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, October 8, 2025 at 6:00 PM, at the Village of Westmont, 31 W. Quincy St., Westmont, IL 60559. (Note: Front entrance may be closed due to construction. Please enter through rear [south] door of Village Hall.)

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 August 13, 2025 Regular Meeting
8. Review of Public Hearing Procedures
9. Old Business
   a. None
10. New Business
    a. PUBLIC HEARING PZC 019-2025 **(WITHDRAWN)**
       A request from Amibloom Florals LLC, d/b/a Gather and Bloom (Petitioner), and Hinsdale Barber Properties Inc. (Owner), for the property at 13 West Quincy Street, Westmont, Illinois, 60559, for the following:
       1. Special Use Permit to operate a meeting hall for classes, receptions, and similar events, in conjunction with a flower shop in the B-1 Limited Business District.

    b. PUBLIC HEARING PZC 017-2025
       A request from JA RE ENTERPRISES, LLC d/b/a LIT SMOKES (Petitioner), and WL Property Acquisitions, LLC (owner), for the property at 101 West Ogden Avenue, Suite B, Westmont, Illinois, 60559, for the following:
       1. Special Use Permit request for a tobacco and vape retail store in the B-2

General Business District.

c. PUBLIC HEARING PZC 018-2025
A request from Ellen Bomba and Eugene Hong, for the property at 31 South Grant 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 for a patio.

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 November 12, 2025

13. Adjourn

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

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

Village of Westmont
COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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

Village of Westmont
Planning & Zoning Commission
August 13, 2025 - Draft Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **August 13, 2025, at 6:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois, 60559.

1. Call to Order

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

2. Roll Call

Present: 6 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Conor Donoghue, Michael Lynn, Thomas Sharp, Craig Thomas
Absent: 1 - Commissioner John F. Simpson IV

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

Staff: Scott Williams (Senior 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 23, 2025 special meeting.

MOTION by **Donoghue** to approve the special meeting minutes from July 23, 2025.

Seconded by **Thomas**.

VOTING:
Ayes: 6 - Carmichael, Peterson, Donoghue, Lynn, Sharp, Thomas
Nays: 0
Absent: 1 - Simpson

Motion Passed

8. Review of Public Hearing Procedures

9. Old Business

None.

10. New Business

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.

Chair Carmichael explained that the requests were withdrawn due to the approved comprehensive amendments to the zoning ordinance making the proposed use a permitted use, and no longer needs the requested approvals.

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.

Presentation:
Ikmet Rizmani, petitioner, presented the request.

Staff Comment:
Scott Williams, Senior Planner, presented the staff report. Williams explained that the Oakwood Subdivision is eligible for administrative approval to a lot coverage up to 40% due to the subdivision's detention basins like Lake Charles. Williams gave an overview of the engineer's recommended conditions of approval.

Public Comment:
None.

Commissioner Comments:
Lynn: Commissioner Lynn asked if lot coverage regulations changed in the amended zoning ordinance and how the request would have been reviewed under previous lot coverage regulations. Williams replied that the amended zoning ordinance did not change lot coverage and that the deck would have been counted at half its footprint under previous regulations.

Lynn asked for clarifications on the engineer's comments. Williams explained that the comments are written assuming that the request will be approved, and the engineer adds recommended conditions.

Lynn asked if water pooling occurs on the property. Rizmani replied that it has not happened since he made drainage improvements to his property a few years prior and added that grass is below the deck.

Lynn asked if the petitioner was required to obtain a civil engineer. Williams replied that a civil engineer was not required to request the variance.

Donoghue: Commissioner Donoghue had no questions.

Sharp: Commissioner Sharp asked if the overhang of the house and the patio underneath it gets double-counted. Sharp questioned the context of administrative approval. Williams answered that in the R-3 district, all properties have a 35% maximum. If the engineer determines it is not in a known water problem area, it can be administratively approved to 40%.

Sharp questioned the uniqueness of the request. Rizmani replied that he believed he found examples of properties that may be over the maximum. Sharp expressed concerns about potential water issues on nearby properties.

Thomas: Commissioner Thomas found the rear yard to not be functional and expressed support for the request due to the drainage improvements already made to the property.

Peterson: Secretary Peterson confirmed that the existing patio would be replaced. Peterson expressed support for the request, although she did not fully agree with the findings of fact.

Carmichael: Carmichael did not find the request to be unique, but did appreciate the drainage problems and the Oakwood Homeowner's Association letter of support.

MOTION 1

Motion by **Sharp** to recommend to the Village Board of Trustees to approve a request by Ajradin and Ikmet Rizmani, for the property at 500 Revere Avenue, Westmont, Illinois, 60559, for a ***Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District for a patio.***

Seconded by **Donoghue**.

DISCUSSION:
Lynn recommended adding a condition that a portion of the patio be constructed with permeable pavers, per the recommendation of the engineer. Peterson disagreed with the condition.

VOTING:

Ayes: 4 - Carmichael, Peterson, Donoghue, Thomas
Nays: 2 - Lynn, Sharp
Absent: 1 - Simpson

Motion Passed

Zemenak clarified that though the recommended condition was not included, the Village Board could make it a requirement in their vote. Rizmani replied that he will discuss it with his contractor.

31 West Quincy Street, Westmont, Illinois 60559

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

Concept Plan Presentation - INFORMAL DISCUSSION ONLY
Request from KAIZEN CONSTRUCTION CORP, regarding the properties at 129 and 135 East 55th Street, Westmont, Illinois, 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 & Zoning Commission to provide feedback prior to a required public hearing to be held at a future date.

Presentation:
Dominick Lanzito, attorney representing the property owner, presented the concept plan.

Carmichael clarified that the loft will not be a third bedroom. Lanzito confirmed yes and that the HOA documents will require the space to remain a loft.

Sharp and Lanzito clarified the orientation of the units and the buildings.

Dmitriy Bilenko, developer, explained the facade materials. Peterson asked if brick would be used. Bilenko said they opted to use coronado stone due to cost.

Carmichael and Lanzito discussed the rear facade. Lanzito noted that there will be patios and landscaping between the building and the property line.

Williams gave an overview of the staff report, discussing the anticipated zoning approvals and the purpose of the concept plan.

Carmichael questioned if the DuPage County Division of Transportation would allow left turns on to 55th Street. Peterson raised concerns about traffic and asked if the Village Forester reviewed the plans. Williams replied that the plans were reviewed by both the Village Forester and a landscape reviewer.

The commission discussed fencing along the Wilmette Avenue property. Lanzito noted that it would likely be 4 feet tall.

The commission discussed off-street parking, noting that the 3 spaces provided, excluding the garage spaces, seems low.

Lynn recommended screening the air conditioning units, adding gables to the roof on the east side, and increasing the balconies for the middle units.

The commission discussed the terraces on the interior units. Bilenko recommended flipping the layout of the middle units.

Lynn questioned the layout of the second floor and ceiling heights.

Sharp said that through a planned unit development, the developer can ask for relief from additional regulations.

Peterson asked about parking for the interior units. Williams replied that it could be guest parking or be assigned to a specific unit.

John Zemenak, Village Attorney, asked if there would be a striped fire lane.

Peterson raised concerns on potential impacts on adjacent properties. Williams explained that there will be a public hearing for neighbors to voice their concerns.

Sharp asked if the detention will be dry, Lanzito replied that it likely will be. Sharp recommended landscaping the detention area to improve the appearance of the development.

Lynn asked about on-street parking on Wilmette. Williams believed that it was not allowed and was not sure if it had a curb.

Sharp liked the proposed gazebo, and recommended fencing, increasing landscaping, and screening mechanical equipment, but voiced concerns about parking.

Williams provided an overview of what the next steps are for this project.

Lanzito and Bilenko thanked the commission for their time.

11. Open Forum
Nobody spoke during the Open Forum.

12. Miscellaneous Items

a. **Next regular Planning & Zoning Commission meeting on September 10, 2025**
   Williams and Carmichael discussed that the meeting will likely be cancelled due to a lack of agenda items.
b. **APA-IL Chapter Conference**
   Carmichael reminded the commissioners about the upcoming conference, and notified them that the Plan Commissioner training has been postponed to an online training.
c. **Recognition of Outgoing Commissioner Thomas Sharp**
   The commission thanked Commissioner Sharp for volunteering to help the commission out during the zoning ordinance amendment process.
d. **Annual Volunteers Appreciation Dinner**
   Carmichael notified the commissioners of the upcoming volunteer appreciation dinner at the Taipei Economic and Cultural Center.

13. Adjourn

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

The motion carried on a unanimous voice vote.

Meeting adjourned at 7:48 p.m.

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

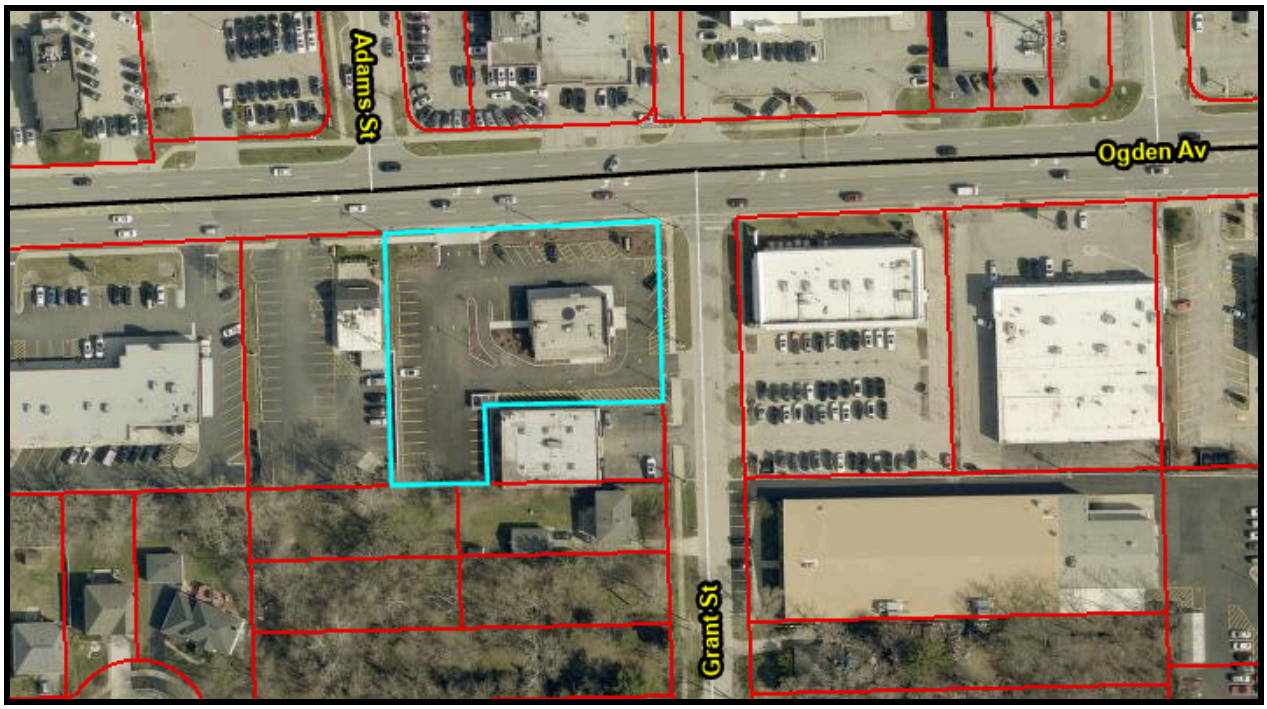
MEETING DATE: October 08, 2025 **PZC 017-2025**

TITLE: Request from JA RE ENTERPRISES, LLC d/b/a LIT SMOKES (Petitioner) and WL Property Acquisitions, LLC (owner), for the property at 101 West Ogden Avenue, Suite B, Westmont, Illinois, 60559, for the following:

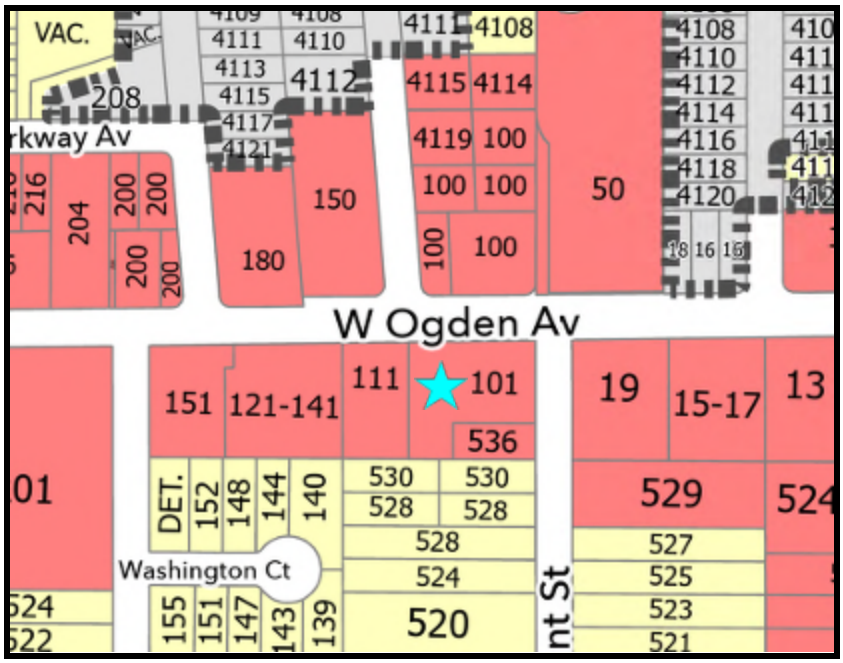
1. Special Use Permit request for a tobacco and vape retail store in the B-2 General Business District.

