 COUNTY OF COOK
 JOHN B. LAY, A REGISTERED LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION THEREOF.
 DATE: 10-9-89
 Updated: 11-17-97
 JOHN B. LAY
 ILLINOIS LAND SURVEYOR
 No. 1178

RECEIVED
 MAR 26 2025
 COMMUNITY DEVELOPMENT
 VILLAGE OF WESTMONT, ILL.

Re: 500 REVERE



CALL OR CLICK BEFORE YOU DIG ALWAYS CALL 811

RECEIVED JUN 18 2025

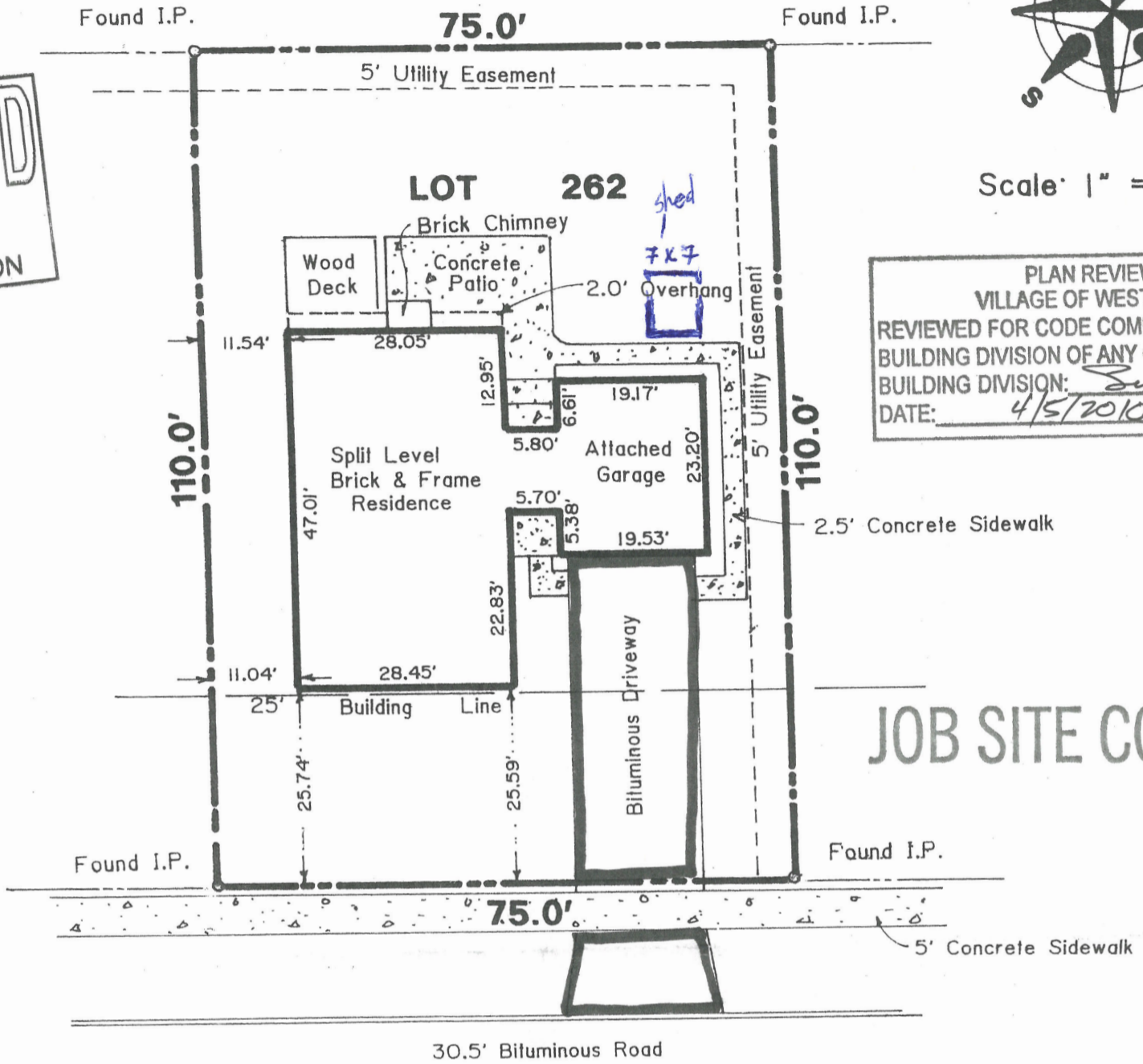
Plat of Survey



Scale: 1" = 20'

RECEIVED
APR 01 2010
WESTMONT
BUILDING DIVISION

PLAN REVIEW
VILLAGE OF WESTMONT
REVIEWED FOR CODE COMPLIANCE: NOTIFY
BUILDING DIVISION OF ANY CHANGES.
BUILDING DIVISION: *SWATE*
DATE: *4/5/2010*



JOB SITE COPY

REVERE AVENUE

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, ABSTRACT CONTRACT AND LAND DEVELOPMENT ORDINANCES.
2. MORTGAGE REAL ESTATE SURVEY - DO NOT USE FOR CONSTRUCTION PURPOSES.
3. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.
4. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT PROVIDED TO THE SURVEYOR.

LOT 262 IN OAKWOOD UNIT TWO-B, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF OUTLOT 2, IN OAKWOOD UNIT ONE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 2, AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R74-5238 AND AMENDED BY DOCUMENT R74-70636, ALL IN DUPAGE COUNTY, ILLINOIS.

Ordered by The Prudential Burget

Job no. 217-70

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, KEITH E. LACY, A REGISTERED LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION THEREOF.

DATE: 10-9-89

Updated: 11-17-97

Keith E. Lacy
KEITH E. LACY
ILLINOIS LAND SURVEYOR
NO. 1776

500 REVERE, WESTMONT, ILLINOIS

BARRINGTON ENGINEERING 132-B S. NORTHWEST HWY. BARRINGTON, ILLINOIS 60010 (708)382-6337

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2024 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: WWW.DUPAGECOUNTY.GOV/TREASURER
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MDG32025 0096402 1 PG 0545 01



09-03-210-007
 RIZMANI, AJRADIN & IKMET
 500 REVERE AVE
 WESTMONT IL 60559

1

ON OR BEFORE:	PAY:
06/02/2025	4,171.13
PAYING LATE?	PAY THIS AMOUNT:
JUN 3 THRU 30	4 233 70
JUL 1 THRU 31	4 296 28
AUG 1 THRU 31	4 358 83
SEP 1 THRU 30	4 421 40
OCT 1 THRU 31	4 483 96
NOV 1 THRU 19	4 546 53

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025 REQUIRES A CASHIER'S CHECK CASH OR MONEY ORDER

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 19, 2025

1090321000769005000041711381

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2024 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: WWW.DUPAGECOUNTY.GOV/TREASURER
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

09-03-210-007

RIZMANI, AJRADIN & IKMET
 500 REVERE AVE
 WESTMONT IL 60559

2

ON OR BEFORE:	PAY:
09/02/2025	4,171.13
PAYING LATE?	PAY THIS AMOUNT:
SEP 3 THRU 30	4 233 70
OCT 1 THRU 31	4 296 28
* NOV 1 THRU 19	4 358 83

*INCLUDES \$10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025 REQUIRES A CASHIER'S CHECK CASH OR MONEY ORDER*

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 19, 2025

2090321000769005000041711382

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
0.0899	106.14	COUNTY OF DU PAGE	0.0832	107.48
0.0180	21.28	PENSION FUND	0.0165	21.30
0.0291	34.36	HEALTH DEPARTMENT	0.0250	32.28
0.0103	12.18	PENSION FUND	0.0114	14.72
0.1001	118.18	FOREST PRESERVE DIST	0.1213	156.84
0.0075	8.86	PENSION FUND	0.0097	12.52
0.0132	15.60	DU PAGE AIRPORT AUTH	0.0122	15.78
		** LOCAL **		
0.0000	0.00	DU PAGE WATER COMM	0.0000	0.00
0.0315	37.20	DOWNERS GROVE TWP	0.0303	39.14
0.0003	0.36	PENSION FUND	0.0001	0.12
0.0528	62.34	DOWNERS GR TWP RD	0.0506	65.34
0.0008	0.94	PENSION FUND	0.0006	0.78
0.0986	116.42	VLG WESTMONT FIRE	0.0949	122.56
0.2270	268.02	VLG WESTMONT-EX FIRE	0.2223	287.08
0.4587	541.58	PENSION FUND	0.4380	565.82
0.2257	266.48	VLG WESTMONT LIBRARY	0.2176	281.00
0.4070	480.54	WESTMONT PARK DIST	0.3922	506.48
0.0137	16.18	PENSION FUND	0.0133	17.18
0.0000	0.00	FLAGG CRK WATER REC	0.0000	0.00
		** EDUCATION **		
4.6639	5,506.68	UNIT SCHOOL DIST 201	4.5049	5,817.80
0.0321	37.90	PENSION FUND	0.0364	47.00
0.1907	225.16	COLLEGE DU PAGE 502	0.1794	231.68
		** TIF **		
6.6709	7,876.36	TOTAL	6.4599	8,342.26

Mailed to: RIZMANI, AJRADIN & IKMET 500 REVERE AVE WESTMONT IL 60559
Property Location: 500 REVERE AVE WESTMONT IL 60559
Township Assessor: DOWNERS GROVE 630-719-6630
Tax Code: 9005
Property Index Number: 09-03-210-007

TIF Frozen Value	
Fair Cash Value	411,500
Land Value	53,922
+ Building Value	83,217
= Assessed Value	137,139
x State Multiplier	1.0000
= Equalized Value	137,139
- Residential Exemption	8,000
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	129,139
x Tax Rate	6.4599
= Total Tax Due	8,342.26
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due	8,342.26

CHANGE OF NAME/ADDRESS
 CALL 630-407-5900
 S OF A FACTOR 1.0878



2024 DuPage County Real Estate Tax Bill
 Gwen Henry, CPA, County Collector
 421 N. County Farm Road
 Wheaton, IL 60187

Office Hours - 8:00 am - 4:30 pm, Mon-Fri
 Telephone - (630) 407-5900



VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: August 13, 2025

PZC 015-2025

TITLE: Request from Ajradin and Ikmet Rizmani, for the property at 500 Revere Avenue, Westmont, Illinois, 60559, for the following:

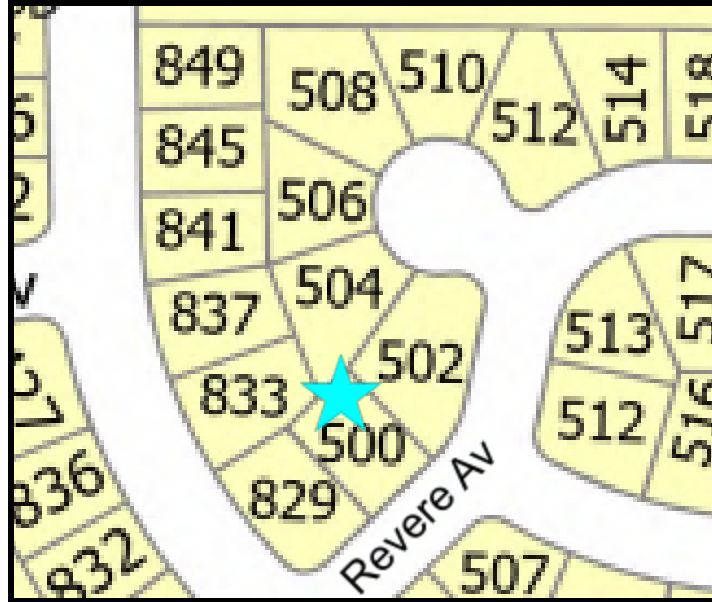
1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District.

I. BACKGROUND OF ITEM

- A. Location: 500 Revere Avenue is located northeast of the intersection of Oakwood Drive and Revere Avenue. The property is improved with a split-level single-family detached residence built in the late 1970s. The lot is approximately 75' by 110', with a total area of approximately 8,250 square feet.



Aerial Map - 500 Revere Avenue (source: DuPage County Parcel Viewer)



Zoning Map - 500 Revere Avenue

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 the Oakwood Unit 2B subdivision, which was recorded in 1974. It is in the northeast corner of the Village, and a block south of the Westmont Junior and Senior High Schools. Due to the curvilinear streets, lot sizes vary greatly in the Oakwood subdivision. Generally, the surrounding lots have an area between 7,500 to 9,000 square feet. The subject lot is around 8,250 square feet in area.

II. **PETITIONER REQUEST:**

The petitioners propose to remove the existing 12 foot by 21 foot concrete patio, and replace it with a 14 foot by 25 foot patio with an additional 12 foot in diameter patio for a fire pit. This construction would raise the property's lot coverage to 42.86%, which exceeds the 40% maximum allowed in the R-3 Single-Family Detached Residence district through administrative approval. Therefore, the petitioners are requesting a variance to a maximum lot coverage of 43%.

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
40%	~ 42.86%	~ 2.86%	~ 40.03%

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 subject property is ordinarily eligible for administrative approval since the Oakwood subdivision is not located within a building moratorium, known drainage problem, or identifiable sub-basin area. Therefore, the property is allowed to have a lot coverage up to 40% approved administratively instead of being limited to the R-3 district's 35% maximum. However, the proposed expansion pushes the lot coverage above 40%, which can only be approved through a variance. The proposed patio complies with all zoning bulk and development regulations outlined in Appendix A, with the exception of the total lot coverage. If neighboring properties exceed the 40% coverage allowed, it is possible that the improvements were constructed when lot coverage was calculated differently and/or was installed without a permit, as staff was unable to locate or verify that neighboring properties received any variance approvals.

Should the variance be approved, the Village's engineering consultant advises that at a minimum, 50 square feet of the patio be constructed with permeable pavers, as this would be less likely to exacerbate drainage issues. The engineering comments have been attached to this report. Additionally, approval from the Oakwood Homeowners Association should be obtained prior to construction, if required by the Association.

Two site plans are attached to this report. The first was prepared by the petitioner's contractor, Prestige Outdoors Co. Due to the site plan not scanning clearly, Village Staff prepared a second one.