I. BACKGROUND OF ITEM

A. Location: 101 West Ogden Avenue is located at the corner of West Ogden Avenue and Grant Street. The property is approximately 0.90 acres. The property and building were recently consolidated, improved, and renovated to accommodate the operation of a cannabis dispensary and separate bakery with a drive-through which was approved in May of 2024. However, due to difficulties in obtaining the necessary approvals from non-Village agencies for the menu of the bakery. The petitioner has decided to instead request to operate a tobacco and vape retail store with a drive-through for non–tobacco products.



Aerial Map - 101 West Ogden Avenue (source: DuPage County Parcel Viewer)



Zoning Map - 101 West Ogden Avenue

B. Zoning Designations:

SUBJECT PROPERTIES	B-2 General Business District
NORTH	B-2 General Business District
SOUTH	B-2 General Business District and;
	R-3 Single Family Detached Residence District
EAST	B-2 General Business District
WEST	B-2 General Business District

C. Neighborhood Characteristics

The property is located at the southwest intersection of Grant Street and Ogden Avenue within the Star Buds DevelopmentSubdivision. Much like many commercial properties on the south side of Ogden Avenue, the property is bordered by a variety of uses such as restaurants, services uses, a car dealerships, an automobile garage, and single family residential homes.

Street View - 101 West Ogden Avenue (Suite B - Left) (Ogden Avenue View)

II. PETITIONER REQUEST:

The petitioner is requesting a special use permit to operate a tobacco and vape retail store at 101 West Ogden Avenue, Suite B which is located in the B-2 General Business District. The petitioner plans on keeping the drive-through open to sell non-tobacco products.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning of the property is B-2 with properties in the immediate area being mostlyB-2 General Business, except for twoR-3 Single Family Detached Residential properties to the south.

The Comprehensive Plan designates the future land use in this area as Corridor Commercial, which indicates a zoning district designation of B-2 General Business District is appropriate for the properties. Further the comprehensive plan places the property within the Ogden Avenue Subarea and more specifically the West Gateway District.

B. Entitlement Requests

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

Appendix A, Section 7.03(A)(125b) requires that all tobacco and vape retail stores obtain a special use permit to assess such impacts as traffic and use of the space, evaluating activities and number of employees.

In addition to the Special Use Standards (Sec 13.09) listed below, a tobacco and vape retail store has the following additional Special Condition as listed in Sec. 7.04(6):

> *"Such special use may be permitted provided that no buildings or outdoors portions of the lot containing such use are located within 1,000 feet of a school (not to include nursery schools)."*

Condition number 6, as stated above, is being met as the nearest school is Miller School, which is approximately 1,035 feet from the property..

The petitioner intends to open a tobacco and vape retail store in a separate unit at 101 West Ogden Avenue, distinct from the existing cannabis dispensary. The new store is planned to operate Monday through Sunday, 8:00 AM to 10:00 PM, mirroring the dispensary's hours. Daily operations are projected to be supported by 3 to 5 employees.

The existing drive-through is intended to be maintained, but the petitioner has indicated in the supporting documents that it would be utilized to exclusively sell non-tobacco products. All tobacco and vape products would be sold within the store to verify ID.

Based on Sec. 10.06, the proposed adult-use cannabis dispensing organization, classified as a moderate-intensity use, requires one parking stall per 400 square feet. With a floor area of approximately 2,365 square feet, this translates to a requirement of about 6 parking stalls. The proposed tobacco and vape retail store, at approximately 635 square feet, requires one parking space per 250 square feet, necessitating 3 parking spaces. The site has 35 parking spaces available to serve both proposed users, which meets the parking requirements.

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

Standards for Special Uses Sec. 13.09(D):

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

(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

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

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

(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

(6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.

IV. SUMMARY

The petitioner seeks approval of a special use permit to operate a tobacco and vape retail store in the B-2 General Business District. The request substantially complies with both the requirements of the Zoning Ordinance and the Comprehensive Plan, subject to the standards of special use.

V. LEGAL

A. Notification: A legal notice was published in Westmont Suburban Life on September 18, 2025

B. Code References: Appendix A, Sections 7.03(A)(125b), 7.04(6) and 13.09*

**This application was received and processed prior to the comprehensive text amendments to the Village's zoning ordinance, which went into effect on August 25, 2025. Code references are to sections prior to the reorganization of the zoning ordinance.*

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 October 30, 2025 meeting.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the September 18, 2025 Westmont Suburban Life.
2. Petitioner Attachments (Edited for PZC):
   a. Planning and Zoning Development Application, received August 13, 2025
   b. Narrative and responses to the Special Use Standards
   c. Existing Site by BR Design Architecture
   d. Proposed Floor Plan by BR Design Architecture
   e. Proposed Signage Location by BR Design Architecture
   f. Property Owner Authorization Letter
   g. Plat of Consolidation

PUBLIC NOTICES

IN THE CIRCUIT COURT FOR THE 18TH JUDICIAL CIRCUIT
DUPAGE COUNTY - WHEATON, ILLINOIS
RESIDENTIAL
Old Second National Bank
PLAINTIFF
Vs.
Nicole G. Irion; et. al.
DEFENDANTS
No. 2025FC000139
NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 05/28/2025, James Mendrick, the Sheriff of DuPage County, Illinois will on October 21, 2025 at the hour of 10:00 AM at Dupage County Sheriff's Office 501 North County Farm Road Wheaton, IL 60187, or in a place otherwise designated at the time of sale, County of DuPage and State of Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described real estate:

LOT 121 IN OLD GROVE SUBDIVISION UNIT NUMBER 2, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 16 AND THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 1966, AS DOCUMENT NO. R66-41092, AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 19, 1966, AS DOCUMENT NO. R66-48809, IN DUPAGE COUNTY, ILLINOIS.

PIN 06-17-407-020
Improved with Residential
COMMONLY KNOWN AS:
1011 Cherry Ln
Lombard, IL 60148

Sale terms: 10% down of the highest bid by certified funds at the close of the auction; The balance, including the Judicial sale fee for Abandoned Residential Property Municipality Relief Fund, which is calculated at the rate of $1 for each $1,000 or fraction thereof of the amount paid by the purchaser not to exceed $300, in certified funds, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

If the property is a condominium and the foreclosure takes place after 1/1/2007, purchasers other than the mortgagees will be required to pay any assessment and legal fees due under The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4).

If the property is located in a common interest community, purchasers other than mortgagees will be required to pay any assessment and legal fees due under the Condominium Property Act, 765 ILCS 605/18.5(g-1).

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after Confirmation of the sale. The successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises.

The property will NOT be open for inspection and Plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the Court file to verify all information.

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

For information: Examine the court file or contact Plaintiff's attorney: Codilis & Associates, P.C., 15W030 North Frontage Road, Suite 100, Burr Ridge, IL 60527, (630) 794-9876. Please refer to file number 14-25-01411.

I3272758
Sept. 15, 19, 26, 2025
Lombard Suburban Life

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, October 8, 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 JA RE ENTERPRISES, LLC d/b/a LIT SMOKES (Petitioner) and WL Property Acquisitions, LLC (owner), for the property at 101 West Ogden Avenue, Suite B, Westmont, Illinois, 60559, for the following:

1. Special Use Permit request for a tobacco and vape retail store in the B-2 General Business District.

PIN: 09-04-402-059
More Common Location:
101 West Ogden Avenue, Suite B, Westmont, Illinois, 60559
Village Code(s) Applicable:
Appendix A, Sections 7.03 (A)(125b), 7.04(6) and 13.09* *This application was received and processed prior to the comprehensive text amendments to the Village's zoning ordinance, which went into effect on August 25, 2025. Code references are to sections prior to the reorganization of the zoning ordinance.

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 Sep. 18, 2025) 2272486

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, October 8, 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 Amibloom Florals LLC, d/b/a Gather and Bloom (Petitioner), and Hinsdale Barber Properties Inc. (Owner), for the property at 13 West Quincy Street, Westmont, Illinois, 60559, for the following:

1. Special Use Permit to operate a meeting hall for classes, receptions, and similar events, in conjunction with a flower shop in the B-1 Limited Business District.

PIN: 09-09-407-004
More Common Location:
13 West Quincy Street, Westmont, Illinois, 60559
Village Code(s) Applicable:
Appendix A, Sections 7.03 (A); 7.04; 13.09* *This application was received and processed prior to the comprehensive text amendments to the Village's zoning ordinance, which went into effect on August 25, 2025. Code references are to sections prior to the reorganization of the zoning ordinance.

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 Sep. 18, 2025) 2272490

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, October 8, 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 Ellen Bomba and Eugene Hong, for the property at 31 South Grant 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 for a patio.

PIN: 09-09-406-013
More Common Location:
31 South Grant Street, Westmont, Illinois, 60559
Village Code(s) Applicable:
Appendix A, Sections 6.04 (D); 13.07* *This application was received and processed prior to the comprehensive text amendments to the Village's zoning ordinance, which went into effect on August 25, 2025. Code references are to sections prior to the reorganization of the zoning ordinance.

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 Sep. 18, 2025) 2272505

Public Information Meeting Notice Scheduled by the Villages of Berkeley and Hillside For Taft Avenue Corridor Improvements

The Villages of Berkeley and Hillside are conducting a Phase I Preliminary Engineering Study to assess the entire "Downtown District" which includes a 1.30 mile stretch of Taft Avenue. This meeting will showcase the vision for the corridor which focuses on infrastructure and streetscape beautification.

The purpose of this project is to resurface and reconfigure the roadway, enhance the sidewalk areas for better pedestrian access through lighting and landscaping and bike lanes. There will be a Public Information Meeting Open House on **Wednesday, September 25th from 4:00 p.m. - 7:00p.m. at the Berkeley Village Hall (5819 Electric Avenue, Berkeley, IL 60163)**. This meeting will introduce the project and solicit community feedback.

All those interested in this project are invited to attend in person or submit comments online. Information in English and Spanish will be posted to the project website on September 17th and hard copy materials will be available at Berkeley and Hillside Village Halls. The public will have the opportunity to learn about the process and submit questions and comments to the project team at the meeting or via the project website at www.taftavenuecorridor.org. The public comment period will be open until October 17th.

Spanish interpretation will be available at the public information meeting. Persons that require special accommodations under the Americans with Disabilities Act should contact Elli Cosky, at ecosky@metrostratgroup.com or 630-534-6400 ext. 106 for further assistance by September 10th.

(Published La Grange Suburban Life Aug. 21, Sep. 18, 2025) 2267155

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: JA RE ENTERPRISES LLC DBA LIT SMOKES

Subject Property Street Address: 101 W Ogden Unit B Westmont IL 60559

PIN Number(s): _____

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

Petitioner (and corporation if applicable): Ahmad Joudeh JA RE ENTERPRISES LLC

Address: [redacted]

Phone: [redacted]

Email: [redacted]

Relationship of Petitioner to Property Owner: Leasee

PROJECT DESCRIPTION: We are proposing a change of use for the commercial property located at 101 W Ogden Avenue Westmont, IL. The site previously operated as a bakery and is currently vacant. The proposed project will repurpose the existing building for a new tobacco retail establishment.

This business will focus on the lawful sale of tobacco products and related accessories, with no on-site consumption. The proposed use will not involve any exterior structural changes to the building, and all interior improvements will comply with local building and health codes.

We believe this retail use aligns with the commercial character of Ogden Avenue and will help revitalize a currently underutilized property, contributing to the local economy and job market.

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Property owner(s): WL Property Acquisitions LLC - 101 Ogden

Address: [redacted]

Phone: [redacted]

Email: mi@lovemylincoln.com

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

Property owner(s): Ahmad Joudeh

Address: [redacted]

Phone [redacted]

Email: [redacted]

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: Ahmad Joudeh Manager

Signature: Ahmad Joudeh

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd DAY OF September, 2025

Notary Public

OFFICIAL SEAL
MURAD I ATIEH
Notary Public, State of Illinois
Commission No. 995393
My Commission Expires
August 16, 2028

OWNER SIGNATURE:

Type or print name: _____

Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 20 _____

Notary Public

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

PETITIONER SIGNATURE:

Type or print name: _____

Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 20 _____

_____
Notary Public

OWNER SIGNATURE:

Type or print name: PROPERTY ACQUISITIONS LLC

Signature: _____ MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5TH DAY OF AUGUST, 20 25

_____
Notary Public

OFFICIAL SEAL
DIANA K KIRILOVA
Notary Public - State of Illinois
Commission No. 1008030
My Commission Expires April 8, 2029

Operational Narrative for Lit Smokes - 101 W Ogden Avenue, Westmont, IL

Anticipated Staffing

Lit Smokes is expected to employ approximately 3 to 5 employees. The team will include:

- A Store Manager responsible for overall operations and compliance,
- Retail Sales Associates to assist customers and maintain the retail floor,
- Part-Time Staff to support operations during peak traffic hours and weekends.

Staffing levels will be adjusted based on daily foot traffic, seasonal patterns, and operational demands.

Hours of Operation

To provide a seamless experience for customers and complement the neighboring Star Buds dispensary, Lit Smokes will adopt identical hours of operation:

- Monday through Sunday: 8:00 AM to 10:00 PM

This schedule supports optimal accessibility for patrons and encourages co-visitation between both establishments.

Drive-Thru Operations

The Drive-Thru at the site will be utilized exclusively for the sale of non-tobacco products to individuals aged 21 and over, in compliance with applicable regulations. This will provide a safe, efficient, and regulated service option for eligible customers seeking convenience.

All tobacco and vape products will be sold exclusively inside the store. Customers seeking these products will be required to enter the physical premises to ensure proper ID verification and

compliance with local and state requirements.

Lease Obligations

Star Buds will remain fully and primarily obligated under the Lease for all payment and performance obligations associated with the premises. This includes full responsibility for:

- Timely rent payments,
- Maintenance and upkeep duties,
- Ensuring compliance with all terms and conditions set forth in the lease agreement.

This arrangement ensures that the property remains under a single responsible party from a leasing and compliance perspective, supporting a stable and professional business operation.

Commitment to Compliance and Community

Lit Smokes is committed to:

- Maintaining a professional and compliant retail environment,
- Operating in full alignment with local and state regulations,
- Positively contributing to the commercial ecosystem of the Village of Westmont.

Through responsible practices and a customer-focused approach, Lit Smokes aims to serve as a valued retail neighbor alongside Star Buds.

General Compliance Statement

We respectfully submit this statement to confirm that the proposed use at **101 W Ogden Avenue, Suite B** has been reviewed under the same zoning compliance standards as the neighboring cannabis dispensary. The dispensary underwent a full proximity review as part of its special use approval process, which included verification that no schools (excluding nursery schools) were located within 1,000 feet of the premises.

As our proposed retail operation is located immediately adjacent to the previously approved dispensary, the same geographic and zoning conditions apply. Therefore, our site remains in full compliance with the 1,000-foot separation requirement, and no additional schools are located within that radius.

This precedent demonstrates that our proposed use is consistent with Village zoning requirements, and we respectfully request consideration of this confirmation in support of our application.

Sincerely,
Ahmad Joudeh
JAK LLC

(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.

The proposed operation of Lit Smokes will not be detrimental to or endanger public health, safety, morals, comfort, or general welfare. The business will comply with all state and local laws governing tobacco sales, including age restrictions and security measures. No on-site consumption will be allowed, and the store will maintain a clean, professional appearance. Located in a commercial area, Lit Smokes will contribute positively to the local economy by creating jobs and generating sales tax, while operating in a manner that is safe, respectful, and compatible with the surrounding community.

(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The proposed special use for Lit Smokes will not be injurious to the use and enjoyment of surrounding properties, nor will it substantially diminish or impair property values. The store will operate within an existing commercial zone and maintain a professional, clean, and compliant retail environment. No disruptive activity, loitering, or on-site consumption will occur. All signage and operations will conform to Village codes, ensuring compatibility with neighboring businesses and a positive presence within the commercial district.

(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.

The establishment of Lit Smokes will not impede the normal and orderly development or improvement of surrounding properties for permitted uses. The proposed use is consistent with the commercial zoning of the area and will occupy an existing commercial space without altering surrounding land use patterns. The business will operate respectfully and in compliance with all applicable regulations, supporting continued commercial vitality and encouraging complementary development in the district.

(4) 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 or will be provided for Lit Smokes. The proposed location is within an existing commercial development

that is already fully served by public infrastructure, including water, sewer, electricity, and stormwater management. No additional public improvements will be required to accommodate the proposed tobacco retail 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.

Adequate measures have been taken to ensure safe and efficient ingress and egress for Lit Smokes, minimizing traffic congestion on public streets. The site is accessible from existing driveways designed for commercial use, with sufficient parking and circulation space to accommodate customer flow. The proposed use is low-impact and will not generate excessive traffic beyond what is typical for a small retail store.

(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.

The proposed special use for Lit Smokes will conform to all applicable regulations of the zoning district in which it is located. No variances are anticipated, and all operational, design, and signage elements will comply with Village codes. Should any modifications be necessary, they will be addressed through the proper channels and in accordance with recommendations from the Planning and Zoning Commission and the Village Board.

Response to Special Condition 6

In response to **Special Condition 6** outlined in the Village of Westmont's review comments dated August 27, 2025:

"Such special use may be permitted provided that no buildings or outdoors portions of the lot containing such use are located within 1,000 feet of a school (not to include nursery schools)."

We confirm that the subject property at **101 W Ogden Avenue, Suite B** is not located within 1,000 feet of any school, excluding nursery schools. A location analysis has been conducted, and it verifies that the property meets the required separation distance.

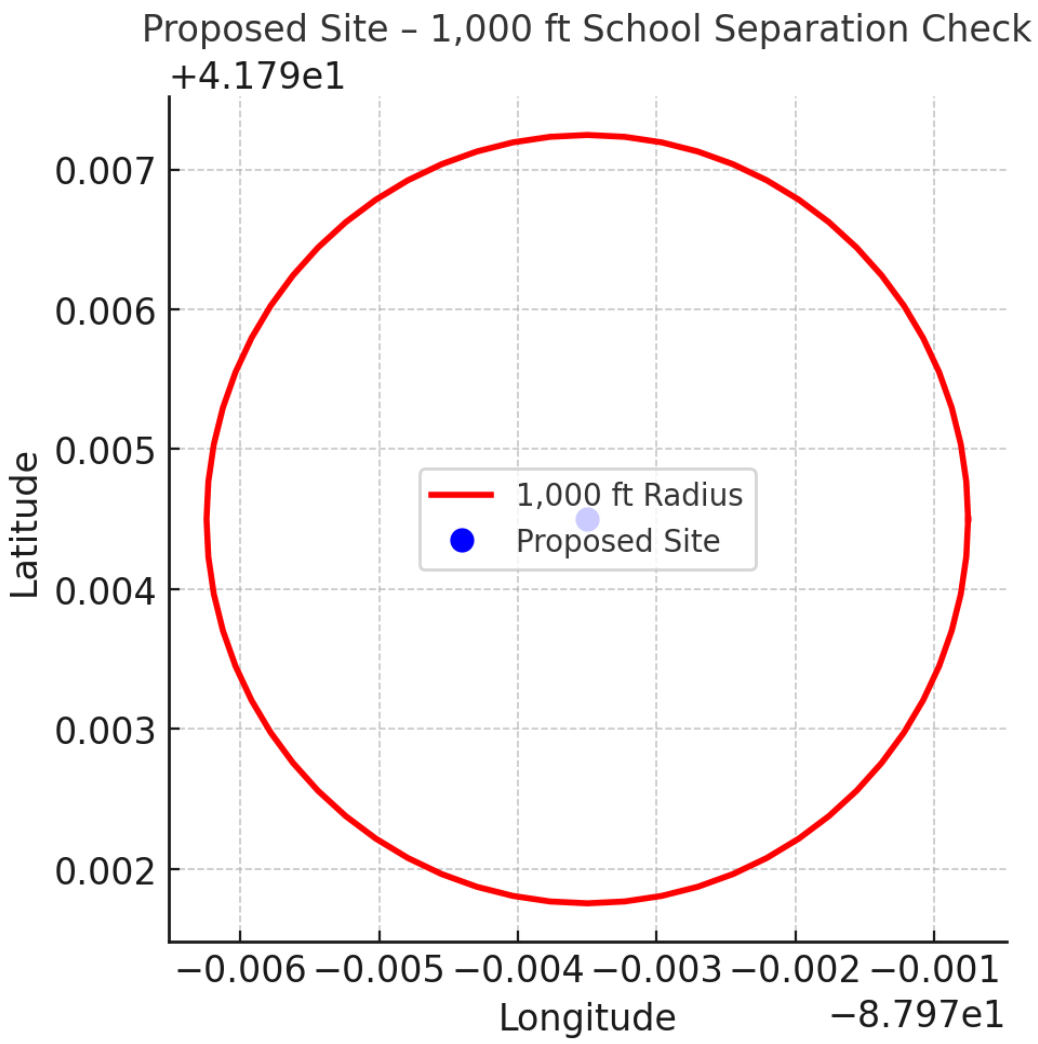
As noted, the adjacent cannabis dispensary underwent the same review and was approved under this condition, further demonstrating that the location complies with the Village's zoning requirements.

Accordingly, the proposed special use is in full compliance with **Special Condition 6**.

Sincerely,
Ahmad Joudeh
JAK LLC

Exhibit A – School Separation Verification

This exhibit provides a visual confirmation that the proposed site at **101 W Ogden Avenue, Suite B, Westmont, IL** complies with Special Condition 6, which requires that no portion of the use be located within 1,000 feet of a school (excluding nursery schools). The map below shows the subject property (blue point) and the 1,000-foot buffer zone (red circle). No schools are located within the buffer.



Property Use Authorization Letter

August 5, 2025

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

Subject: Property Use Authorization for 101 W Ogden Avenue, Westmont, IL

To Whom It May Concern,

I, Michelle Edmonds, as the Manager of WL Property Acquisitions LLC – 101 Ogden, the entity that owns the property located at 101 W Ogden Avenue, Westmont, Illinois, hereby provide my written consent for the use of the above-referenced property as a tobacco store.

This letter serves to confirm that I have reviewed the proposed business use and have no objections to a tobacco store operating at this location. I understand that the proposed use may require review and approval by the Village of Westmont and support the applicant's efforts to move forward in the permitting and licensing process.