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

The petitioners propose to remove the existing 12 foot by 21 foot concrete patio, and replace it with a 14 foot by 25 foot patio with an additional 12 foot in diameter patio for a fire pit. This construction would raise the property's lot coverage to 42.86%, which exceeds the 40% maximum allowed in the R-3 Single-Family Detached Residence district through an administrative approval. Therefore, the petitioners are requesting a variance to a maximum lot coverage of 43%.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on July 24, 2025
- B. Code References: Appendix A, Sections 6.04(D); 13.07
- C. Other Actions: The recommendation of the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be at the September 4, 2025 meeting.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the July 24, 2025 Westmont Suburban Life.
2. Engineering PZC Review comments from EZA Engineering, dated June 24, 2025
3. Petitioner Attachments:
 - a. Planning and Zoning Development Application, received June 18, 2025 (Edited for PZC)
 - b. Narrative and responses to the Variance Standards
 - c. Site Plan (prepared by Prestige Outdoors Co.)
 - d. Site Plan (prepared by Village Staff due to poor scan quality)
 - e. Plat of Survey
 - f. Proof of Ownership (Tax Bill)

Proposed Development Luxury 8-Units Townhomes

129 and 135 East 55th Street WESTMONT IL 60559

Statement of compliance:

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

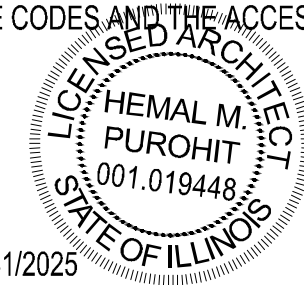
- DO NOT SCALE DRAWINGS.

THIS SEAL APPLIES TO THE FOLLOWING DOCUMENTS SHEET NUMBER : A0.1 THRU A3.2 -ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME ISSUE DATE AS THE SEALED COPY.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE APPLICABLE CODES AND ORDINANCES TO THE VILLAGE OF WESTMONT.

STATEMENT:

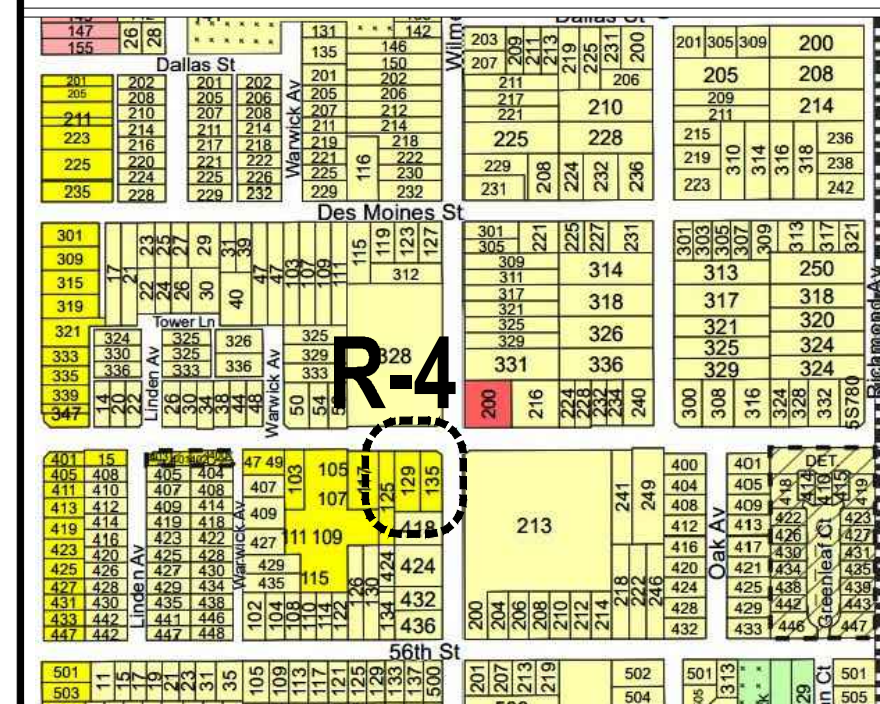
1. THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE REQUIREMENTS OF ALL LOCAL APPLICABLE CODES AND THE ACCESSIBILITY STANDARDS OF THE STATE OF ILLINOIS.



ARCHITECT / REP DATE

LICENSE EXPIRES: NOV. 2026

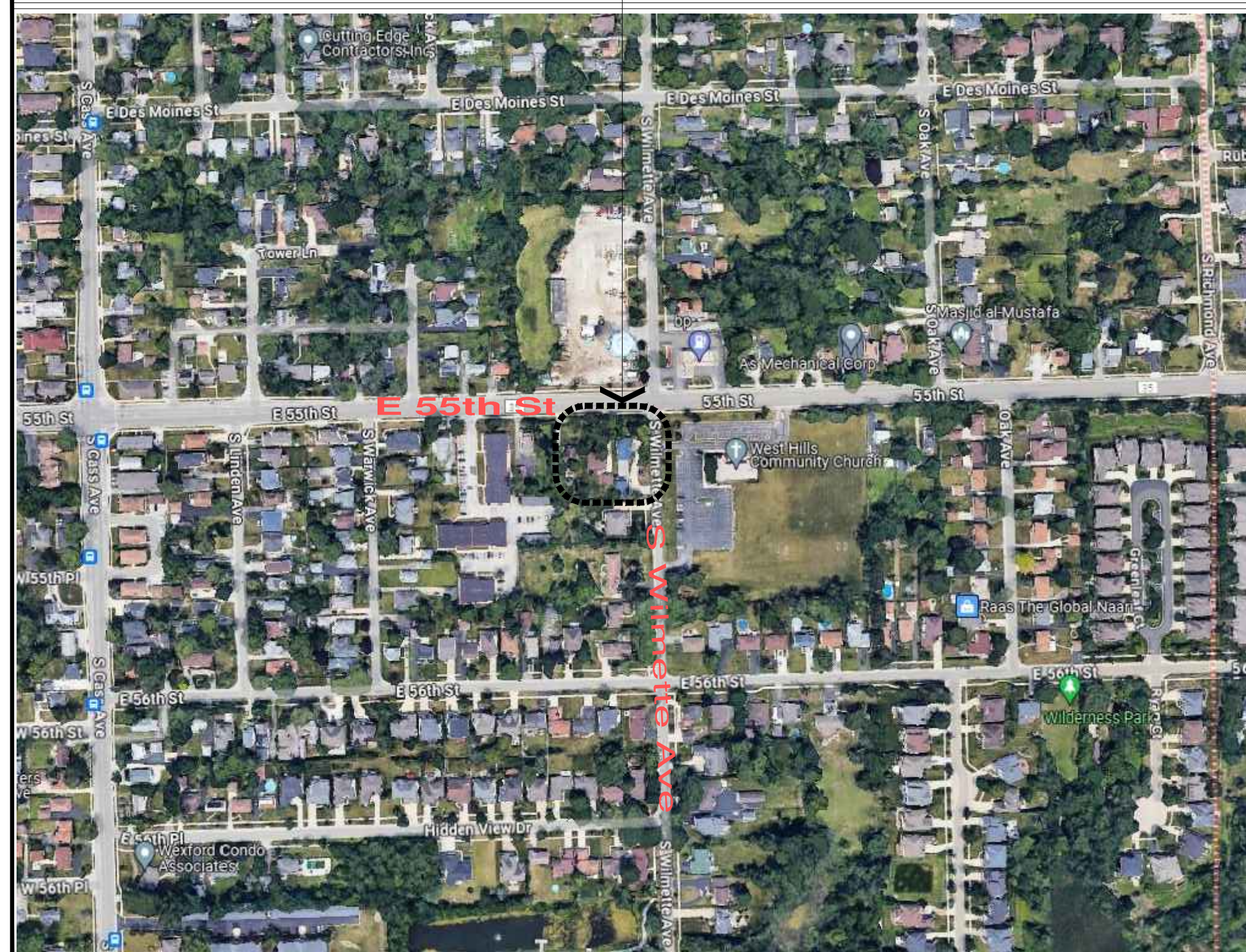
PARTIAL ZONING MAP



area view SITE location



PROJECT LOCATION



DRAWING INDEX		ISSUED DATES	PROJECT SCHEDULE / RECORD
		ISSUED FOR FIRST VILLAGE REVIEW	ISSUED FOR SECOND VILLAGE REVIEW
A 0.0	COVER SHEET, DRAWING INDEX, ETC.	●	●
A 1.0	PROPOSED SITE PLAN	●	●
A 1.1	PROPOSED LANDSCAPING PLAN	●	●
A 2.0	PROPOSED FIRST FLOOR BUILDING ASSEMBLY	●	●
A 2.1	PROPOSED SECOND FLOOR BUILDING ASSEMBLY	●	●
A 2.2	PROPOSED THIRD FLOOR BUILDING ASSEMBLY	●	●
A 2.3	PROPOSED UNIT A FLOOR PLANS	●	●
A 2.4	PROPOSED UNIT B FLOOR PLANS	●	●
A 3.0	PROPOSED EXTERIOR FRONT ELEVATION	●	●
A 3.1	PROPOSED EXTERIOR REAR ELEVATION	●	●
A 3.2	PROPOSED EXTERIOR SIDE ELEVATION	●	●

PROJECT INFORMATION

R-4 district
Sec. 6.04. - Bulk and development standards in residence districts:
Multiple-family dwelling containing:
7,800 square feet per building
(c) Two bedrooms-5,300 square feet per dwelling

Multiple-family dwellings Minimum lot width: 60 feet

Maximum floor area ratio:
(2) Multifamily dwellings as follows-0.75

Maximum lot coverage
When the application of the lot coverage regulations specified herein results in proposed lot coverage between 35-40% 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 -Not applicable

All work performed and materials used shall comply with the following regulations:
Sec. 18-61. - Adoption of code.
There is hereby adopted by reference as is fully set out herein certain codes as follows:

- 2021 International Building Code, without appendices, prepared and published by the International Code Council, Inc.
- 2021 International Residential Code, without appendices, prepared and published by the International Code Council, Inc.
- 2021 International Fire Code, including appendices, unless otherwise indicated in the specific code adoption, prepared and published by the International Code Council, Inc.
- 2021 International Mechanical Code, including appendices, unless otherwise indicated in the specific code adoption, prepared and published by the International Code Council, Inc.
- 2021 International Fuel Gas Code, including appendices, unless otherwise indicated in the specific code adoption, prepared and published by the International Code Council, Inc.
- 2021 International Property Maintenance Code, including appendices, unless otherwise indicated in the specific code adoption, prepared and published by the International Code Council, Inc.
- 2021 International Swimming Pool and Spa Code, including appendices, unless otherwise indicated in the specific code adoption, prepared and published by the International Code Council, Inc.
- 2021 International Existing Building Code, including appendices, unless otherwise indicated in the specific code adoption, prepared and published by the International Code Council, Inc.
- 2021 International Energy Conservation Code, unless otherwise indicated in the specific code adoption, prepared and published by the International Code Council, Inc.
- Illinois Accessibility Code, as adopted and amended by the State of Illinois
- Illinois Radon Resistant Construction Act, as adopted and amended by the State of Illinois
- Illinois Energy Conservation Code, as adopted and amended by the State of Illinois

Said referenced codes are made a part hereof, except for the deletions, additions, insertions, and changes hereinafter set forth in section 18-62 hereof. Copies of the adopted codes are on file in the office of municipal services for review.

CONSTRUCTION TYPE: 5B - COMBUSTIBLE UNPROTECTED.

DESIGN CRITERIA:
40 P.S.F. LIVE LOAD @ DWELLING UNITS;
15 P.S.F. DEAD LOAD
30 P.S.F. LIVE LOAD; 15 P.S.F. DEAD LOAD
100 P.S.F. LIVE LOAD; 15 P.S.F. DEAD LOAD
RAILINGS: 100 P.L.F. LIVE LOAD; 15 P.S.F. DEAD LOAD
LATERAL: EXPOSURE "B" - 75 MILE PER HOUR WIND
DEAD LOAD VERIFY DESIGN LOADS WITH LOCAL BUILDING CODES AND CONDITIONS.
WIND SPEED - 115 M.P.H
SEISMIC DESIGN CATEGORY - A

Document Record:

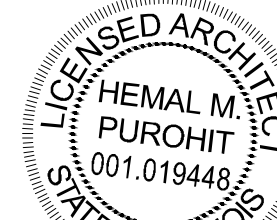
Issued Date	Description
07.30.2025	REVIEW COMMENTS COMMUNITY DEVELOPMENT PLANNING AND ZONING #1

DO NOT SCALE THE DRAWINGS. PUROHIT ARCHITECTS, INC. ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR DISCOVERS ANY ERROR, OMISSION OR CONFLICT AS TO THE INTENT OF THE CONTRACT DOCUMENTS WITH REGARD TO THE PROPER EXECUTION AND COMPLETION OF THE WORK, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR THE ARCHITECT AND SEEK CORRECTION OR INTERPRETATION THEREOF PRIOR TO STARTING THE AFFECTED WORK.



ARCHICRAFT Inc.
1320 Laci Court
Indian Creek, IL 60061
ph 847-409-6360
dimablenko@gmail.com

ARCHITECT OF RECORD
PUROHIT ARCHITECTS
PROFESSIONAL DESIGN FIRM ARCHITECT
CORPORATION LICENSE NO.: 184.005943
License Expires: 04/30/2026
www.purohitarchitects.com



THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © PUROHIT ARCHITECTS, INC. MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES. THESE DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT.

2 New Buildings - 4 Units Assembly
 Development Luxury 8-Units Townhomes
 129 & 135 East 55TH Street
 Katzen Construction Corporation
 760 FIVE STAR CENTER DR., SUITE 220
 BLOOMINGH, IL 60010
 630.504.7480 office
 630.504.4711 fax
 www.katzen.net

Issue Date: JULY 31, 2025
Drawn By: PAI

Sheet: COVER SHEET, DRAWING INDEX, ETC

A 0.0

PAI PROJECT NUMBER
250701.00

Document Record:

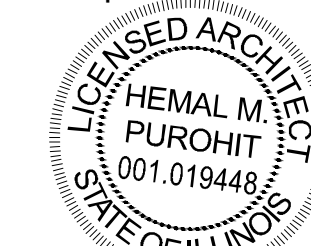
Issued Date	Description
07.30.2025	REVIEW COMMENTS COMMUNITY DEVELOPMENT PLANNING AND ZONING #1

DO NOT SCALE THE DRAWINGS. PUROHIT ARCHITECTS, INC. ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR DISCOVERS ANY ERROR, OMISSION OR CONFLICT AS TO THE INTENT OF THE CONTRACT DOCUMENTS WITH REGARD TO THE PROPER EXECUTION AND COMPLETION OF THE WORK, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR THE ARCHITECT AND SEEK CORRECTION OR INTERPRETATION THEREOF PRIOR TO STARTING THE AFFECTED WORK.