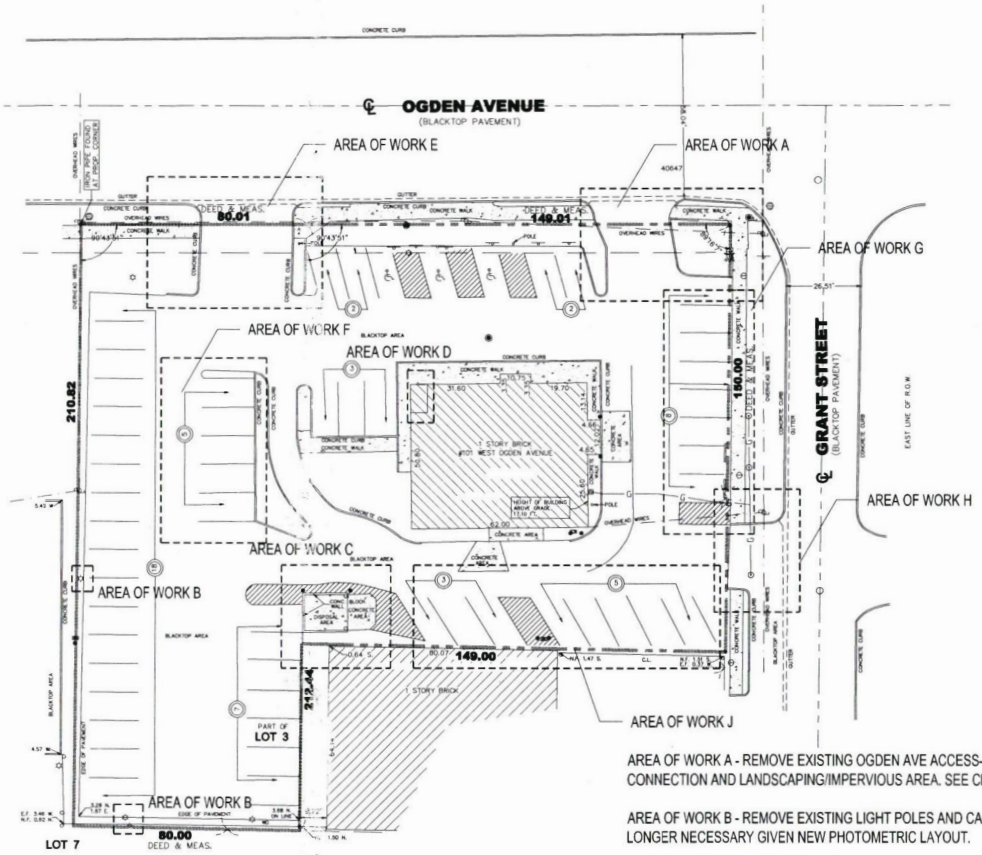
Please feel free to contact attorney Joseph A. Neveril at (630) 670-5412 should you require any further information or documentation in support of this matter.

Sincerely,

Michelle Edmonds
Manager
WL Property Acquisitions LLC – 101 Ogden
[redacted]

Signature: Michelle Edmonds
Michelle Edmonds (Aug 6, 2025 14:08:38 CDT)

Date: Aug 06, 2025



1 EXISTING SITEPLAN
1" = 20' - 0"

EXISTING SITEPLAN SHOWN ABOVE-
SEE CIVIL PLANS FOR DETAILED INFORMATION
PERTAINING TO FINAL LAYOUTS , PARKING COUNTS,
AND AREAS OF WORK SHOWN ABOVE

AREA OF WORK A - REMOVE EXISTING OGDEN AVE ACCESS- PROVIDE NEW SIDEWALK CONNECTION AND LANDSCAPING/IMPERVIOUS AREA. SEE CIVIL AND LANDSCAPE PLANS.

AREA OF WORK B - REMOVE EXISTING LIGHT POLES AND CAP AT BASE. LOCATIONS NO LONGER NECESSARY GIVEN NEW PHOTOMETRIC LAYOUT.

AREA OF WORK C - REMOVE EXISTING DUMPSTER ENCLOSURE - NO STRUCTURES WITHIN EASEMENT. SEE ELEVATIONS AND DETAILS FOR ENCLOSURE INFORMATION. SEE CIVIL FOR NEW LOCATION.

AREA OF WORK D- NEW FIRE SPRINKLER ROOM DOOR WILL BE ADDED TO CORNER OF BUILDING- TBD FOR ACCESS FROM EXTERIOR.

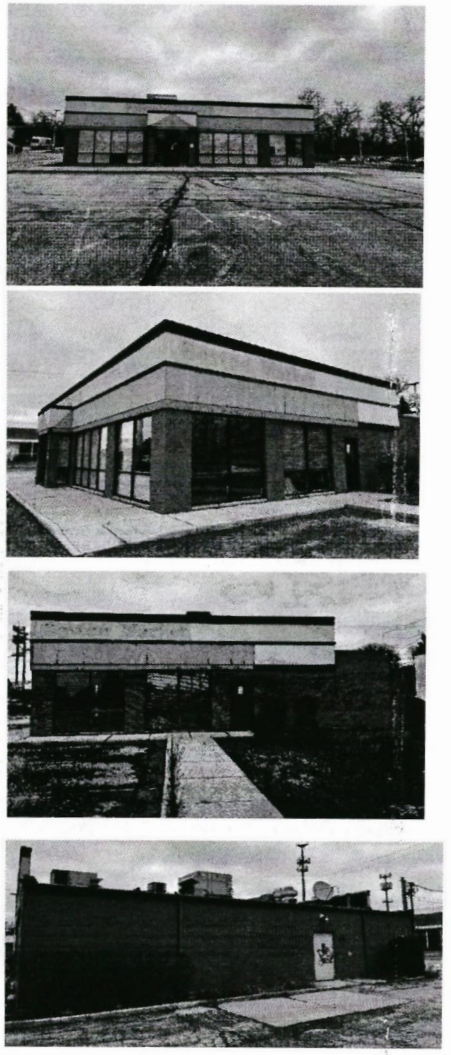
AREA OF WORK E- OGDEN AVE ENTRANCE/EXIT TO BE WIDENED TO ALLOW LEFT/RIGHT TURN EXIT AND SINGLE ENTRANCE

AREA OF WORK F- PARKING AND ISLAND TO BE REMOVED

AREA OF WORK G- PARKING AREA TO BE REVISED TO ANGLED PARKING FOR BETTER FLOW PAST DRIVE THRU

AREA OF WORK H- GRANT STREET EXIT WIDENED AND LEFT TURN ONLY CURB ADDED

AREA OF WORK J- REMOVE PARKING THIS SIDE



2 EXISTING SITE CONDITIONS
NTS

©BR Design & Architecture 2024
Copyright, 2024, BR Design & Architecture These plans are protected under copyright laws of the United States and foreign countries, and are to be used only for the construction and repair and remodeling of the structure or structures defined in the contract between the Architect and the Owner. Any use of these plans to construct, remodel or repair additional structures constitutes a violation of the Architect's copyright of these plans and is prohibited.

ISSUES AND REVISIONS :

NO	BY	DATE	DESCRIPTION
1	BG	8-28-24	RESTAURANT PLAN REVIEW
2	BG	9-13-24	RESTAURANT PLAN REVIEW 2
3	BG	10-23-24	FILL CHANGE
4	BG	11-15-24	MECHANICAL UNIT CHANGE P.C. SR/ROOF REVISION
5	BG	4-11-25	HRSTMENT HEALTH DEPT REVIEW
6	DO	5-24-25	OWNER REVISIONS

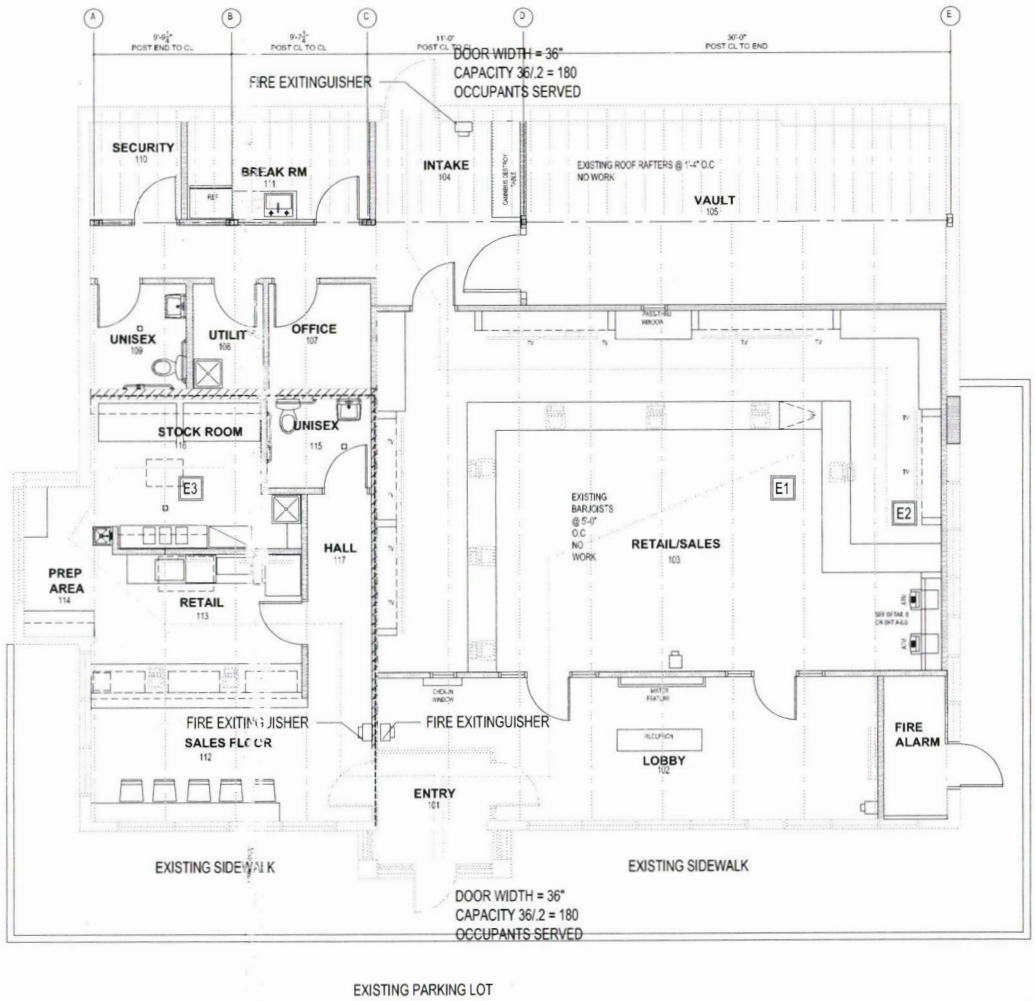
NOTE TO BUILDING DEPARTMENT:
THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE APPEARS AND IS AFFIXED, AND UNLESS OTHERWISE PROVIDED IN WRITING ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.
©BR Design & Architecture 2025

STARBUDS & LIT SMOKES
101 W. OGDEN AVE.
WESTMONT, IL 60559

BR DESIGN & ARCHITECTURE

PROJECT ARCHITECT: BG
DATE: 6-11-24
DRAFT PERSON: BG
SCALE: AS NOTED
APPROVED:
PREPARED FOR: STARBUDS DISPENSARY LIT SMOKES
LOCATION:
JOB NUMBER:

SHEET NUMBER:
A-0.1 OF



1 EGRESS – CONFORMANCE PLAN
1/4" = 1' – 0"

ACCESSIBILITY NOTES

1. THIS PROJECT IS ACCESSIBLE IN ACCORDANCE WITH ICC/ANSI-117.1-2003.
2. DOORS: ALL DOORS FOR THIS PROJECT WILL FOL. OW STANDARDS PER ICC/ANSI-117.1-2003, CHAPTER 4, SECTION 404.
3. DRINKING FOUNTAINS: POTABLE DRINKING WATER PROVIDED IN WAITING AREA WILL BE ACCESSIBLE PER INTERNATIONAL BUILDING CODE AND INTERNATIONAL PLUMBING CODE REQUIREMENTS.
4. CONTROLS & OPERATING MECHANISMS: AS DEFINED IN ICC/ANSI 117.1-2003 THIS PROJECT WILL COMPLY WITH REQUIREMENTS. SEE SHEET "G2.6C FOR TYPICAL MOUNTING HEIGHTS.
5. ALARMS: ALL ALARMS ARE TO COMPLY WITH ILLINOIS BUILDING CODE/ANSI 117.1-2003.
6. SIGNAGE: ALL SIGNAGE WILL COMPLY WITH ICC/ANSI 117.1-2003 CHAPTER 7 WHERE APPLICABLE.
7. SEATING, TABLES & WORK SURFACES: ALL FIXED COUNTERTOPS FOR WORK SURFACES WILL BE 34" A.F.F. AND ACCESSIBLE SINKS AT 34" A.F.F. THERE IS NOT FIXED OR BUILT-IN SEATING ON THIS PROJECT. WAITING ROOMS INCLUDE AN AREA FOR WHEELCHAIR SEATING SPACE.
8. ACCESSIBLE ENTRANCE: THE ENTRANCE COMPLIES WITH CHAPTER 18-15-1106 AND FOLLOWS THE STANDARDS IN ICC/ANSI-117.1-2003.
9. TOILET ROOMS, BATHING & SHOWER FACILITIES: ALL ROOMS WILL FOLLOW STANDARDS PER ICC/ANSI-117.1-2003, CHAPTER 6.
10. ALL FIXTURES AND ACCESSORIES SHALL BE MOUNTED IN ACCORDANCE WITH ALL STATE OF ILLINOIS, ADA, AND ANSI, WHICH EVER IS MOST STRINGENT.
11. ALL THRESHOLDS MUST COMPLY WITH ADA, ILLINOIS HANDICAP REGULATIONS AND ANSI, WHICHEVER IS MOST STRINGENT.
12. ALL DOORS USED IN CONJUNCTION WITH EXITS CAN BE READILY OPENED WITHOUT KEY, UNDUE FORCE OR SPECIAL KNOWLEDGE FOR EXIT OPERATION FROM EGRESS SIDE OF THE DOOR.
13. PROJECTING ACCESSORIES MUST BE LOCATED SO THEY WILL NOT INTERFERE WITH THE USE OF GRAB BARS AND WILL KEEP THE WHEELCHAIR AREA FREE. COMPLIANCE WITH ICC/ANSI 117.1-2003.
14. EACH HANDICAP WASHROOM HAS 5'-0" DIAMETER CLEAR TURNING AREA.
15. RESTROOMS SHALL HAVE APPROVED PICTORIAL AND TACTILE HANDICAP RESTROOM SIGN MOUNTED ON WALL NEXT TO LATCH SIDE OF DOORS. THESE ARE AN OWNER PURCHASED ITEM OR INSTALLED.