ARCHICRAFT Inc.
1320 Laci Court
Indian Creek, IL 60061
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www.kaizenus.net

Issue Date: JULY 31, 2025

Drawn By: PAI

Sheet: PROPOSED SITE PLAN

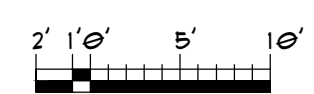
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PAI PROJECT NUMBER
250701.00

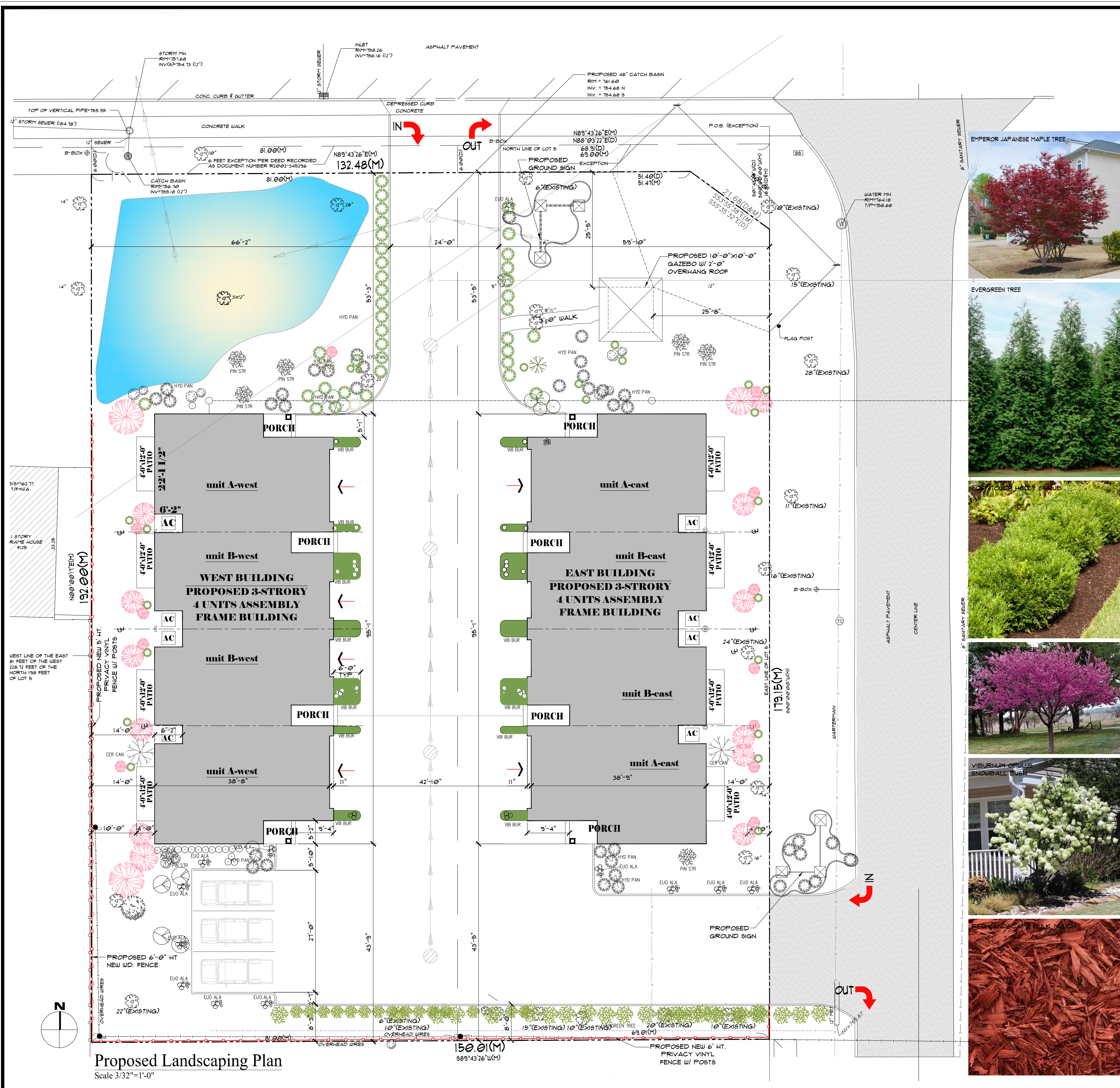


SITE DATA	
R-4 RESIDENTIAL DISTRICT / (MULTIPLE-FAMILY DWELLING)	
EXISTING Lot Area:	28688 SF
192'-0" X 132.48' X 21.68' X 179.15' X 150'	
MAXIMUM FLOOR AREA RATIO:	
MULTIFAMILY DWELLINGS AS FOLLOWS	.75
MAX FLOOR AREA RATIO	21515 SF
PROPOSED:	
EAST BUILDING (INCLUDING COVERED PORCHES)	2998 SF
WEST BUILDING (INCLUDING COVERED PORCHES)	29885 SF
TOTAL PROPOSED FLOOR AREA RATIO	5996 SF (20.9%)
MINIMUM YARDS:	
PARKING	
A. FOR OTHER THAN DWELLING USES, ADEQUATE PARKING SPACES SHALL BE PROVIDED ON THE LOT OR TRACT, OR WITHIN THREE HUNDRED FEET (300') THEREOF--PROVIDED	
B. ACCESS DRIVES AND MANEUVERING SPACE SHALL NOT BE INCLUDED AS PART OF REQUIRED PARKING AREA. (ORD. 2003-0-15, 3-18-2003; AMD. 2009 CODE)--PROVIDED	
BUILDING HEIGHT:	
MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES (ALSO SEE ARTICLE IV, 4.02(D)):	35'-0"
PROPOSED	34'-7.75"
(4) MULTIPLE-FAMILY DWELLINGS AND NONRESIDENTIAL USES:	
FRONT AND SIDE YARD ADJOINING STREET	25'-0"
PROPOSED FRONT YARD	53'-3"
(B) INTERIOR SIDE, EACH	15'-0"
PROPOSED SIDE YARD	14'-0"

Proposed Site Plan
Scale 3/32"=1'-0"

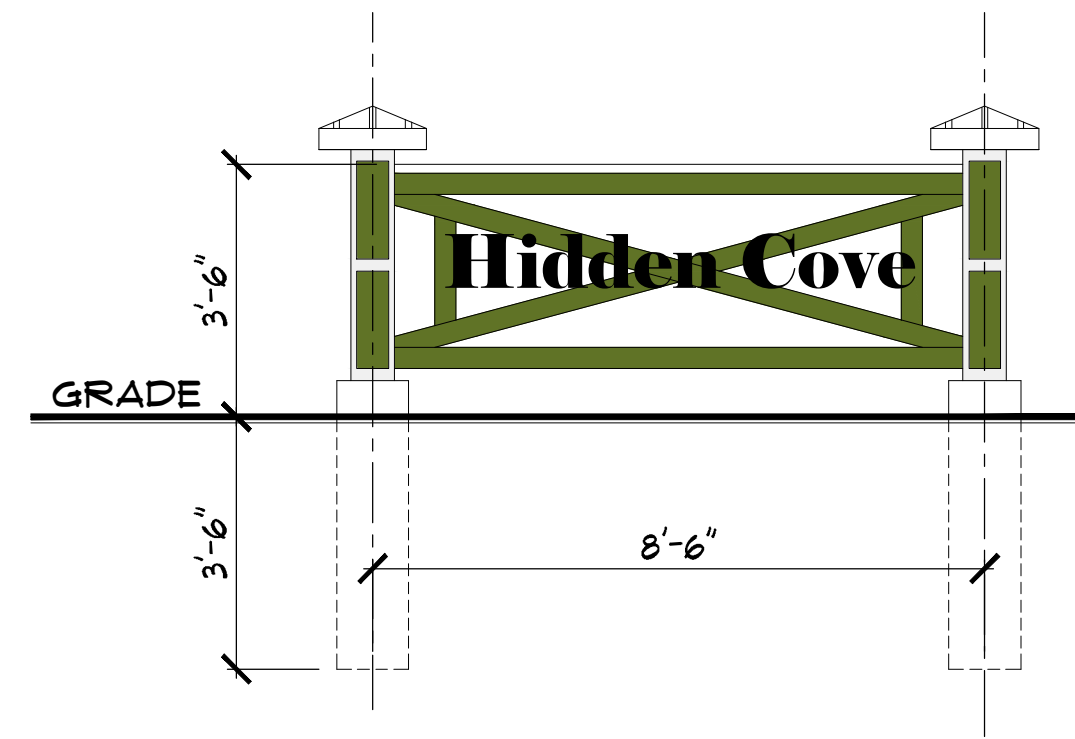
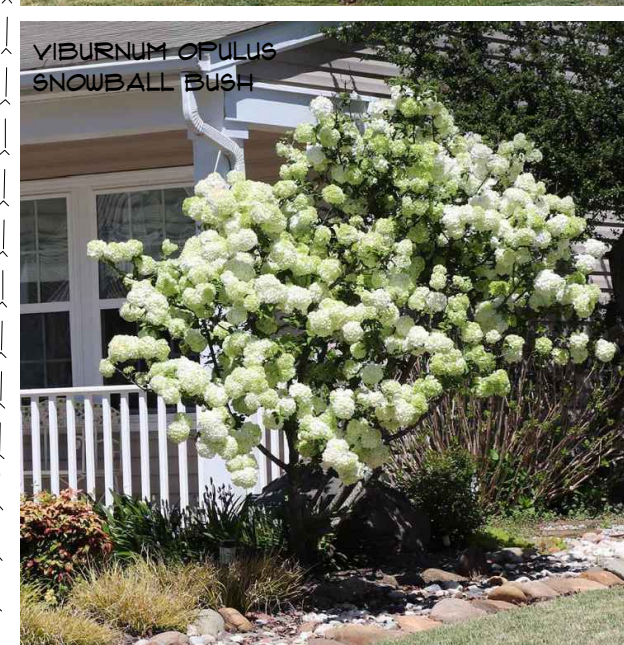


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PLANTING LEGEND:

- EMPEROR JAPANESE MAPLE TREE
- EVERGREEN TREE
- SOFT TOUCH HOLLY SHRUB
- UNDERSTORY TREE
- VIBURNUM OPULUS SNOWBALL BUSH
- RED LANDSCAPE BULK MULCH
- ENTRY STRUCTURE LOGO (SEE DETAIL)
- SHRUBS



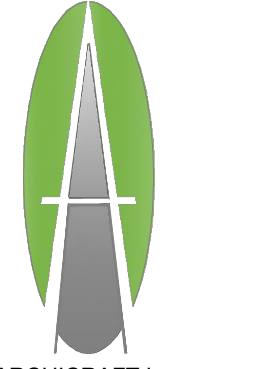
VILLAGE OF WESTMONT LANDSCAPE REQUIREMENTS:
SEC. 00-46 - LANDSCAPE STANDARDS.
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C. PLANTING BEDS MUST BE COVERED WITH GROUND COVER OR MULCH. D. TREE PLANTING IN PRIVATE AREAS SHOULD BE DONE IN A SOLAR CONSCIOUS DESIGN, EMPHASIZING THE BENEFITS OF SHADE DURING THE SUMMER MONTHS AND WARMING SUNLIGHT IN THE WINTER. (2) ABILITY TO WAIVE REQUIREMENTS FOR RESIDENTIAL LANDSCAPE PLAN. THE VILLAGE MAY WAIVE THE MINIMUM LANDSCAPE REQUIREMENT AND THE REQUIREMENT FOR A LANDSCAPE PLAN IF THE PETITIONER DEMONSTRATES THAT ONE OR MORE OF THE FOLLOWING CONDITIONS ARE SATISFIED: A. SUFFICIENT MATURE TREES AND VEGETATION EXIST ON THE SITE IN A MANNER THAT MEETS THE INTENT OF THIS CHAPTER WITH PLANS TO PROPERLY PROTECT SAID TREES OR VEGETATION AND PROTECTION MEASURES ARE CARRIED OUT PROPERLY THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. B. INSTALLED PLANT MATERIAL WOULD COMPROMISE THE HEALTH, VITALITY, OR ECOLOGY OF THE EXISTING VEGETATION ON THE SITE, OR ON NEIGHBORING SITES. C. SIGNIFICANT OPEN SPACE OR VISTAS WOULD BE NEGATIVELY IMPACTED BY THE INSTALLATION OF THE REQUIRED PLANTS. (3) NON-RESIDENTIAL, MINIMUM STANDARDS FOR COMMERCIAL AND MULTI-FAMILY CONSTRUCTION: A. AT LEAST 50 PERCENT OF THE OPEN SPACE ON THE SITE SHALL BE LANDSCAPED. B. AT LEAST ONE TREE SHALL BE PLANTED FOR EVERY 500 SQUARE FEET OF THE AREA REQUIRED TO BE LANDSCAPED. ONE-THIRD OF THE TREES SHALL BE EVERGREENS OF A MINIMUM SIX FEET IN HEIGHT, ONE-THIRD OF THE TREES SHALL BE ORNAMENTAL, A MINIMUM OF THREE INCH CALIPER OR SIX FEET IN HEIGHT, AND ONE-THIRD OF THE TREES SHALL BE SHADE TREES. A MINIMUM OF THREE INCH D.B.H. ONE SHRUB SHALL BE PLANTED FOR EVERY 50 SQUARE FEET OF THE AREA REQUIRED TO BE LANDSCAPED. FOR SHRUBS THAT MATURE LESS THAN FIVE FEET IN HEIGHT, MINIMUM INSTALLATION SIZE SHALL BE THREE FEET TALL. FOUNDATION PLANTINGS OF A MINIMUM WIDTH OF SIX FEET SHALL BE PROVIDED ON ALL SIDES OF THE MAIN STRUCTURE EXCEPT WHERE SIDEWALKS, DRIVEWAYS OR OTHER HARDSCAPE ADJUTS THE STRUCTURE. FOUNDATION PLANTINGS SHALL BE COMPRISED OF A COMBINATION OF SHADE TREES, ORNAMENTAL TREES, EVERGREENS, SHRUBS, GROUND COVERS AND FLOWERS. (ORD. NO. 01-191, § 1, 12-3-2007)

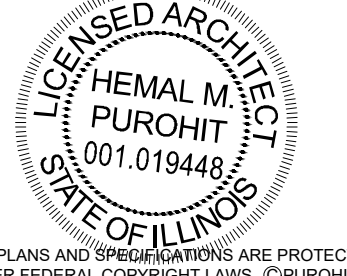
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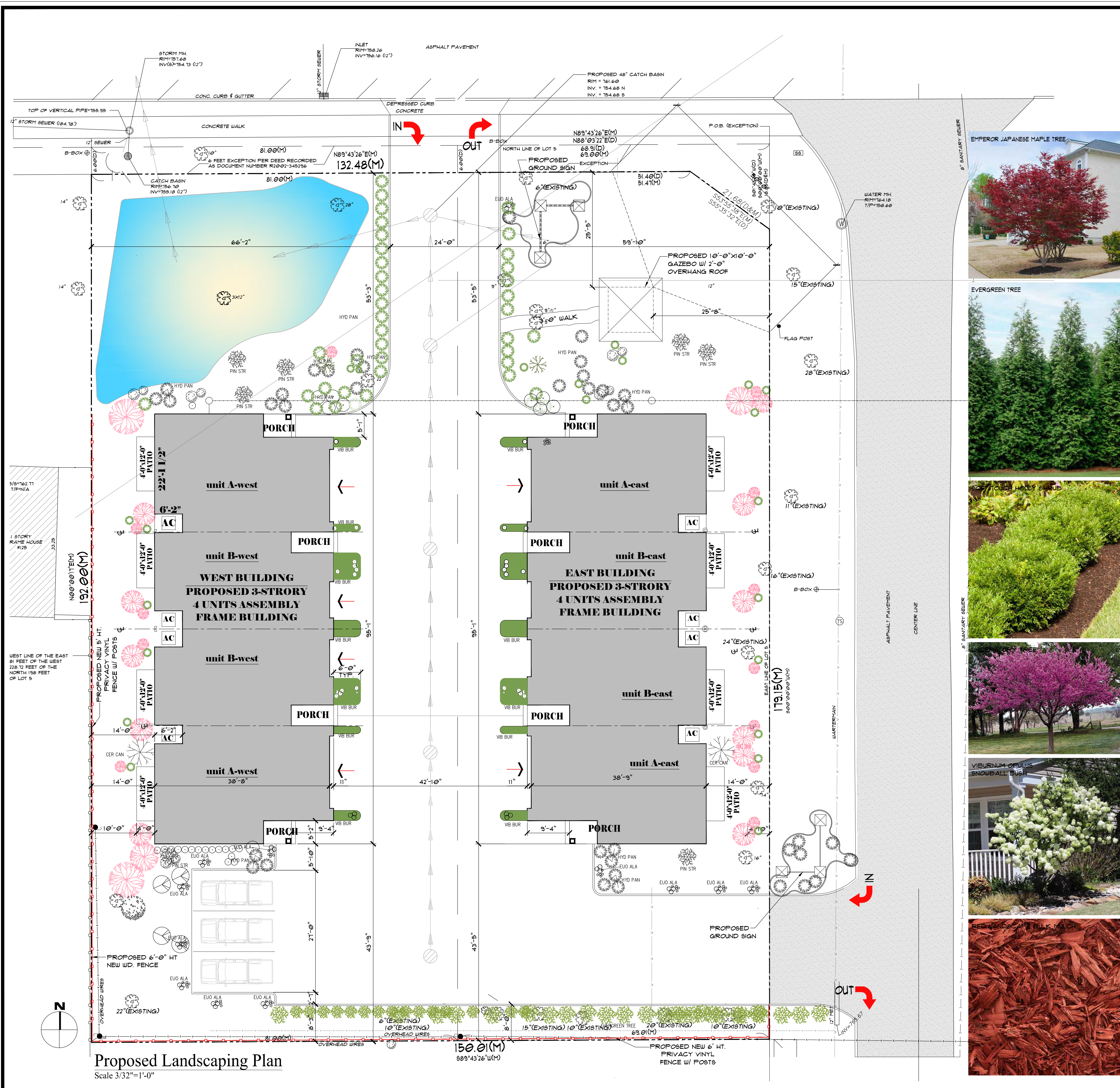
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Sheet: PROPOSED LANDSCAPING PLAN

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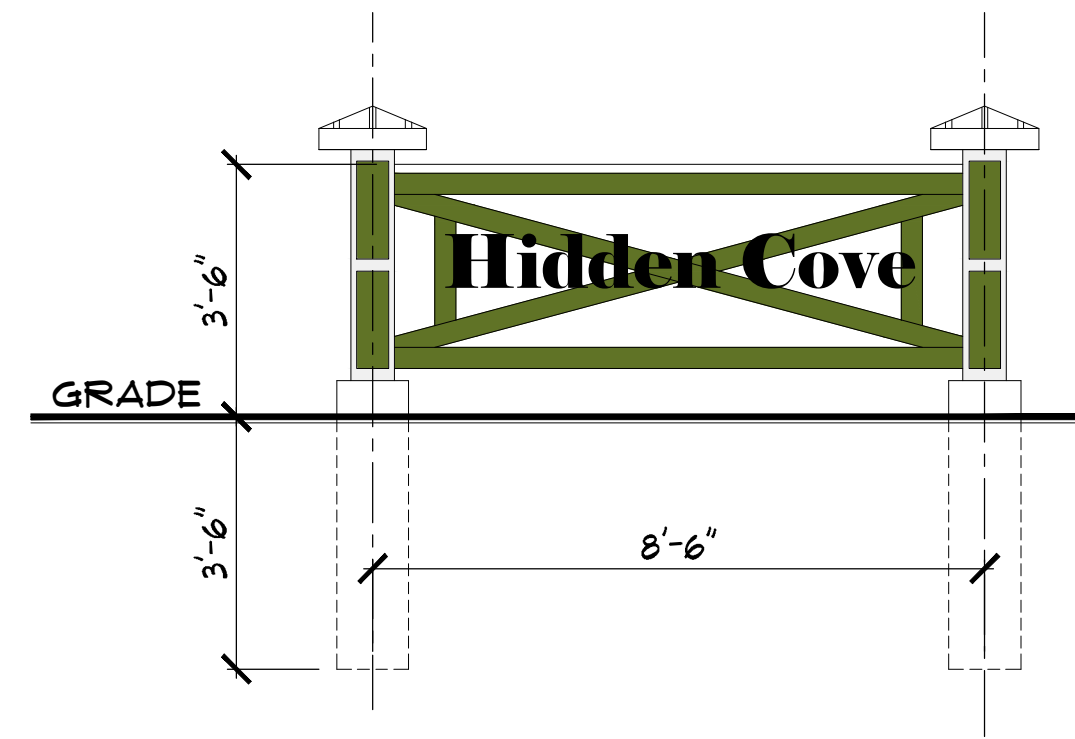
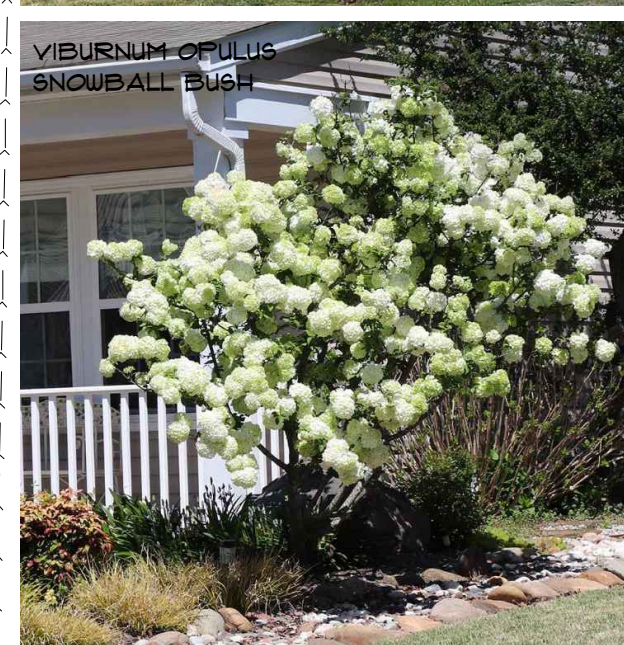
PAI PROJECT NUMBER
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Proposed Landscaping Plan
Scale 3/32"=1'-0"

PLANTING LEGEND:

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- RED LANDSCAPE BULK MULCH
- ENTRY STRUCTURE LOGO (SEE DETAIL)
- SHRUBS



Entrance Ground Sign
Scale 3/8"=1'-0"

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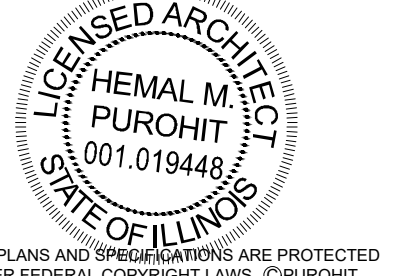
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Sheet: **PROPOSED LANDSCAPING PLAN**

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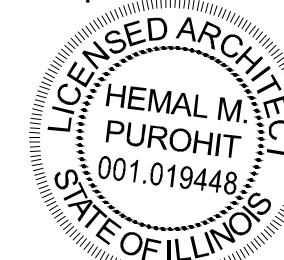
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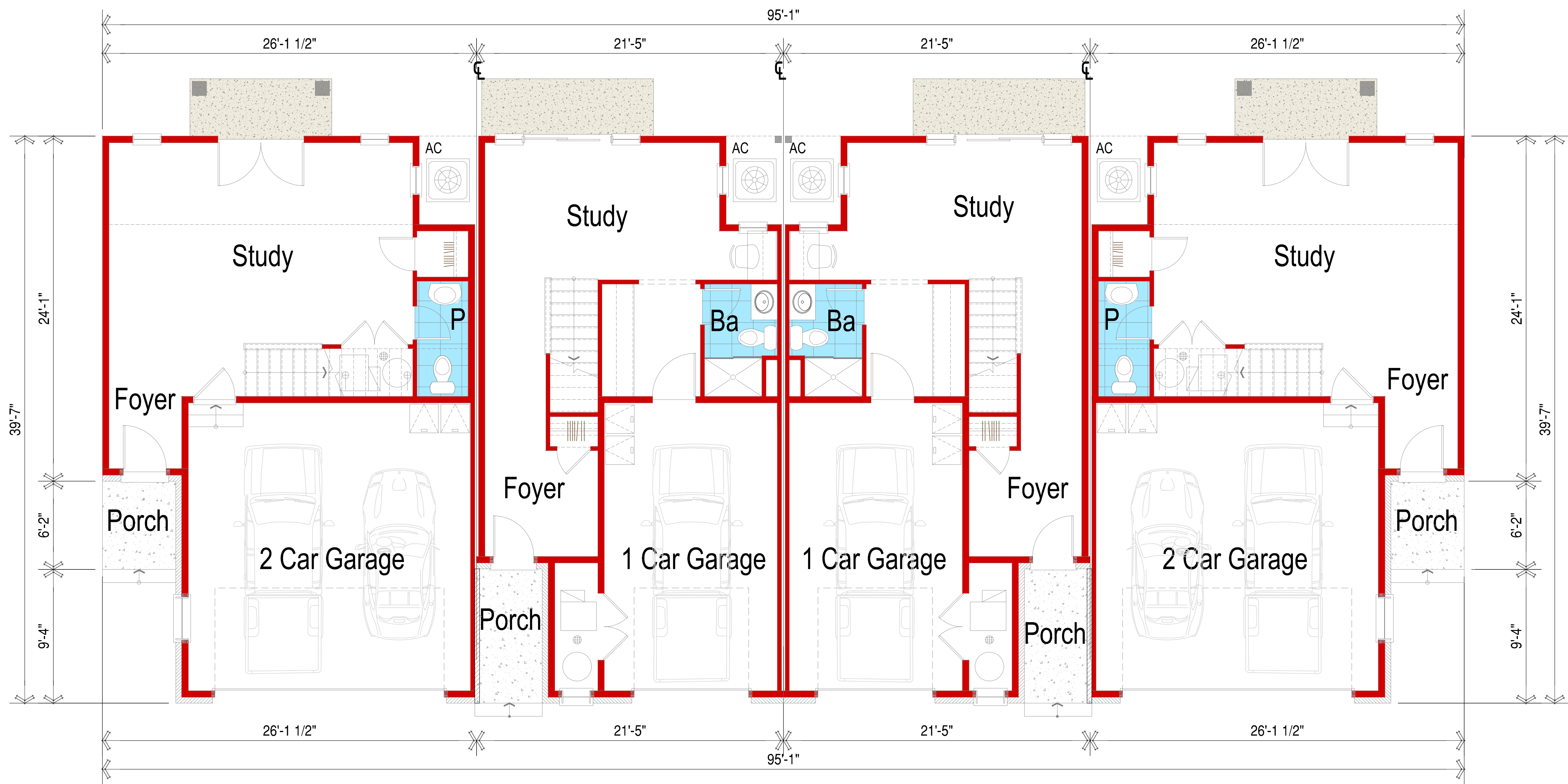
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Sheet:
FIRST FLOOR PLAN BUILDING ASSEMBLY