CODE COMPLIANCE

ROOM NAME
XXX — ROOM NAME AND NUMBER

SMOKE BARRIER AND 1 HOUR RATED SEPARATION
THIS SYMBOL INDICATES A SMOKE BARRIER AND A ONE HOUR RATED FIRE SEPARATION. THIS PARTITION SHALL BE CONSTRUCTED CONTINUOUSLY FROM FLOOR SLAB TO UNDERSIDE OF ROOF DECK ABOVE. PENETRATIONS IN THESE PARTITIONS SHALL BE ONE HOUR RATED UL LISTED ASSEMBLIES ONLY. PENETRATIONS IN THESE PARTITIONS SHALL BE SEALED FROM PASSAGE OF SMOKE.

TRAVEL DISTANCE FOR EGRESS R[illegible] PATH INCORPORATES FURNITURE [illegible] MENT AND MAX. POSSIBLE PATH.

EGRESS PATHS

EXIT ROUTE	DISTANCE	MAX
E1	57'	TBD (VACANT UNIT)
E2	37'	75' - 0"
E3	72'	75' - 0"

©BR Design & Architecture 2024

Copyright, 2024, BR Design & Architecture These plans are protected under copyright laws of the United States and foreign countries, and are to be used only for the construction and repair and remodeling of the structure or structures defined in the contract between the Architect and the Owner. Any use of these plans to construct, remodel or repair additional structures constitutes a violation of the Architect's copyright of these plans and is prohibited.

ISSUES AND REVISIONS :

NO	BY	DATE	DESCRIPTION
1	BG	8-30-24	INVESTMENT PLAN REVIEW
2	BG	9-13-24	INVESTMENT PLAN REVIEW 2
3	BG	10-23-24	FIELD CHANGE
4	BG	12-16-24	MECHANICAL UNIT CHANGE-FIELD REVISION
5	BG	4-11-25	INVESTMENT REALTY REVIEW
6	BG	6-24-25	OWNER REVISIONS

NOTE TO BUILDING DEPARTMENT:
THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE APPEARS AND IS APPROVED, AND UNLESS OTHERWISE PROVIDED IN WRITING AND INCLUDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.
©BR Design & Architecture 2025

STARBUDS & LIT SMOKES
101 W. OGDEN AVE.
WESTMONT, IL 60559

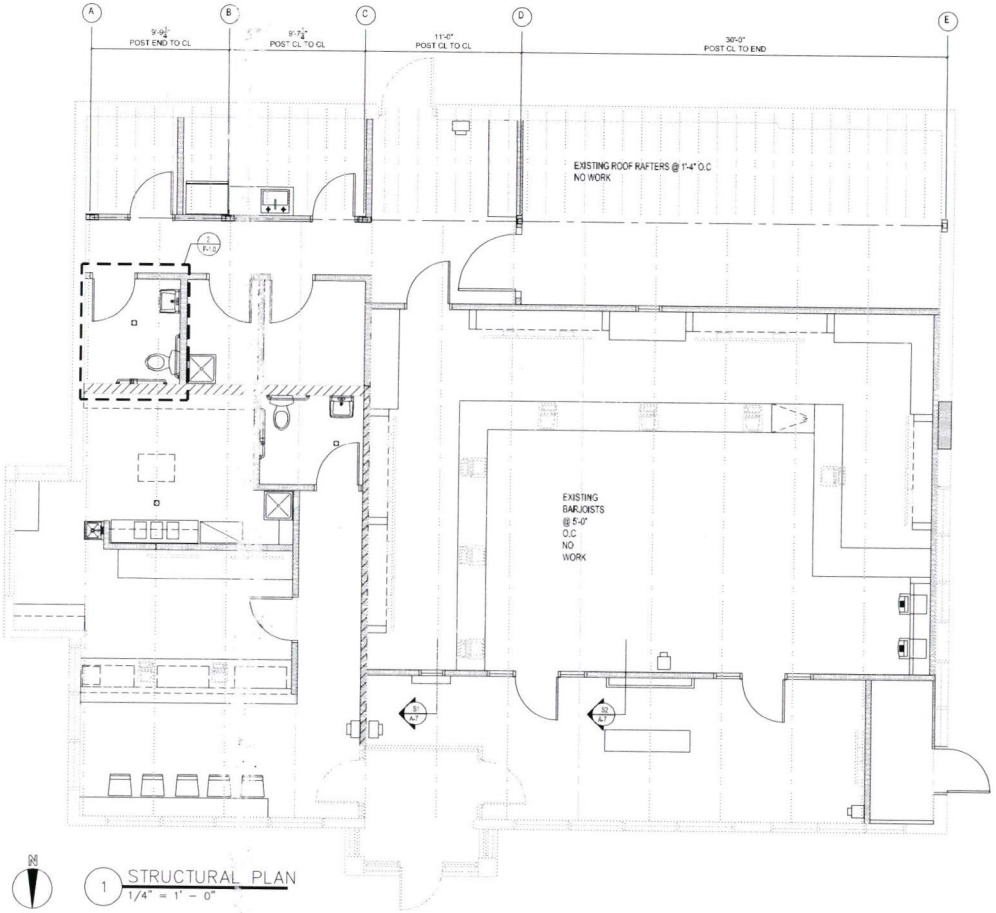
BR DESIGN & ARCHITECTURE
ONE TRANSAMERICA PLAZA DRIVE, SUITE 620
OAKBROOK TERRACE, IL 60181
PH: 630-496-7701

PROJECT ARCHITECT: BG
DATE: 6-13-24
DRAFTPERSON: BG
SCALE: AS NOTED
APPROVED:

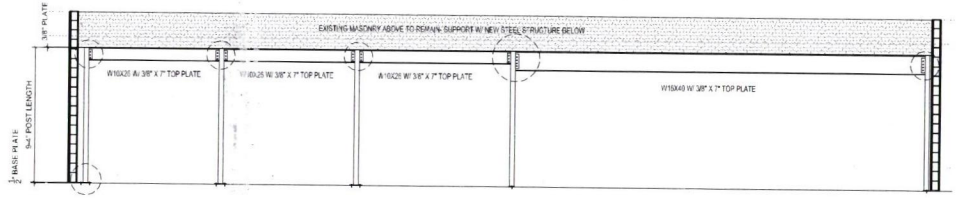
PREPARED FOR:
STARBUDS DISPENSARY
LIT SMOKES
LOCATION:

JOB NUMBER:

SHEET NUMBER:
A-2.0 of

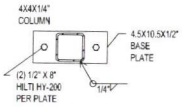


1 STRUCTURAL PLAN
1/4" = 1' - 0"

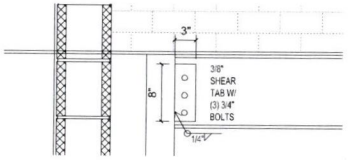


1 STRUCTURAL ELEVATION
1/4" = 1' - 0"

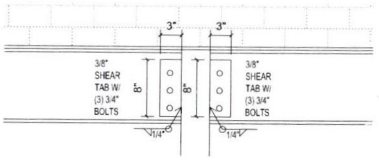
NOTE: BASE PLATE FOR A,B,C SET PARALLEL WITH BEAM. D, E SET PERPENDICULAR SEE PLAN



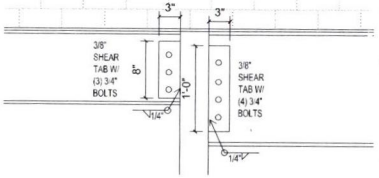
D1 BASE PLATE–TYPICAL
1–1/2" = 1' – 0"



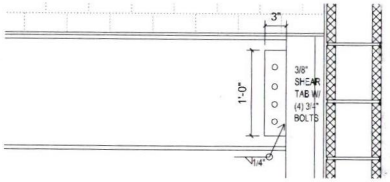
D2 SHEAR PLATE–A
1–1/2" = 1' – 0"



D3 SHEAR PLATE–B & C
1–1/2" = 1' – 0"



D4 SHEAR PLATE–D
1–1/2" = 1' – 0"



D5 SHEAR PLATE–E
1–1/2" = 1' – 0"

©BR Design & Architecture 2024

Copyright, 2024, BR Design & Architecture These plans are protected under copyright laws of the United States and foreign countries, and are to be used only for the construction and repair and remodeling of the structure or structures defined in the contract between the Architect and the Owner. Any use of these plans to construct, remodel or repair additional structures constitutes a violation of the Architect's copyright of these plans and is prohibited.

ISSUES AND REVISIONS :

NO	BY	DATE	DESCRIPTION
1	BG	8-26-24	WESTMONT PLAN REVIEW
2	BG	9-13-24	WESTMONT PLAN REVIEW 2
3	BG	10-13-24	FIN. CHANGE
4	BG	03-15-24	MECHANICAL UNIT CHANGE & FIC SERVICE REVISION
5	BG	4-11-25	WESTMONT REVIEW 3 (TRIP REVIEW)
6	BG	5-24-25	OWNER 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

STARBUDS & LIT SMOKES
101 W. OGDEN AVE.
WESTMONT, IL 60559

BR DESIGN & ARCHITECTURE
ONE TRANSAMERICA PLAZA DRIVE, SUITE 100
OAKBROOK TERRACE, IL 60181
PHONE: [illegible]

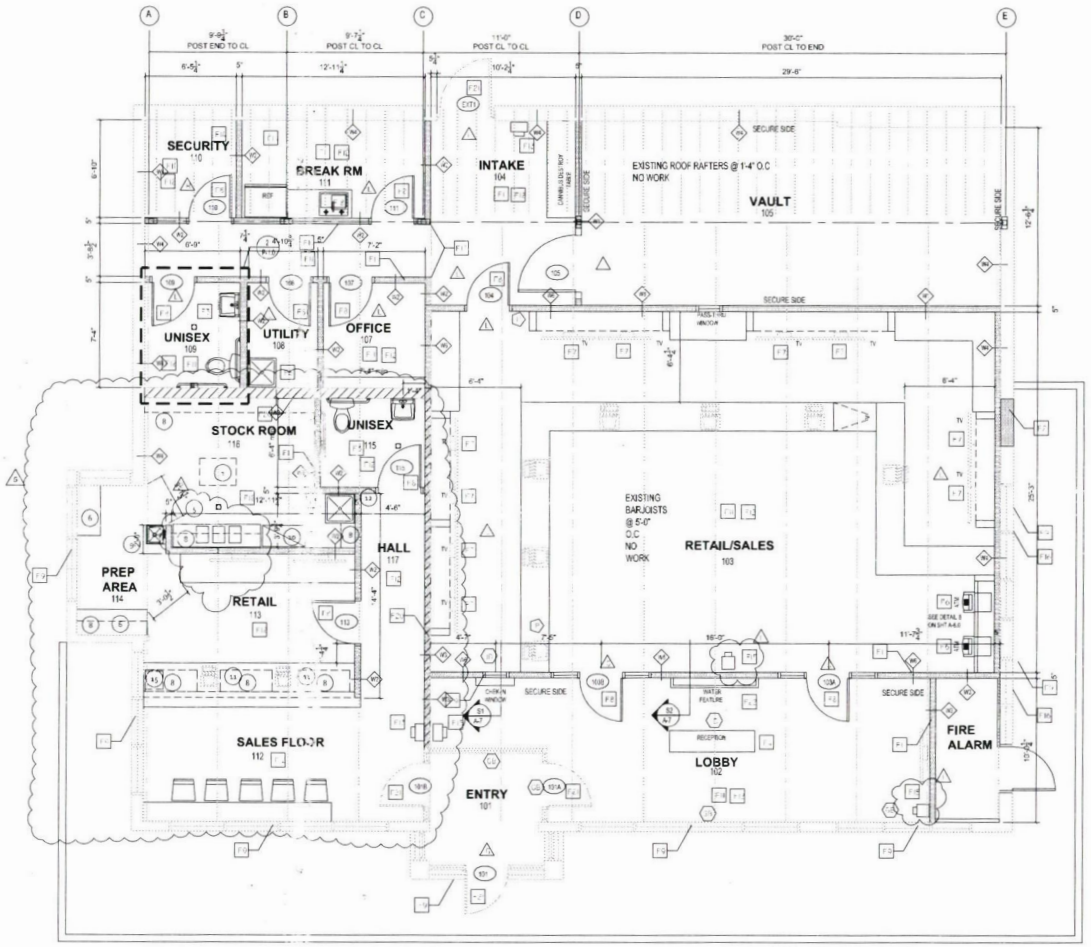
PROJECT ARCHITECT: BG
DATE: 6-13-24
DRAFTPERSON: BG
SCALE: AS NOTED
APPROVED :