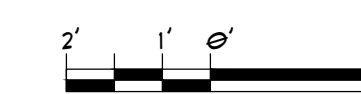
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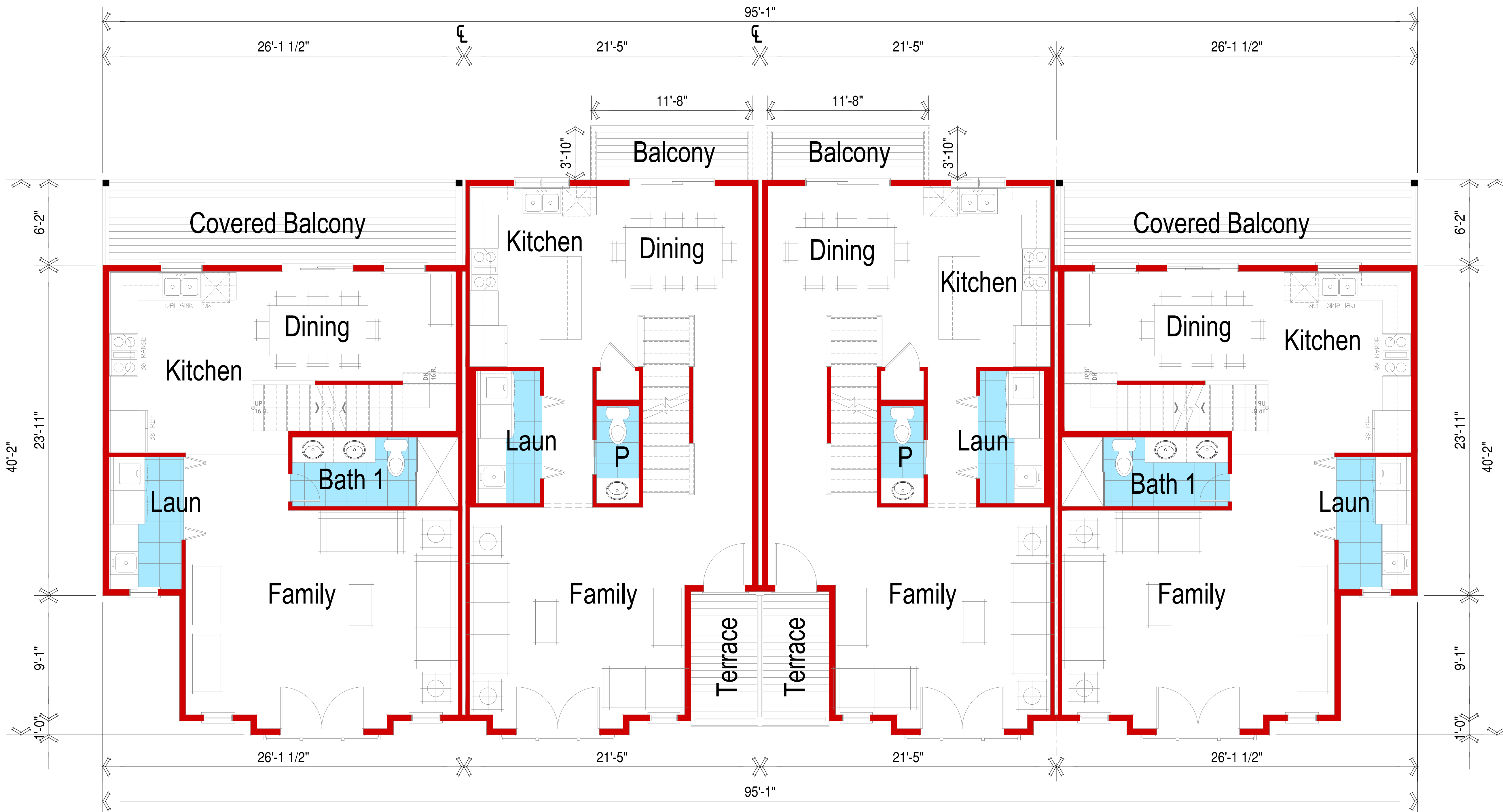
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First Floor Plan Building Assembly

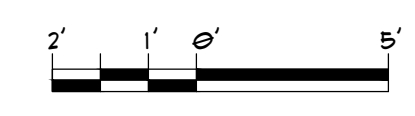
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Second Floor Plan Building Assembly

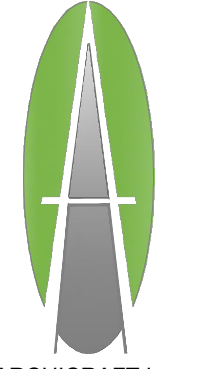
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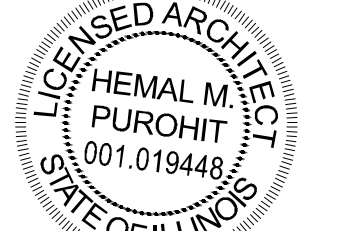
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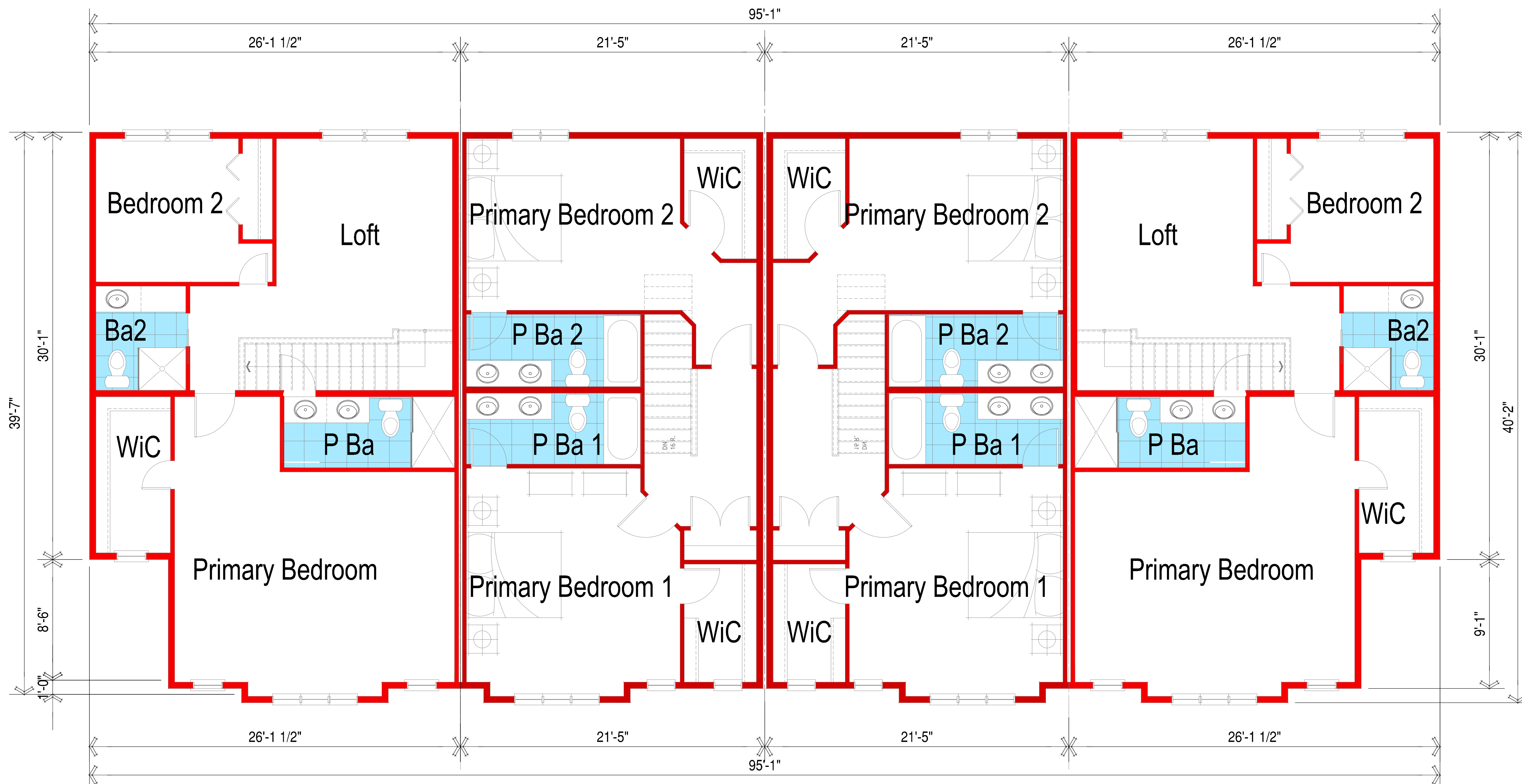
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SECOND FLOOR PLAN BUILDING ASSEMBLY

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Third Floor Plan Building Assembly

Scale 1/4"=1'-0"



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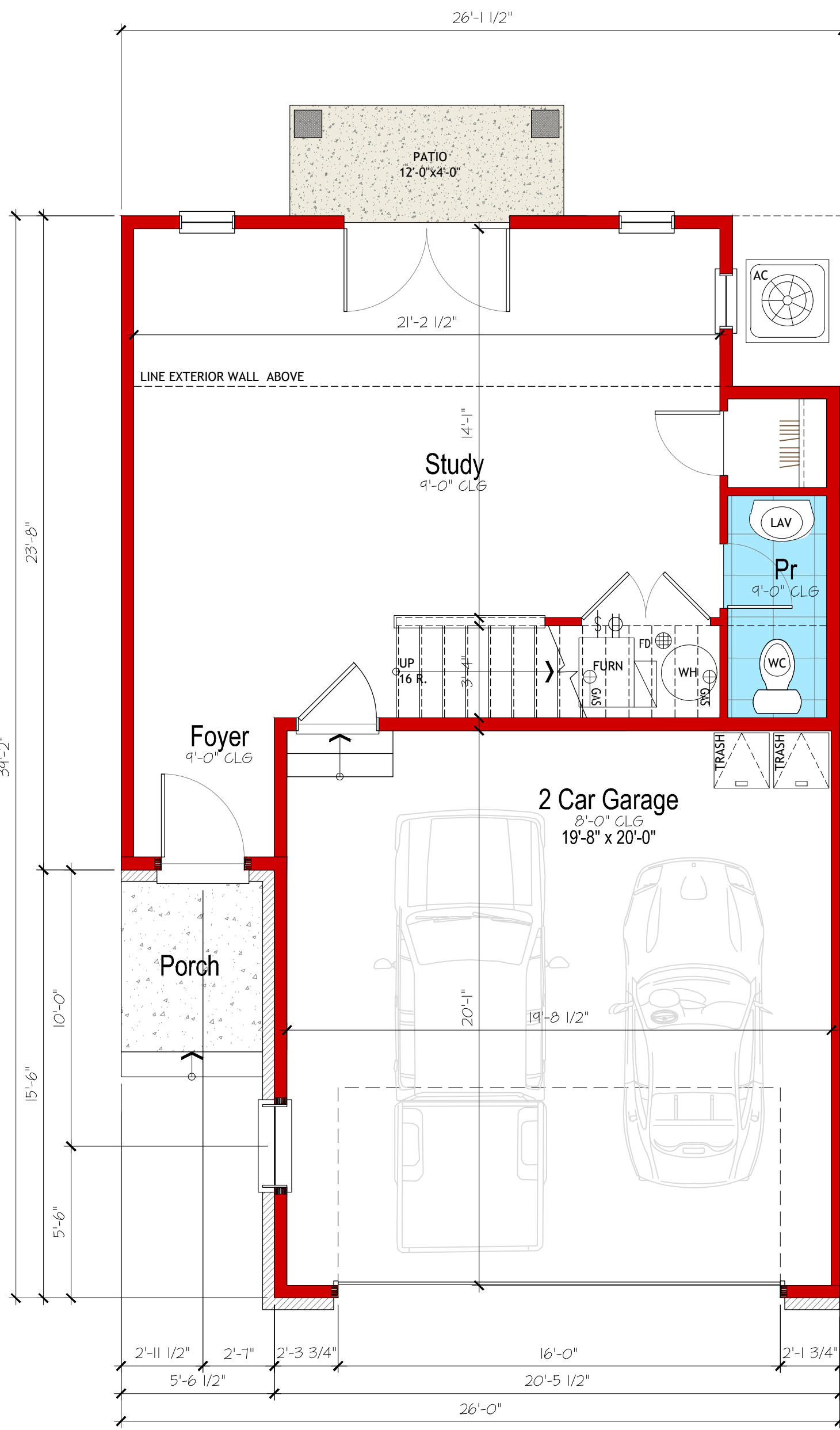
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Sheet: THIRD FLOOR PLAN BUILDING ASSEMBLY