PREPARED FOR :
STARBUDS DISPENSARY
LIT SMOKES

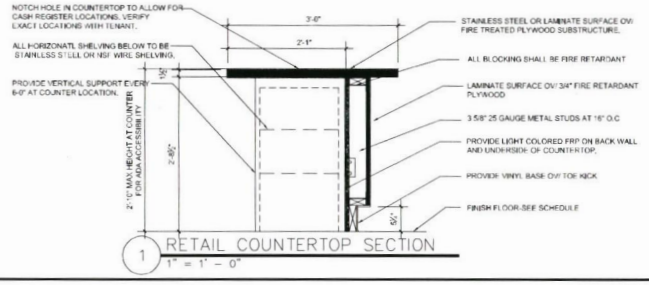
LOCATION :

JOB NUMBER :

SHEET NUMBER :
A-3.1 OF



1 FLOOR PLAN
1/4" = 1' - 0"



1 RETAIL COUNTERTOP SECTION
1" = 1' - 0"

FLOOR PLAN NOTES:

F1. PROVIDE NEW NON-LOAD BEARING INTERIOR WALL AS SHOWN. SEE WALL SECTION DETAILS ON A-7.0 FOR FURTHER INFO OF WALL AND FINISH REQUIREMENTS.
F2. PROVIDE NEW RESTAURANT EQUIPMENT PER SCHEDULE. SEE ELECTRICAL/PLUMBING DRAWINGS FOR FURTHER DETAIL.
F3. EXISTING SINGLE USER RESTROOM. SEE PLUMBING DRAWINGS FOR FURTHER INFO ON ANY NEW FIXTURES AND ACCESSORIES.
F4. PROVIDE NEW RECEPTION COUNTER (BY OWNER). ROUTE POWER AND DATA THROUGH SIDE WALL OR IN SLAB IN CONDUIT TO P.O.S LOCATIONS. COUNTERTOP HEIGHT TO BE 34" MAX AFF.
F5.NEW MOP SINK. MOUNT HEAVY DUTY MOP RACK AT SIDE WALL. VERIFY/PROVIDE FRP UP TO 4'-0" ON SURROUNDING WALLS. SEE WALL TYPES ON A-7.0
F6. PROVIDE NEW ATM (BY OWNER). PROVIDE POWER AND DATA.
F7. PROVIDE NEW TV MOUNTED AT LOCATIONS SHOWN. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY. TV TO BE OWNER PROVIDED. PROVIDE POWER AND DATA TO EACH LOCATION.
F8. PROVIDE NEW PREHUNG INTERIOR DOOR. SEE DOOR SCHEDULE.
F9. EXISTING GLASS AND ALUMINUM STOREFRONT WITHIN EXISTING STRUCTURAL ROUGH OPENING.
F10. CONTRACTOR TO VERIFY WITH TENANT ON REQUIRED PAINT COLORS.ALL EXISTING WALL SURFACES SHALL BE REPAIRED, PATCHED, AND PAINTED WITH TENANT SELECTED COLORS.
F11. PROVIDE NEW FLOORING AT LOCATIONS SHOWN. SEE ROOM FINISH SCHEDULE FOR FINISH AND LOCATIONS.
F12. GENERAL CONTRACTOR TO PROVIDE NEW 10B TYPE 4A60BC FIRE EXTINGUISHER. FINAL LOCATION TO BE DETERMINED BY FIRE MARSHAL AT TIME OF INSPECTIONS. HAVE UNIT AVAILABLE WITH PROPER TAGS AND MOUNTING HARDWARE DURING WALK-THRU.
F13. ELECTRICAL PANEL LOCATION- SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
F14. EXISTING EXTERIOR DOOR. VERIFY WORKING ORDER AND PROPER VERTICAL ALIGNMENT.
F15. PER SECTION 890.720 ILLINOIS PLUMBING CODE - PROVIDE BOTTLED WATER COOLER AT THIS LOCATION.

EQUIPMENT NOTES:

1. ALL FOOD SERVICE EQUIPMENT IS TO BE COMMERCIAL AND MEET THE STANDARDS REGARDING DESIGN, MATERIALS, AND WORKMANSHIP OF THE NATIONAL SANITATION FOUNDATION INTERNATIONAL (NSF). AN NSF OR OTHER RECOGNIZED TESTING AGENCY EQUIPMENT MUST HAVE NSF SEAL. UNMARKED EQUIPMENT MAY NOT MEET THE STANDARDS AND REQUIRE REFURBISHMENT.
2. INSTALL TABLE-MOUNTED EQUIPMENT ON 4" LEGS. PORTABLE EQUIPMENT SHALL WEIGHT LESS THAN 75 LBS. AND CONTAIN NO RIGID UTILITY CONNECTIONS. TABLE MOUNTED EQUIPMENT PEDES SHALL BE AT LEAST 6 APART FOR CLEANING ACCESS.
3. FLOOR MOUNTED EQUIPMENT SHALL BE INSTALLED ON 6" CASTERS. CASTOR SHALL BE OF COATED STEEL AND HAVE COMMERCIAL GRADE UTILITY CONNECTIONS THAT ARE SMOOTH AND FLUSHES WITH QUICK DISCONNECTS. CASTERS MUST MEET NSF STANDARDS. CONNECTIONS MUST BE LONG ENOUGH TO MOVE THE EQUIPMENT SO THAT THE AREA BEHIND EQUIPMENT CAN BE CLEANED.
4. INSTALL EQUIPMENT - OTHER THAN PORTABLE EQUIPMENT WITH SUFFICIENT SPACE BETWEEN ADJACENT EQUIPMENT, FLOORS, WALLS, CABINETS, AND CEILINGS TO FACILITATE PROPER CLEANING. FLOOR-MOUNTED EQUIPMENT INSTALLED ON LEGS MUST HAVE A MINIMUM FLOOR CLEARANCE OF 6" (CLEARANCE SHALL BE MEASURED FROM THE LOWEST OBSTRUCTION UNDER THE PIECE OF EQUIPMENT).
5. THE EQUIPMENTS DIMENSIONS DETERMINE THE SPACE NEEDED FOR CLEANING ACCESS.
A. MAINTAIN 6" OF SPACING WHEN THE AREA TO BE CLEANED IS LESS THAN 4 LONG.
B. MAINTAIN 18" OF SPACING WHEN THE AREA TO BE CLEANED IS 4' LONG OR GREATER.
6. 100% SILICONE CAULK SHALL BE USED TO SEAL CLEANABLE TRIM AREAS INCLUDING SPACES BETWEEN NON-PORTABLE EQUIPMENT, ACCESS TO CABINET VOIDS, AROUND PIPES, AND WALL-MOUNTED EQUIPMENT. THE SILICONE BEAD MUST BE SMOOTHED AND COVED 3/4" RADIUS.
7. SEAL ALL SPACES BETWEEN FLOORING AND WALL INTERFACES THAT ARE LARGER THAN 1/32" AND SMALLER THAN 6". SEAL ALL GAPS, VOIDS AND PROTRUSIONS USING SILICONE CAULK OR TRIM THAT MEETS THE FINISH MATERIAL STANDARD.
8. KEEP ALL EXPOSED UTILITY LINES TO A MINIMUM. ALL EXPOSED LINES SHALL MAINTAIN CLEARANCES OF AT LEAST 6" FROM FINISHED FLOOR AND AT LEAST 1/2" AWAY FROM WALLS AND CEILINGS.
9. ALL MILLWORK (CABINETRY) IN FOOD AND BEVERAGE AREAS (SELF SERVICE AREAS, FRONT COUNTERS) TO BE STAINLESS STEEL OR SOLID SURFACE (PLASTIC LAMINATE IS NOT APPROVED). TOE KICK IF INSTALLED HAS TO BE MAGNETIC CLIP ON ETC REMOVABLE.

STORAGE AREA NOTES:

1. ALL KITCHEN SHELVING MUST MEET NSF STANDARDS. SHELVES SHALL BE CONSTRUCTED OF STAINLESS STEEL, NO NO TO HAVE SMOOTH, EASILY CLEANABLE, NON-ABSORBANT SURFACES. GALVANIZED IS NOT ALLOWED.
2. ALL SHELVING MUST MEET NSF STANDARDS. ALL SHELVING INSTALLED IN REFRIGERATORS MUST BE RUST RESISTANT METAL OR OTHER PROVIDED MATERIAL. THE MAXIMUM HEIGHT OF A BOTTOM SHELF ABOVE THE FLOOR OF 15.0" MIN.

RESTROOM NOTES:

VERIFY AND/OR PROVIDE THE FOLLOWING ITEMS AT EACH RESTROOM
1-COVERED GARBAGE CANS WITH LIDS
2-SANITARY BOX IN WOMEN'S / UNISEX RESTROOMS(S)
3-OPEN FRONT TOILET SEATS WITH NO LID FOR RESTROOMS
4- RESTROOM SINKS TO BE SOLID SURFACE

KEYTAG LEGEND:

- I.D CHECK LOCATION
- LIMITED ACCESS AREA
- GENERAL ACCESS AREA
- RESTRICTED ACCESS AREA
- GLASS BREAK SENSOR INSTALL
- PANIC BUTTON LOCATION AT UNDERSIDE OF COUNTER OR AT WALL LOCATION

EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category		Amps	Volts	NEMA	Gas Size (in)	BTU	Cold Water Size (in)	Hot Water Size (in)	Direct Drain Size (in)	Indir Drain Size (in)
1	1	Grease Interceptor - Endura 35gs&aq 15GPM/20lb										
5	1	Eagle 3-10-10-3-18 3 Compartment Sink					-		1/2"	1/2"		1"
6	2	Regency Stainless steel Worktable										
8	7	Regency Stainless steel Shelving										
9	1	Hand Sink- John Boos 17" PBHS-W-1410 w/ splash guards							1/2"	1/2"	2"	
10	1	Regency Wire Storage Racks										
11	2	Register- POS System		1.6	115	5-15P						
12	1	Zum 15gal-34 Mop Sink- w/ heavy duty rack							1/2"	1/2"	2"	
15	2	ADA Employee Lockers										

© BR Design & Architecture 2024

Copyright, 2024 BR Design & Architecture These plans are protected under copyright laws of the United States and foreign countries, and are to be used only for the construction and repair and remodeling of the structure or structures dealt with in the contract between the Architect and the Owner. Any use of these plans to construct, remodel or repair additional structures constitutes a violation of the Architect's copyright of these plans and is prohibited.

ISSUES AND REVISIONS :

NO	BY	DATE	DESCRIPTION
1	BG	8-26-24	WESTMONT PLAN REVIEW
2	BG	9-13-24	WESTMONT PLAN REVIEW 2
3	BG	10-23-24	PILOT OWNER
4	BG	10-15-24	MECHANICAL UNIT CHANGE & EC SERVICE REVISION
5	BG	4-11-25	WESTMONT HEALTH DEPT REVIEW
6	BG	5-24-25	OWNER REVISIONS
7	BG		

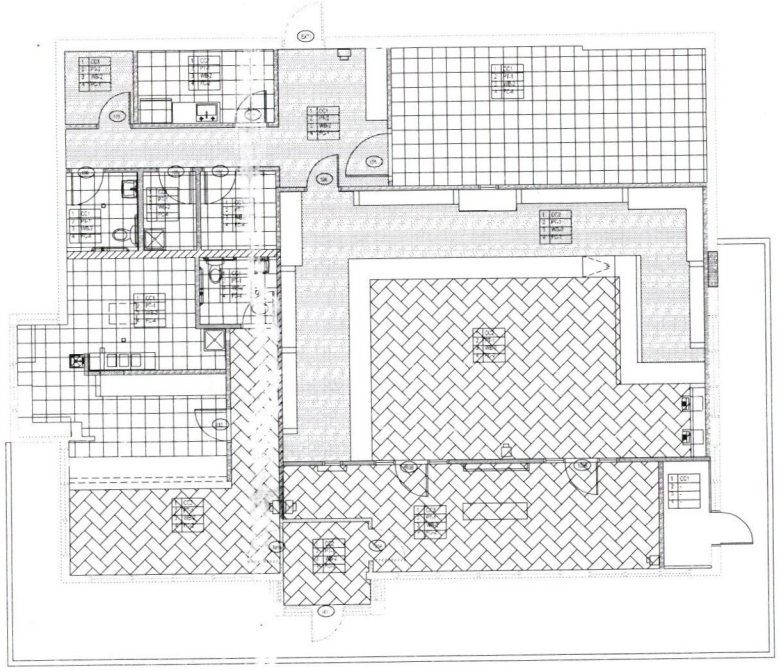
NOTE TO BUILDING DEPARTMENT:
THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE APPEARS AND IS APPLIED, AND UNLESS OTHERWISE PROVIDED IN WRITING ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.
© BR Design & Architecture 2025

STARBUDS & LIT SMOKES
101 W. OGDEN AVE.
WESTMONT, IL 60559

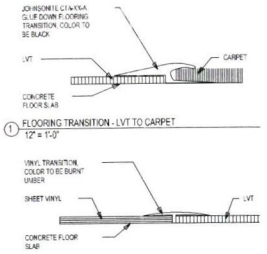
BR DESIGN & ARCHITECTURE

PROJECT ARCHITECT: BG
DATE: 6-11-24
DRWTPERSON: BG
SCALE: AS NOTED
APPROVED:
PREPARED FOR: STARBUDS DISPENSARY LIT SMOKES
LOCATION:
JOB NUMBER:

SHEET NUMBER:
A-3.0 OF



1 FLOOR FINISH PLAN
3/16" = 1' - 0"



1 FLOORING TRANSITION - LVT TO CARPET
12" = 1'-0"

2 FLOORING TRANSITION - SHEET VINYL TO LVT
12" = 1'-0"

3 FLOORING TRANSITION - LVT TO PORCELAIN TILE
12" = 1'-0"

4 FLOORING TRANSITION - SHEET VINYL TO CARPET
12" = 1'-0"

ROOM FINISH NOTES:

1. ALL INTERIOR WALL FINISHES SHALL NOT BE LESS THAN CLASS II FINISHES AS CLASSIFIED IN ACCORDANCE WITH ASTM E84.
2. ALL INTERIOR FLOOR FINISHES SHALL NOT BE LESS THAN CLASS II MATERIALS PER ASTM E648. INTERIOR FLOOR FINISHES SHALL COMPLY WITH THE DOC FF-1 "PILL TEST" (CPSC 16 PART 1630). MINIMUM CRITICAL RADIANT FLUX OF .04 WATTS/CM².
3. ALL INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME AND SMOKE RATING NOT GREATER THAN DESIGNATED BY THE REQUIRED CLASSIFICATION.
4. ALL NEW STAIN GRADE DOORS TO RECEIVE STAIN TO MATCH EXISTING. **CHECK STOCK AND REUSE EXISTING DOORS WHEREVER POSSIBLE.**
5. ANY AND ALL REQUIRED FIRE ALARM STROBES OR MOUNTS IDEALLY PLACED ABOVE 7'-0" TO ALLOW FOR TENANTS MAXIMIZED USE OF WALL SPACE. VERIFY WITH LOCAL AUTHORITY PRIOR TO INSTALL.
6. ALL WALLS IN FOOD SERVICE AREAS TO BE SMOOTH, DURABLE, EASILY CLEANABLE, LIGHT COLORS ONLY. FRP PANELING OR STAINLESS STEEL PANELING INSTALLED IN FOOD PREP AREAS. SEMIGLOSS PAINT ONLY.
7. ALL FLOORS IN FOOD SERVICE AREAS TO BE SMOOTH, DURABLE, EASILY CLEANABLE WITH MATCHING COVE BASE. 3/8" MINIMUM AT WALL TO FLOOR JUNCTION.

PRECONSTRUCTION NOTE:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BUILD OUT. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD
2. CONDITIONS AND DRAWINGS PRIOR TO PERFORMING THAT WORK. ALL PRODUCTS CALLED OUT ARE "BASIS OF DESIGN" TO ESTABLISH PRICING.
2. ALL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E-84. FINISHES SHALL BE CLASS "B" FLAME SPREAD (425) SMOKE DEVELOPED 3-45
3. ALL EXISTING GYPSUM BOARD CEILINGS, SOFFITS AND DRYWALL PARTITIONS THAT ARE PATCHED SHALL BE PAINTED IN THEIR ENTIRETY.
4. GENERAL CONTRACTOR SHALL FLUSH PATCH AND PREPARE ALL FLOORS AS REQUIRED TO RECEIVE SPECIFIED FLOORING MATERIAL.
5. ALL VINYL OR RUBBER BASE TO BE CONTINUOUS ROLL TYPE WITH SEAMING TO OCCUR ONLY ON INSIDE CORNERS OR AT LEAST 12" FROM WRAPPED OUTSIDE CORNER.
6. GENERAL CONTRACTOR TO PROVIDE AND INSTALL ALL METAL ANGLES AND/OR REDUCING SADDLES IN ADDITION TO ANY FLOOR COVERING AS MAY BE REQUIRED FOR SMOOTH TRANSITION AT ALL FLOORING MATERIAL TRANSITION POINTS.
7. PAINTING OF ANY SURFACES NOT SPECIFICALLY MENTIONED TO BE PAINTED HEREIN OR ON DRAWINGS, BUT FOR WHICH PAINTING IS OBVIOUSLY NECESSARY TO COMPLETE THE PROJECT OR WORK WHICH COMES WITHIN THE INTENT OF THESE SPECIFICATIONS, SHALL BE INCLUDED AS THROUGH SPECIFIED AND INCLUDED IN SCOPE OF WORK OF CONTRACTOR WITHOUT EXCEPTIONS.
8. ALL WALLS (NEW AND EXISTING) SHALL BE PROPERLY PREPARED (SPACKLED, SANDED, ETC.) FOR PAINTING AND/OR WALL COVERING AS PER FINISH PLAN AND MANUFACTURER'S SPECIFICATIONS.
9. ALL PAINTS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE.
10. ALL SURFACES WHICH ARE TO BE PAINTED SHALL RECEIVE (1) COAT OF PRIMER AND (2) COATS OF FINISH PAINT. (3) COATS TOTAL. NOTE THAT BOTH CONTRACTOR AND ITS PAINTING SUBCONTRACTOR TO INCLUDE IN SCOPE OF WORK PAINT TOUCH-UP DUE TO ANY DAMAGE DONE DURING CONSTRUCTION AS CAUSED BY NO FAULT OF THE PAINTING SUBCONTRACTOR BUT WHICH MIGHT OF BEEN CAUSED BY OTHER TRADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION TRADES, VIDEO/DATA AND SECURITY CONTRACTOR AND INCLUDING FURNITURE INSTALLERS AND MOVERS. CONTRACTOR AND PAINTING SUBCONTRACTOR TO INCLUDE PAINT TOUCH UP WITHIN THEIR SCOPE OF WORK WITHOUT EXCEPTION OR EXCLUSION FROM BIDS.
11. ALL WALLS, GYPSUM BOARD COLUMNS AND SOFFITS TO BE PAINT. (3 SHALL BE PAINTED WITH A LATEX BASE EGGSHELL FINISH PAINT UNLESS OTHERWISE NOTED. ALL DOORS, DOOR FRAMES, WINDOW FRAMES, AND CONVECTOR ENCLOSURES SHALL BE PAINTED WITH AN ALKYD BASE SEMI-GLOSS FINISH PAINT UNLESS OTHERWISE NOTED.
12. ALL DOORS AND FRAMES TO BE PAINTED THE SAME COLOR AND TYPE OF PAINT ON BOTH SIDES, UNLESS OTHERWISE NOTED.
13. ALL WALLS, CEILINGS, SOFFITS AND SURFACES WHICH HAVE BEEN PAINTED WITH AN EGGSHELL FINISH AND MUST BE TOUCHED UP AS A PUNCH LIST ITEM SHALL BE "PAINTED ENTIRELY" BETWEEN THE (2) CLOSEST BREAK POINTS.
14. ALL PAINT COLOR LOCATIONS SHALL BE VERIFIED IN FIELD WITH OWNER AND ARCHITECT.
15. PROVIDE SEALANT AND CALLAKING COLOR OPTIONS FOR ARCHITECTURAL REVIEW AND SELECTION.
16. SAMPLES & SUBMITTALS TO BE PROVIDED TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING & INSTALLATION INCLUDE, BUT MAY NOT BE LIMITED TO:
A. THREE (3) 8 1/2" X 11" PAINT DRAWDOWNS FOR ALL PAINT SHOWING ACTUAL COLOR AND FINISH SPECIFIED, MIN.
B. THREE (3) FLOOR TILE SAMPLES (STONE, PORCELAIN, CERAMIC, VINYL, LINOLEUM, ETC)
C. THREE (3) WALL BASE SAMPLES
D. THREE (3) SAMPLES OF ALL SPECIFIED PLASTIC LAMINATE.
E. ONE COMPLETE SET OF DETAILED MILLWORK SHOP DRAWINGS.
F. ONE SAMPLE AND ASSOCIATED PRODUCT CUT SHEETS FOR ALL CEILING GRID & TILE SYSTEMS.
17. GENERAL CONTRACTOR IS RESPONSIBLE TO CLEAN ALL FLOORING, MILLWORK, ETC. AND UNCOVER AND VACUUM OUT ALL CONVECTOR UNITS AFTER THE INSTALLATION IS COMPLETED AND MAINTAIN CONDITION THROUGH THE TENANTS MOVE IN. THE ENTIRE POST-CONSTRUCTION SITE IS TO BE DUST FREE AND ALL STAINS REMOVED FROM ANY FLOORING, WALLS AND/OR CEILINGS.
EXTRA MATERIALS:
PROVIDE EXTRA MATERIALS AS NOTED IN SPECIFICATIONS.
PROVIDE 1 GALLON OF EACH FLOOR CLEANER.
PROTECTION MATERIALS:
DO NOT PERMIT TRAFFIC OVER FINISHED FLOOR SURFACE FOR 4 DAYS AFTER INSTALLATION.
PROVIDE TWO LAYERS OF GRAFT PAPER OVER ALL TILE AND GROUT ON FLOORS. TAPE DOWN AND STAGGER
SEAMS BY HALF THE WIDTH ON SECOND LAYER.

WALL FINISH NOTES

1. ALL PARTITIONS TO BE PAINTED P-1 UNLESS OTHERWISE N[illegible] ...INCLUDING EXPOSED GYPSUM BOARD ABOVE FRP.
2. ALL PARTITIONS WHEN PAINTED SHALL HAVE AN EGGSHE[illegible] ...H EXCEPT AS OTHERWISE NOTED IN SPECIFICATION.
3. PAINT FINISH FOR ALL METAL PARTS OF FRAMES, DOORS, [illegible]ETER ENCLOSURES, ETC. SHALL BE A SEMI-GLOSS ALKYD ENA[illegible] FINISH.
4. ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE. THE WORK SHALL BE SO PERFORMED AS TO PREVENT DAMAGE TO OTHER SURF[illegible]. FINISH COATS SHALL BE SMOOTH AND UNIFORM IN COLOR, SHEEN, TEXTURE AN[illegible] SHALL BE OF SUFFICIENT THICKNESS TO COVER COMPLETELY.
5. ALL AIR CONDITIONING DIFFUSERS AND REGISTERS SHALL BE PAINTED TO MATCH ADJACENT SURFACES UNLESS PREFINISHED.
6. ALL INTERIOR FINISHES TO HAVE A CLASS A FLAME SPREAD RATING OR BETTER.
7. WALLS TO BE PATCHED, SANDED SMOOTH AND PREPARED FOR FINISH AS REQUIRED.
8. ALL SURFACES ARE TO BE PROPERLY PREPARED PRIOR TO INSTALLATION OF WALL COVERING AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.
9. THE WALL COVERING CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE ACCURACY OF THEIR MEASUREMENTS AND TOTAL YARDAGE REQUIREMENTS FOR MATERIALS TO BE FINISHED.
10. ALL INTERIOR WALL AND CEILING FINISH SHALL BE CLASS 1, FLAME RATING 0-25 AND SMOKE DEVELOP 200 OR LESS.
11. SEE ELEVATIONS FOR ADDITIONAL CLARIFICATION OF FINISH LOCATIONS AND HEIGHTS.
12. CONTRACTOR SHALL VERIFY WITH ARCHITECT ALL PAINT COLORS PRIOR TO ORDERING.
13. VINYL WALL COVERING, CORNER GUARDS AND END GUARDS. FIBERGLASS REINFORCED POLYESTER PANELS, AND RIGID WALL COVERING - CONTRACTOR SHALL VERIFY ALL COLOR SELECTIONS WITH ARCHITECT PRIOR ORDERING. ALL FINAL COLOR SELECTIONS SHALL BE FROM MANUFACTURES' STANDARD RANGE OF COLORS.
14. METAL WALL STUDS TO BE 20 GA. MINIMUM AND HAVE A MAXIMUM SPACING OF 16" O.C.
15. ALL BLOCKING TO BE WOOD. METAL BLOCKING WILL NOT BE ACCEPTED
16. STOP 'H' CHANNEL FOR RWC AND FRP ABOVE RESILIENT BASE.