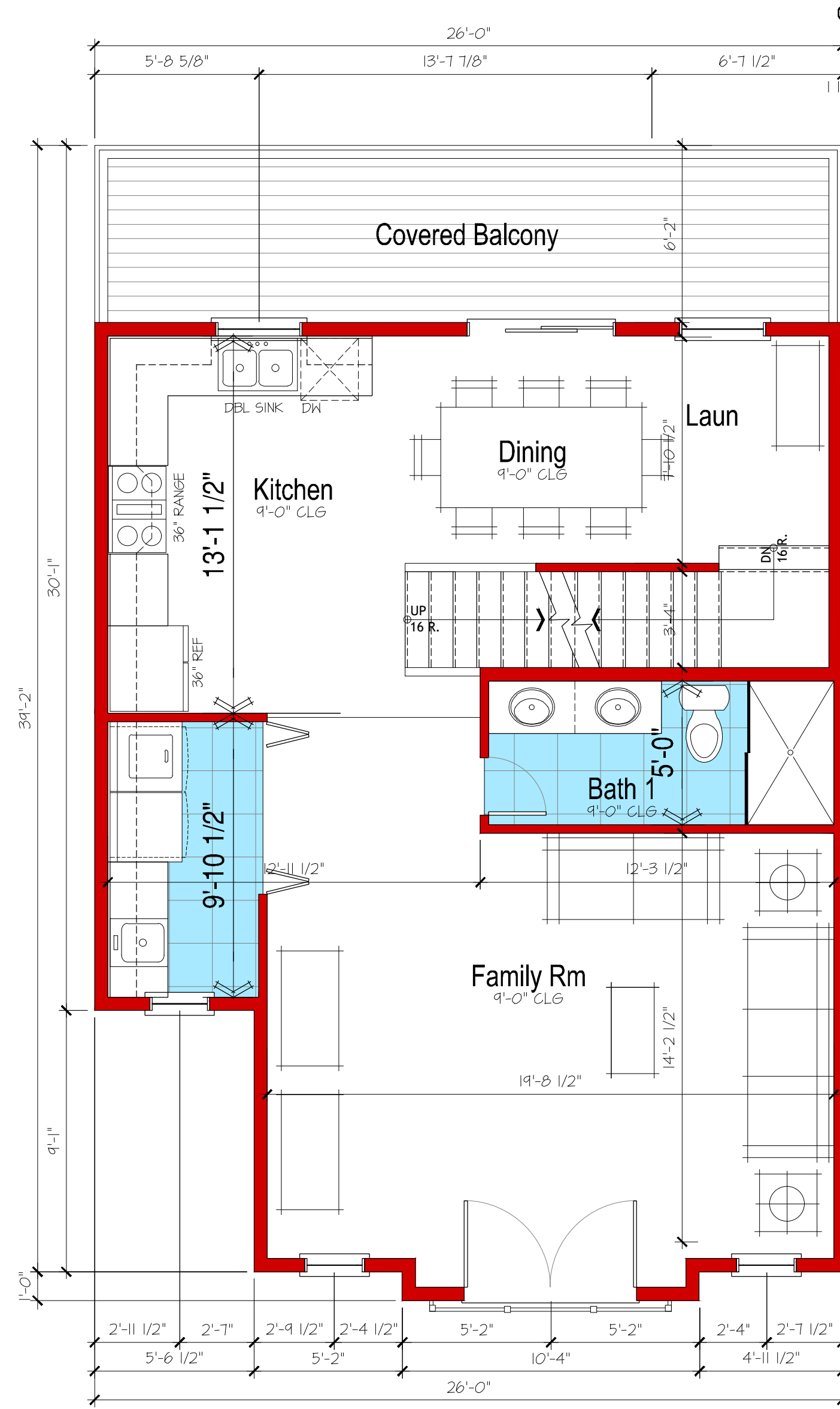
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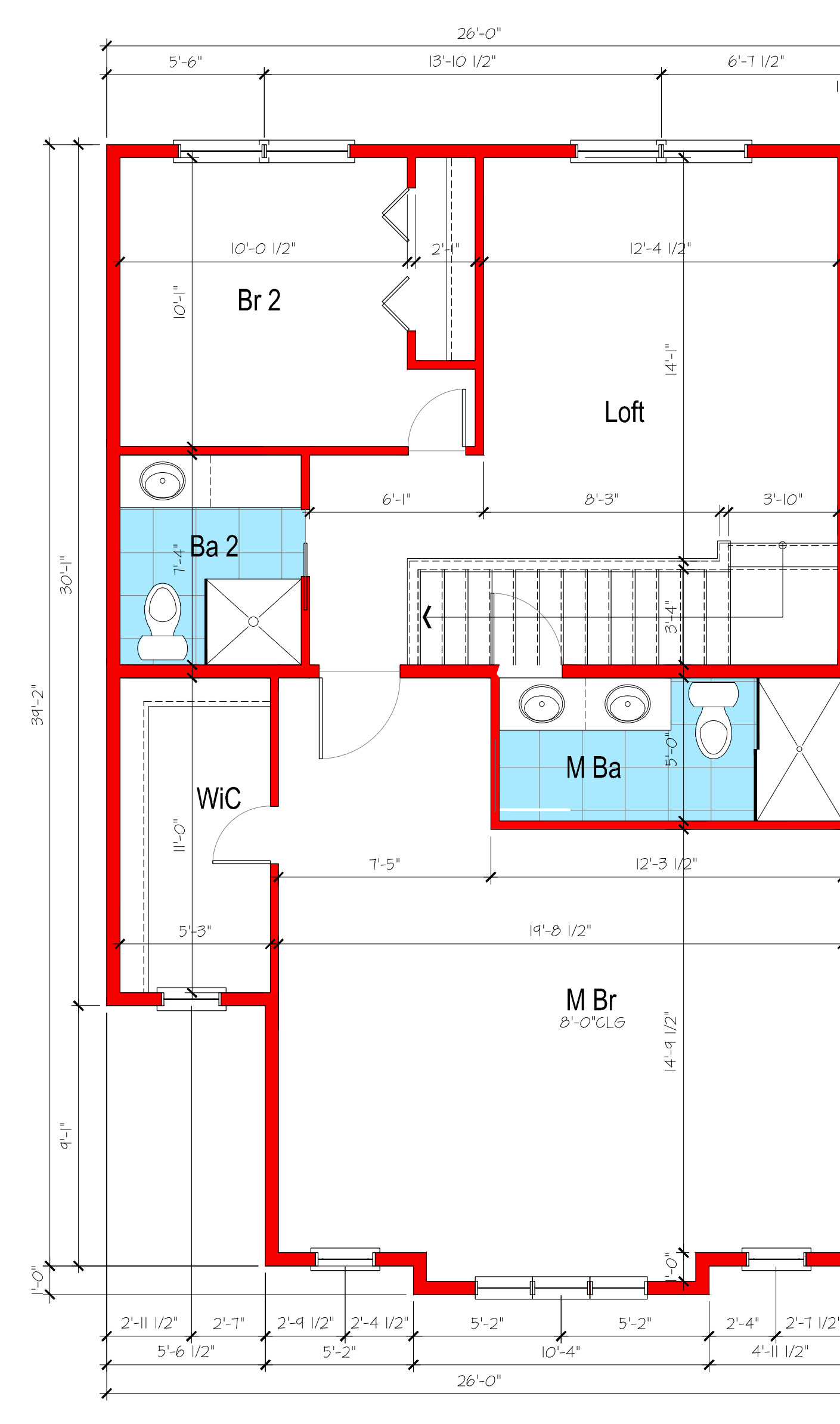
First floor plan

Garage	-423 SF
Habitable Area	-492 SF
Total First Floor	-915 SF



Second floor plan

Covered Balcony	-160 SF
Habitable Area	-805 SF
Total Second Floor	-966 SF



Third floor plan Unit A

Habitable Area	-971 SF
Total Third Floor	-971 SF

End Unit -A Floor Plans

Scale 1/4"=1'-0"

Unit Square Footage:

Total First Floor	-915 SF
Total Second Floor	-966 SF
Total Third Floor	-971 SF
Total	-2852 SF



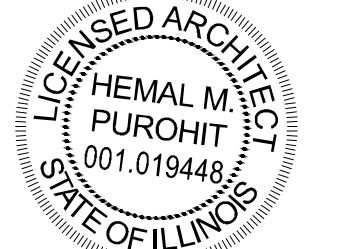
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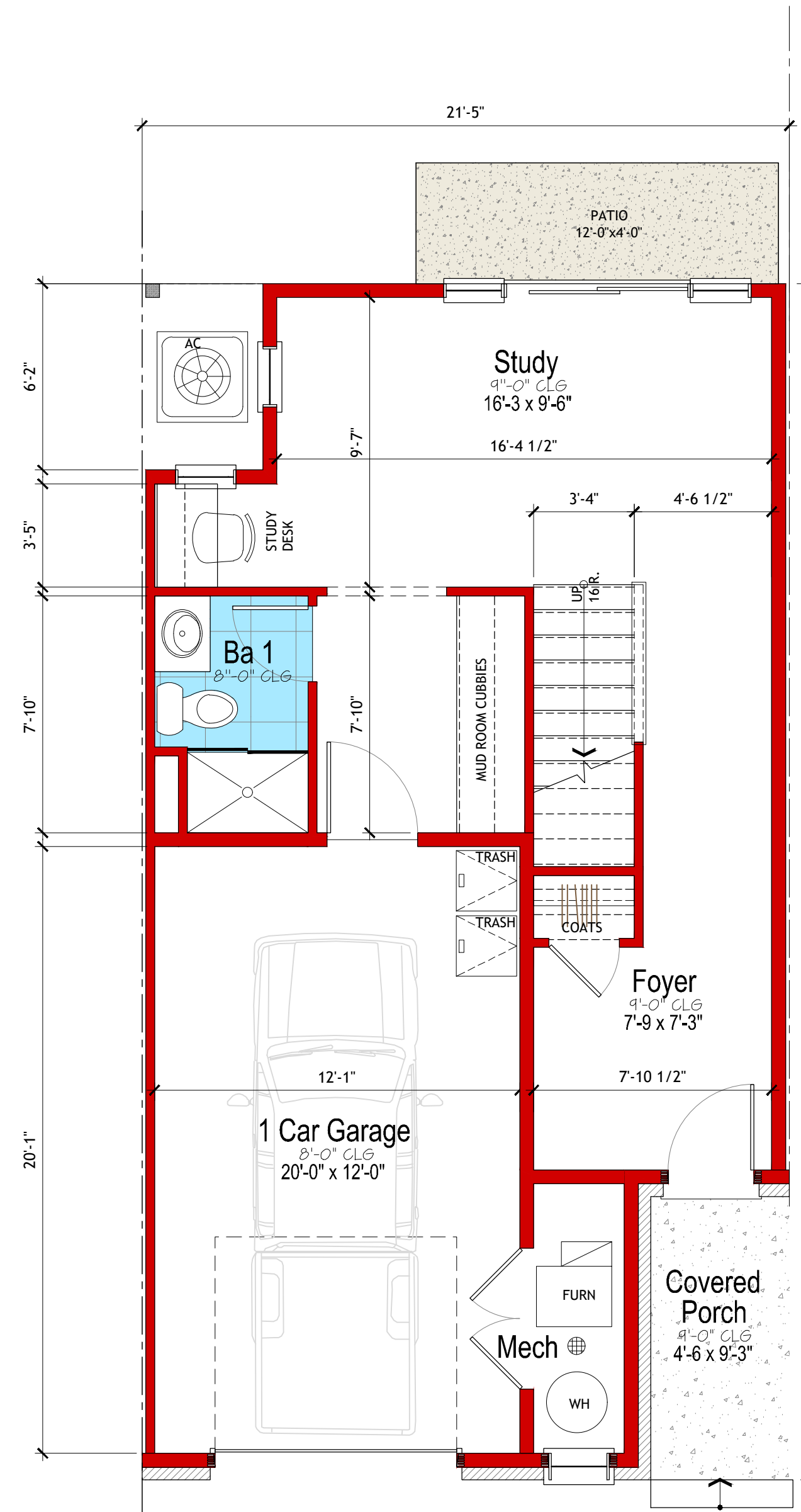
Issue Date: JULY 31, 2025

Drawn By: PAI

Sheet: END UNIT -A FLOOR PLANS

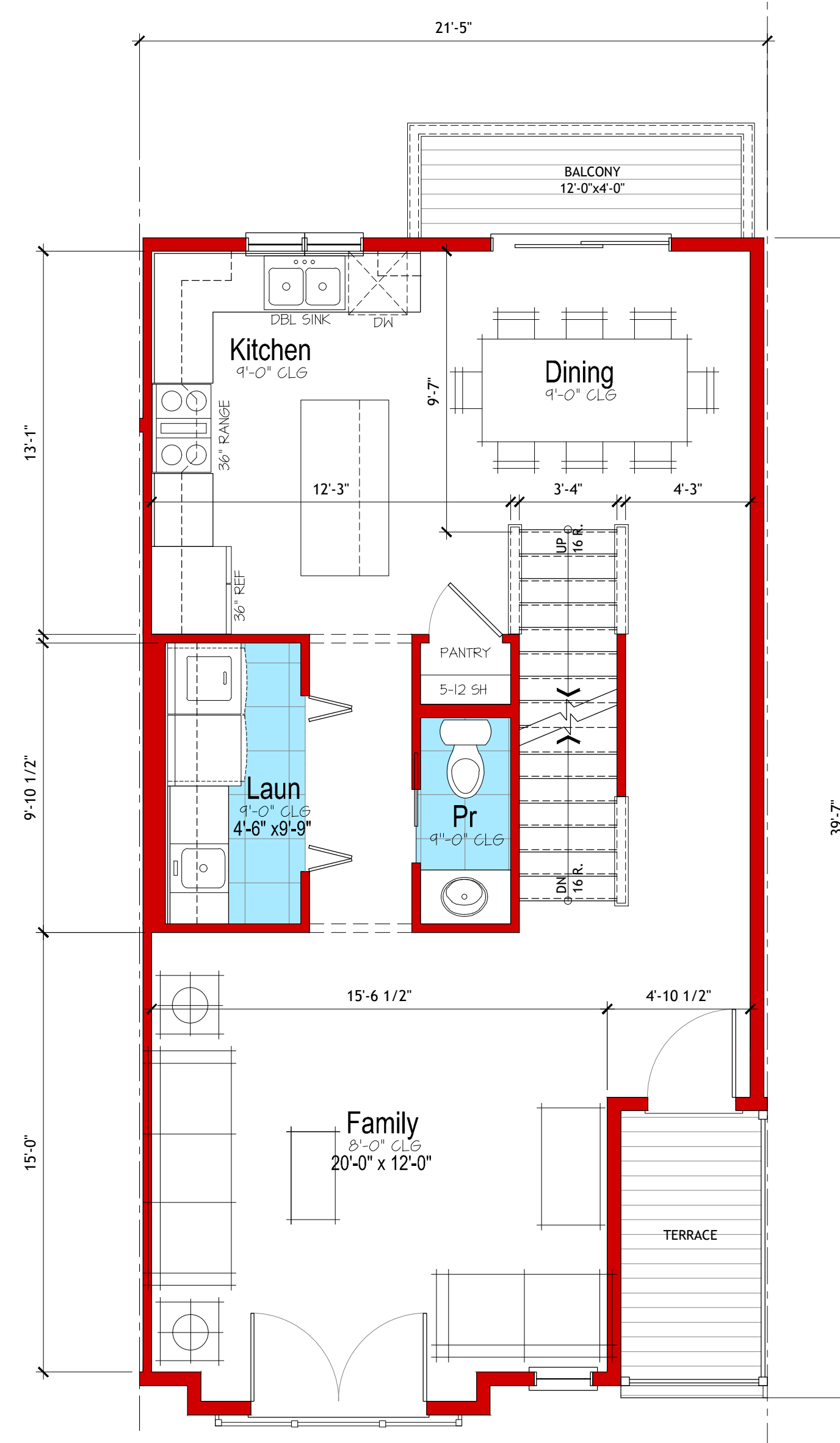
A 2.3

PAI PROJECT NUMBER
250701.00



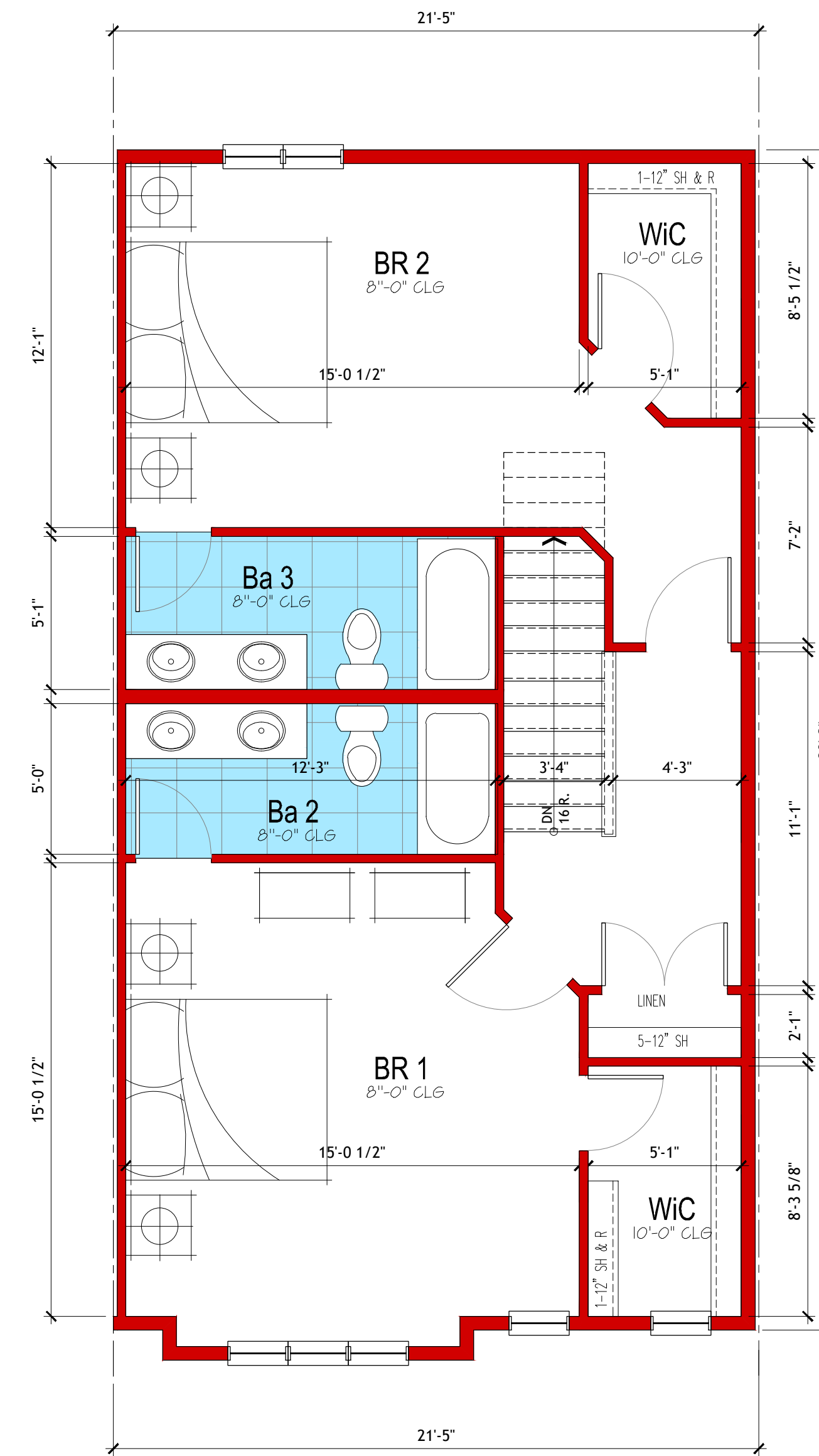
First floor plan Unit B

Garage	-274 SF
Habitable Area	-497 SF
Total First Floor	-771 SF
Covered Porch	-43 SF
Patio	-48 SF



Second floor plan

Habitable Area	-793 SF
Total Second Floor	-793 SF
Terrace	-49 SF
Balcony	-47 SF



Third floor plan

Habitable Area	-829 SF
Total Third Floor	-829 SF

Middle Unit -B Floor Plans

Scale 1/4"=1'-0"

Unit Square Footage:

Total First Floor	-771 SF
Total Second Floor	-793 SF
Total Third Floor	-829 SF
Total	-2393 SF



Document Record:

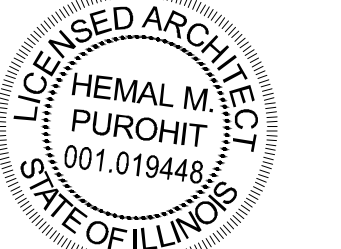
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www.kaizenus.net

Issue Date: JULY 31, 2025

Drawn By: PAI

Sheet: MIDDLE UNIT-B FLOOR PLANS

A 2.4

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250701.00



Front Elevation Assembly

Scale 1/4"=1'-0"

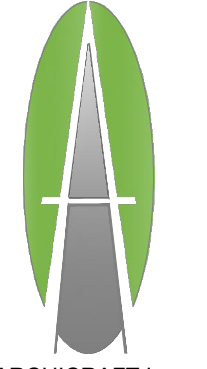
KEYNOTE LEGEND	
TAG	DESCRIPTION
1.1	CORONADO STONE - COUNTRY RUBBLE ASPEN
1.2	10" BOX FIBER CEMENT COLUMN WRAPS
1.3	EXTERIOR LIGHT FIXTURE BRONZE, DOWNLIGHT
1.4	PAC-150 STANDING SEAM METAL ROOFING PANELS
2.1	ALUMINUM GUARD RAILING
2.2	8" FIBER CEMENT CORNER TRIM, JAMES HARDIE OR EQUAL
2.3	FIBER CEMENT PANEL #1, JAMES HARDIE OR EQUAL
2.4	4" FIBER CEMENT TRIM, JAMES HARDIE OR EQUAL
2.5	14" FIBER CEMENT PANEL #3, JAMES HARDIE OR EQUAL
2.6	6" EXPOSED FIBER CEMENT PANEL, JAMES HARDIE OR EQUAL
3.1	FIBER CEMENT PANEL #2, JAMES HARDIE OR EQUAL
3.2	ANTIQUE SILVER ARCHITECTURAL SHINGLES OR EQUAL

EXTERIOR MATERIAL LEGEND	
	MONTEREY TAUPE JAMES HARDIE PANEL OR EQUAL
	NAVAJO BEIGE JAMES HARDIE PANEL OR EQUAL
	TIMBER BARK JAMES HARDIE PANEL OR EQUAL
	ANTIQUE SILVER ARCHITECTURAL SHINGLES OR EQUAL

Document Record:

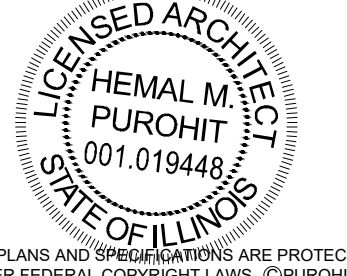
Issue Date	Description
07.30.2025	REVIEW COMMENTS COMMUNITY DEVELOPMENT PLANNING AND ZONING #1

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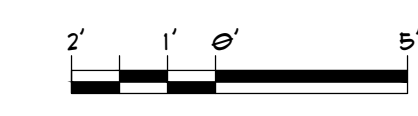
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 630-504-7471 fax
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Issue Date: JULY 31, 2025
Drawn By: PAI

Sheet: EXTERIOR FRONT ELEVATION

A 3.0

PAI PROJECT NUMBER
250701.00





Rear Elevation Assembly

Scale 1/4"=1'-0"

KEYNOTE LEGEND	
TAG	DESCRIPTION
1.1	CORONADO STONE - COUNTRY RUBBLE ASPEN
1.2	10" BOX FIBER CEMENT COLUMN WRAPS
1.3	EXTERIOR LIGHT FIXTURE BRONZE, DOWNLIGHT
1.4	PAC-150 STANDING SEAM METAL ROOFING PANELS
2.1	ALUMINUM GUARD RAILING
2.2	6" FIBER CEMENT CORNER TRIM, JAMES HARDIE OR EQUAL
2.3	FIBER CEMENT PANEL #1, JAMES HARDIE OR EQUAL
2.4	4" FIBER CEMENT TRIM, JAMES HARDIE OR EQUAL
2.5	14" FIBER CEMENT PANEL #3, JAMES HARDIE OR EQUAL
2.6	6" EXPOSED FIBER CEMENT PANEL, JAMES HARDIE OR EQUAL
3.1	FIBER CEMENT PANEL #2, JAMES HARDIE OR EQUAL
3.2	ANTIQUE SILVER ARCHITECTURAL SHINGLES OR EQUAL

EXTERIOR MATERIAL LEGEND	
	MONTEREY TAUPE JAMES HARDIE PANEL OR EQUAL
	NAVAJO BEIGE JAMES HARDIE PANEL OR EQUAL
	TIMBER BARK JAMES HARDIE PANEL OR EQUAL
	ANTIQUE SILVER ARCHITECTURAL SHINGLES OR EQUAL

Document Record:

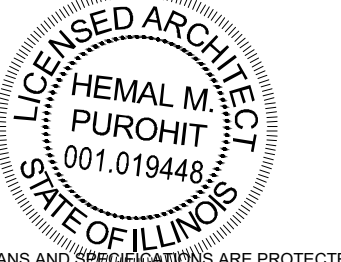
Issued Date	Description
07.30.2025	REVIEW COMMENTS COMMUNITY DEVELOPMENT PLANNING AND ZONING #1

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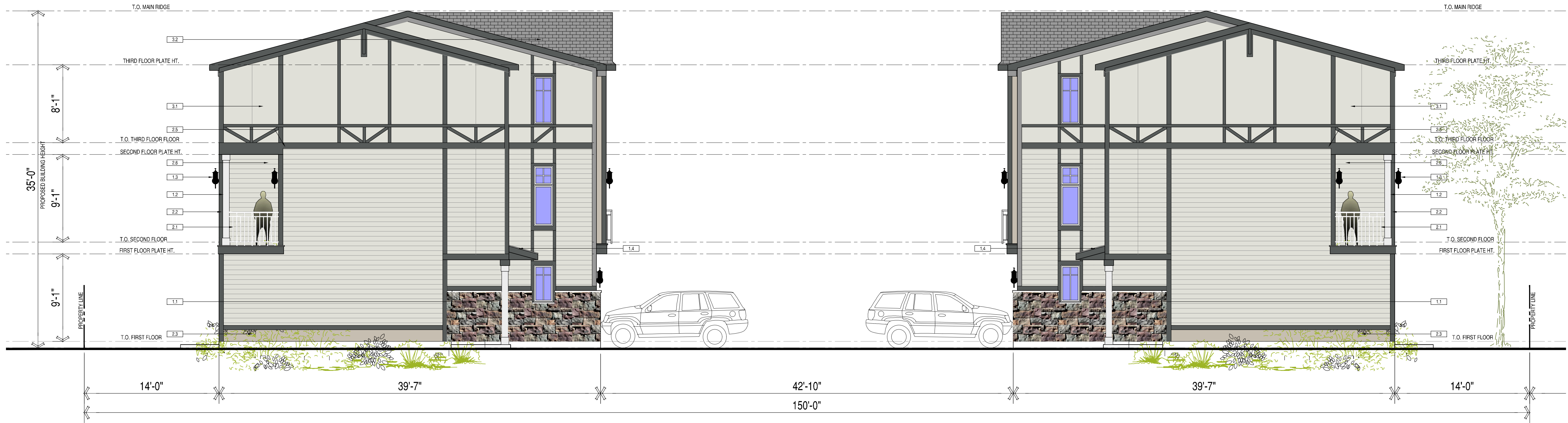
Issue Date: JULY 31, 2025

Drawn By: PAI

Sheet: EXTERIOR REAR ELEVATION

A 3.1

PAI PROJECT NUMBER
250701.00



KEYNOTE LEGEND	
TAG	DESCRIPTION
1.1	CORONADO STONE - COUNTRY RUBBLE ASPEN
1.2	10" BOX FIBER CEMENT COLUMN WRAPS
1.3	EXTERIOR LIGHT FIXTURE BRONZE, DOWNLIGHT
1.4	PAC-150 STANDING SEAM METAL ROOFING PANELS
2.1	ALUMINUM GUARD RAILING
2.2	6" FIBER CEMENT CORNER TRIM, JAMES HARDIE OR EQUAL
2.3	FIBER CEMENT PANEL #1, JAMES HARDIE OR EQUAL
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2.6	6" EXPOSED FIBER CEMENT PANEL, JAMES HARDIE OR EQUAL
3.1	FIBER CEMENT PANEL #2, JAMES HARDIE OR EQUAL
3.2	ANTIQUÉ SILVER ARCHITECTURAL SHINGLES OR EQUAL

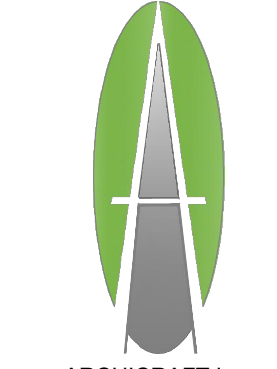
EXTERIOR MATERIAL LEGEND	
	MONTEREY TAUPE JAMES HARDIE PANEL OR EQUAL
	NAVAJO BEIGE JAMES HARDIE PANEL OR EQUAL
	TIMBER BARK JAMES HARDIE PANEL OR EQUAL
	ANTIQUÉ SILVER ARCHITECTURAL SHINGLES OR EQUAL

Side Elevation Assembly

Scale 3/16"=1'-0"

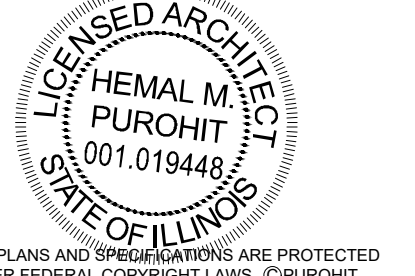
Document Record:	
Issued Date	Description
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 630.504.7480 OFFICE
 630.504.7471 FAX
 www.kaizenus.net

Issue Date: JULY 31, 2025
 Drawn By: PAI
 Sheet:
 EXTERIOR SIDE ELEVATIONS ASSEMBLY

A 3.2

PAI PROJECT NUMBER
250701.00



1804 N. Naper Boulevard, Suite 350, Naperville, IL 60563
Phone 630.682.0085 ♦ Fax 630.682.0788 ♦ www.ottosenlaw.com

Dominick L. Lanzito
Attorney

Direct 630.614.7611
dlanzito@ottosenlaw.com

August 5, 2025

Sent via email

Scott Williams
Senior Planner - Planning and Zoning Division
Village of Westmont
31 W. Quincy St.
Westmont, IL 60559
630-981-6260 phone

**Re: Kaizen Construction Corp. – Luxury Townhome Development
129 and 135 E. 55th Street, Westmont, Illinois**

Dear Mr. Williams,

Please be allow this letter to serve as a request for the opportunity to present my client's concept plan for the above-referenced townhome development to the Village's Planning and Zoning Commission ("PZC"). If possible, my client would like to present to the PZC on August 13, 2025.

As you are aware from our meetings and submissions, Kaizen Construction Corp. is seeking to develop luxury townhomes on the parcels located at 129 and 135 E. 55th Street, Westmont, Illinois. The two addresses were purchased on August 7, 2023 and June 1, 2023, respectively with the intent of developing luxury townhomes on these lots, which are on the corner of East 55th Street and Wilmette Avenue. The proposed development will consist of eight (8) townhomes, each with two (2) bedrooms and at least three (3) bathrooms. The townhomes feature patios and balconies to enhance the amount of space. Additionally, each unit will be ready for the installation of home electric car charging units.

As evidenced by our renderings and proposed floor plans, these townhomes are aesthetically pleasing and will be a nice addition to the Village of Westmont. Thank you in advance for your attention to this matter and if you should have any questions or comments, please feel free to contact me.

Very truly yours,
s/Dominick L. Lanzito



VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
DISCUSSION AGENDA ITEM

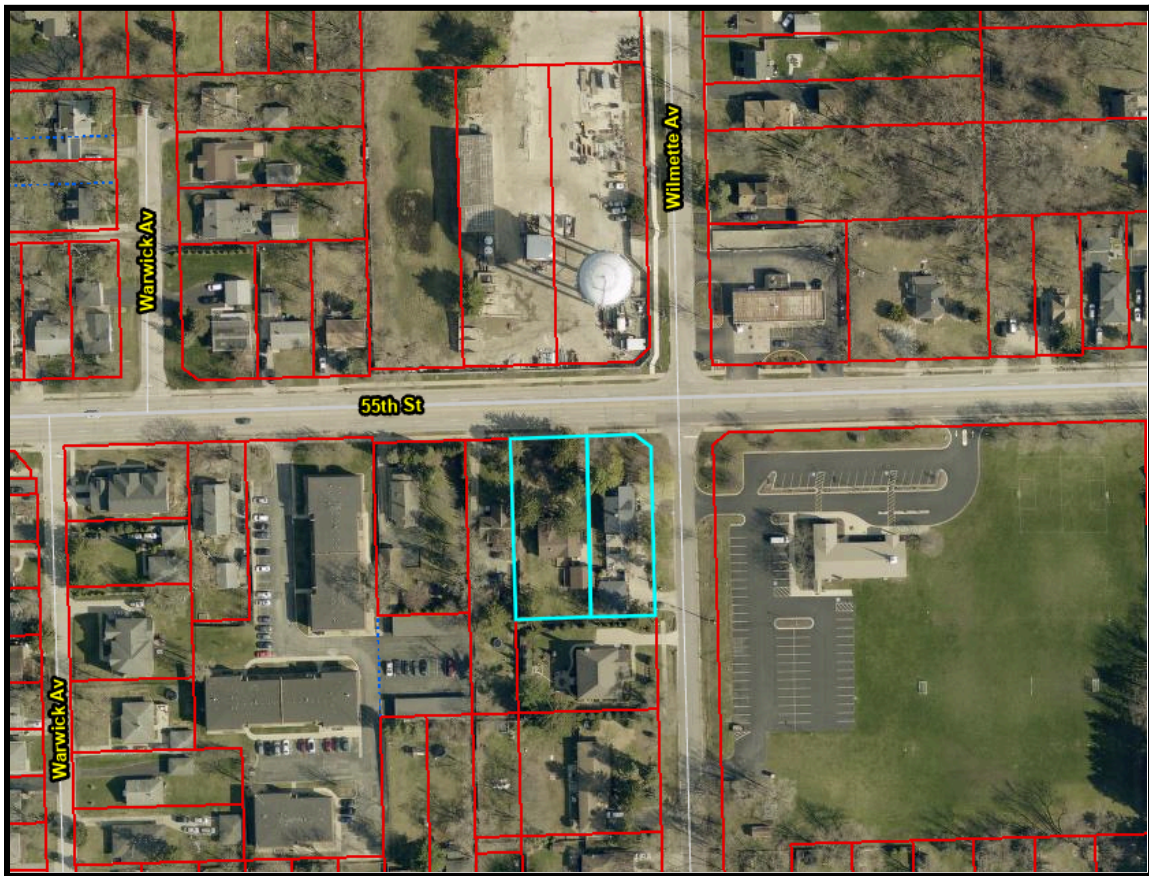
MEETING DATE: August 13, 2025

TITLE: Preliminary Concept Plan Presentation - INFORMAL DISCUSSION ONLY

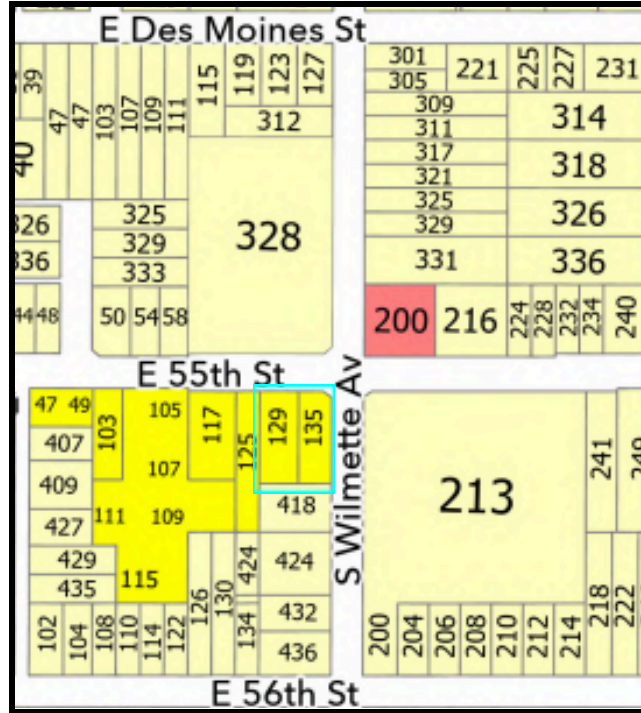
Request from KAIZEN CONSTRUCTION CORP, regarding the properties at 129 and 135 East 55th Street, Westmont, IL, 60559, to present a draft, Concept Plan for a proposed Planned Unit Development for the redevelopment of two existing single-family detached residential homes into two four-unit multifamily buildings. This is a preliminary internal/informal discussion for the Planning and Zoning Commission to provide feedback prior to a required public hearing, to be held at a future date.

I. BACKGROUND OF ITEM

- A. Location: The subject property is located at the southwest intersection of 55th Street and Wilmette Avenue. The proposal is to demolish the two existing single-family detached homes and construct two, four-unit buildings.



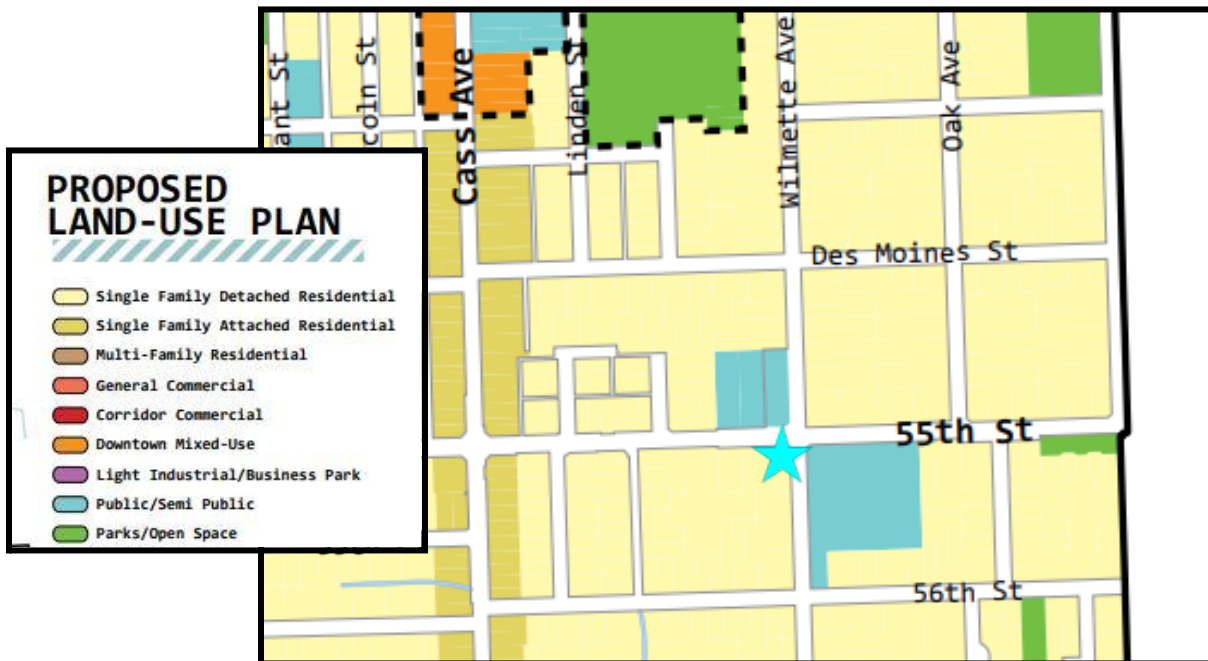
Aerial Map - 129 & 135 East 55th Street (source: DuPage County GIS)



Zoning Map - 129 & 135 East 55th Street

B. Zoning Designations:

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



Comprehensive Plan - Proposed Land Use Map - 129 & 135 East 55th Street

C. Comprehensive Plan Designation:

The Comprehensive Plan designates the current and future land use in this area as single family detached residential. The subject properties are currently zoned R-4 General Residence district, where housing types ranging from single-family detached to medium-density multiple-family are permitted. **Though it does not align with the recommendation of the Comprehensive Plan, developing townhouses on these properties is allowed by right within the zoning district.**

D. Neighborhood Characteristics

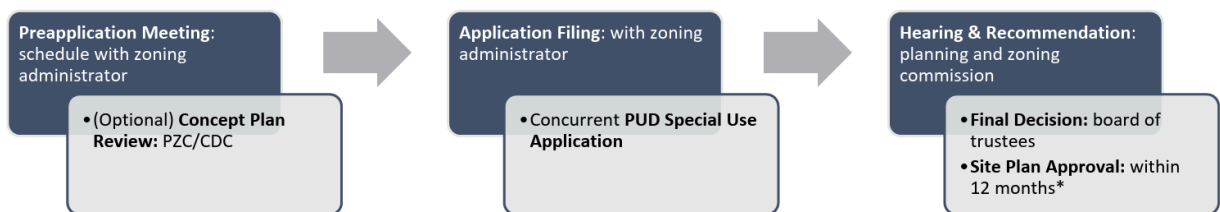
129 East 55th Street is roughly 0.36 acres and is improved with a single-story detached house. 135 East 55th Street is about 0.30 acres and is improved with a one-and-a-half story detached house. The surrounding area has a non-homogenous mix of uses. Other uses at the corner of 55th Street and Wilmette Avenue include the West Hills Community Church, BP gas station, and a Public Works Department property. 55th Street between Wilmette and Cass Avenue is lined with duplexes, single-family homes, and an apartment complex. Beyond 55th Street, the majority of properties are improved with single-family homes. Additionally, 55th Street is under DuPage County Department of Transportation authority while Wilmette Avenue is fully maintained under the Village.

II. **CONCEPT PROPOSAL:**

The property owner is proposing to construct 8 two-bedroom townhouse units between the two buildings. Since every unit will be on one lot, it is classified as a *multi-unit building* for the purposes of determining setbacks, height, and density.

Although the petitioner has submitted an application and paid the necessary fees, the proposal was initially reviewed under the previous zoning ordinance (before the adoption of its comprehensive amendments). Due to the recent adoption of comprehensive amendments, the applicant chose to proceed as a Planned Unit Development (PUD). The initial step in this process is an optional concept plan discussion. The applicant has expressed a desire to present the concept plan to the Planning & Zoning Commission for discussion before proceeding with revised plans and/or a public hearing.

Figure XIV-3: Development Plan Approval Process (Generally)



Based on the provided plans the anticipated entitlements that must be sought include the following:

1. Request for a preliminary and final plat of subdivision (consolidation);
2. Request for a special use permit for a Planned Unit Development (PUD);
 - a. Deviation from the required street side setback to allow a principal building (east building);
 - b. Deviation from the required street side setback to allow residential patios (east building);
 - c. Deviation from the required street side setback to allow residential balconies (east building);
 - d. Deviation from to the permitted fence height and location;
3. Request for a PUD Development Plan;
4. Request for a PUD site and landscaping plan.

III. EXAMPLE TOPICS TO CONSIDER FOR DISCUSSION:

1. Overall Site Plan in reference to:
 - a) General development and site layout;
 - b) Pedestrian and vehicular connections;
 - c) Building and Structure Setbacks;
 - d) Other items pertaining to the Concept

IV. LEGAL

- A. Notification: The discussion does meet the threshold requirements for a public hearing or notification.
- B. Code References: Chapter 95
- C. Other Actions: Required public notifications and public hearings will occur at a later date if the petitioner moves forward with an application.

V. DOCUMENTS ATTACHED:

1. Petitioner Attachments:
 - a. Concept Submittal Cover Letter
 - b. Site Concept Package