FINISH MATERIAL LEGEND

KEY NUMBER	MATERIAL TYPE	MANUFACTURER	STYLE/ COLOR	NOTES
CC	CEILING COVERINGS			
CC-1	ACOUSTIC CEILING TILE	ARMSTRONG	2X4	
CC-2	SUSPENDED GYP. BD CEILING			PT-1
FC	FLOOR COVERING			
FC-1	CARPET TILE	TRAFFIC MASTER	STARRY NIGHT LOOP CARPET	PROVIDE CARPET PADDING
FC-2	FLOOR TILE	VITAE/EGANTE GRIGIO	6" X 24" TILE HERRRING BONE PATTERN	GROUT: MAPEI DILVER
FC-3	FLOOR TILE		12" X 12" BLACK GRANITE	GROUT: MAPEI BLACK
FC-4	VINYL TILE		12X12	
PLAM	PLASTIC LAMINATE		MADAGASCAR	RECEPTION MILLWORK AND DESK
PLAM-1	PLASTIC LAMINATE		OTTER GRAY	KITCHEN CASEWORK
PLAM-2	PLASTIC LAMINATE			
PT	PAINT			
PT-1	PAINT	SHERWIN WILLIAMS	SW7007 - CEILING BRIGHT WHITE	FINISH: SEMI-GLOSS INTERIOR ACRYLIC
PT-2	PAINT	SHERWIN WILLIAMS	SW7699 - TIN LIZZIE	FINISH: SATIN, EMERALD INTERIOR ACRYLIC
PT-3	PAINT	SHERWIN WILLIAMS	GREEN - HEX# 004937 CMYK: 91 38 99 28 RGB: 0 105 65 PANTONE: 349C	FINISH: SATIN, EMERALD INTERIOR ACRYLIC
PT-4	PAINT	SHERWIN WILLIAMS	SW6258 - TRICORN BLACK	FINISH: MATTE
VB	BASE			
VB-1	TILE PLANK	VITAE/EGANTE GRIGIO	6" X 24" TILE HERRRING BONE PATTERN	
VB-2	RUBBER BASE	JOHNSONITE	4" RUBBER BASE: COLOR CHARCOAL	
VB-3	GRANITE TILE		4" X 12" BLACK GRANITE	
WC	WALL COVERING			
WC-1	FRP	MARLITE	WHITE PEBBELED	JANITOR CLOSET WALLS

FC-1 FC-2 FC-3 FC-4 ← 1 = FLOORING FINISH TYPE
WC-1 ← 2 = WALL FINISH TYPE
VB-1 VB-2 VB-3 ← 3 = BASE FINISH TYPE
PT-1 PT-2 PT-3 ← 4 = FLOOR FINISH TYPE

WC-1 — DENOTES EXTENT OF WALL FINISH

FC-1 — DENOTES EXTENT OF FLOOR MATERIAL

GENERAL NOTE:
1. ALL COUNTERTOPS SHALL BE MAX. 34" AFF AT PUBLIC SINK LOCATIONS AND AT RECEPTION DESK. PROVIDE FLIP UP ADA WORK SURFACE AS REQUIRED.
2. ALL GLAZING LOCATED AT DOORS AND PARTITION LOCATIONS SHALL BE TEMPERED GLAZING.

FLOOR PLAN NOTES:

1. ALL NEW FURNITURE TO BE PROVIDED BY TENANT.
2. ALL INTERIOR GLAZING SHALL BE 1/4" TEMPERED FLOAT GLASS IN WOOD FRAMES.
3. INSTALL ALL DOORS AND DOOR FRAMES 6" OFF ADJACENT WALLS AT DOOR OPNGS, UNLESS OTHERWISE NOTED.
4. PROVIDE BOTTLED WATER OR DISPENSER IN LIEU OF DRINKING FOUNATAIN IN COMPLIANCE WITH 2018 IL PLUMBING CODE.
5. PROVIDE 3/4" FIRE RETARDANT PLYWOOD TELEPHONE PANEL WHERE NECESSARY FOR LIT INSTALLATION.
6. COUNTERTOPS AND CABINETRY WHERE INDICATED ARE TO BE INSTALLED AND SUPPLIED BY CONTRACTOR.

©BR Design & Architecture 2024
Copyright, 2024, BR Design & Architecture These plans are protected under copyright laws of the United States and foreign countries, and are to be used only for the construction and repair and remodeling of the structure or structures defined in the contract between the Architect and the Owner. Any use of these plans to construct, remodel or repair additional structures constitutes a violation of the Architect's copyright of these plans and is prohibited.

ISSUES AND REVISIONS :

NO	BY	DATE	DESCRIPTION
1	BG	6-28-24	WESTMONT PLAN REVIEW
2	BG	9-13-24	WESTMONT PLAN REVIEW 2
3	BG	10-23-24	FIELD CHANGE
4	BG	12-19-24	MECHANICAL UNIT CHANGE-FIELD SERVICE REVISION
5	BG	4-11-25	WESTMONT HEALTH DEPT REVIEW
6	BG	5-24-25	OWNER 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

STARBUDS & LIT SMOKES
101 W. OGDEN AVE.
WESTMONT, IL 60559

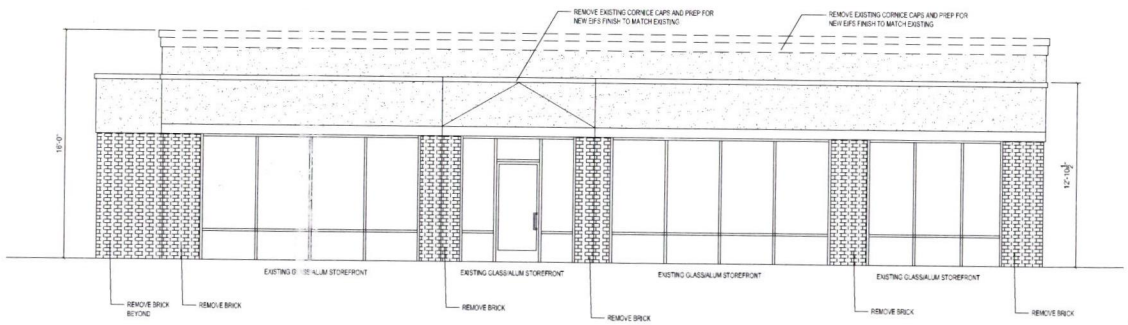
BR DESIGN & ARCHITECTURE
[illegible]

PROJECT ARCHITECT: BG
DATE: 6-11-24
DRAFTPERSON: BG
SCALE: AS NOTED
APPROVED :

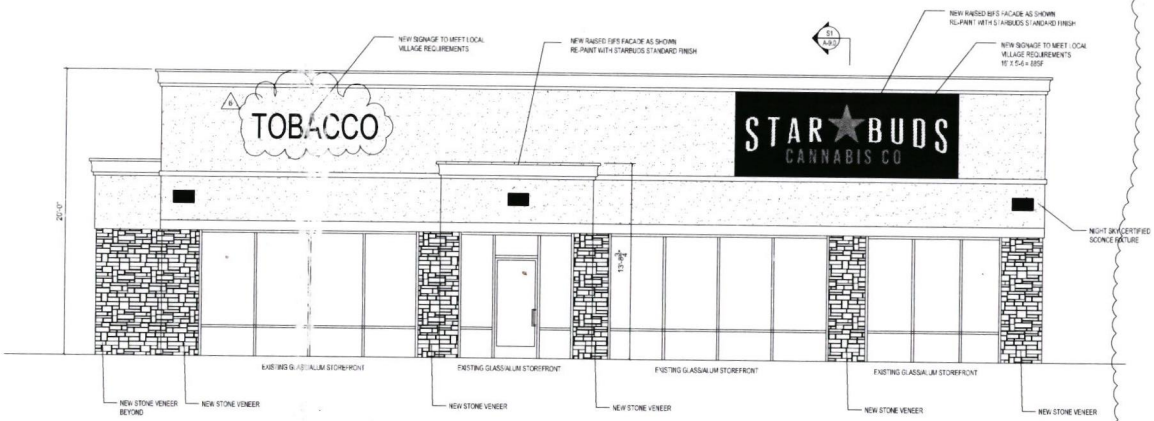
PREPARED FOR :
STARBUDS DISPENSARY
LIT SMOKES
LOCATION :

JOB NUMBER :

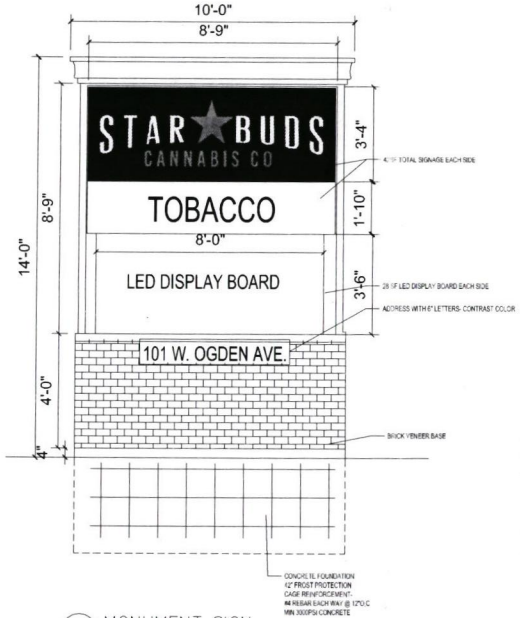
SHEET NUMBER :
A-5.0



E1 NORTH ELEVATION--DEMO
1/4" = 1' - 0"



E1 NORTH ELEVATION–PROPOSED
1/4" = 1' - 0"



A MONUMENT SIGN
1/2" = 1' - 0"

©BR Design & Architecture 2024

Copyright, 2024: BR Design & Architecture These plans are protected under copyright laws of the United States and foreign countries and are to be used only for the construction and repair and remodeling of the structure or structures defined in the contract between the Architect and the Owner. Any use of these plans to construct, remodel or repair additional structures constitutes a violation of the Architect's copyright of these plans and is prohibited.

ISSUES AND REVISIONS:

NO	BY	DATE	DESCRIPTION
1	BG	8-26-24	WESTMONT PLAN REVIEW
2	BG	9-13-24	WESTMONT PLAN REVIEW 2
3	BG	10-23-24	FIELD CHANGE
4	BG	12-16-24	MECHANICAL UNIT CHANGE FOR SERVICE REVISION
5	BG	4-11-25	WESTMONT HEALTH DEPT REVIEW
6	BG	8-24-25	OWNER REVISIONS
7			
8			
9			
10			

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

STARBUDS & LIT SMOKES
101 W. OGDEN AVE.
WESTMONT, IL 60559

BR DESIGN & ARCHITECTURE
ONE TRANSAMERICA PLAZA DRIVE, SUITE 120
OAKBROOK TERRACE, IL 60181
PHONE: 708-366-7700

PROJECT ARCHITECT: BG
DATE: 6-11-24
DRAFTPERSON: BG
SCALE: AS NOTED
APPROVED:

PREPARED FOR: STARBUDS DISPENSARY LIT SMOKES
LOCATION:

JOB NUMBER:

SHEET NUMBER:
A-6.0 OF

FINAL PLAT OF

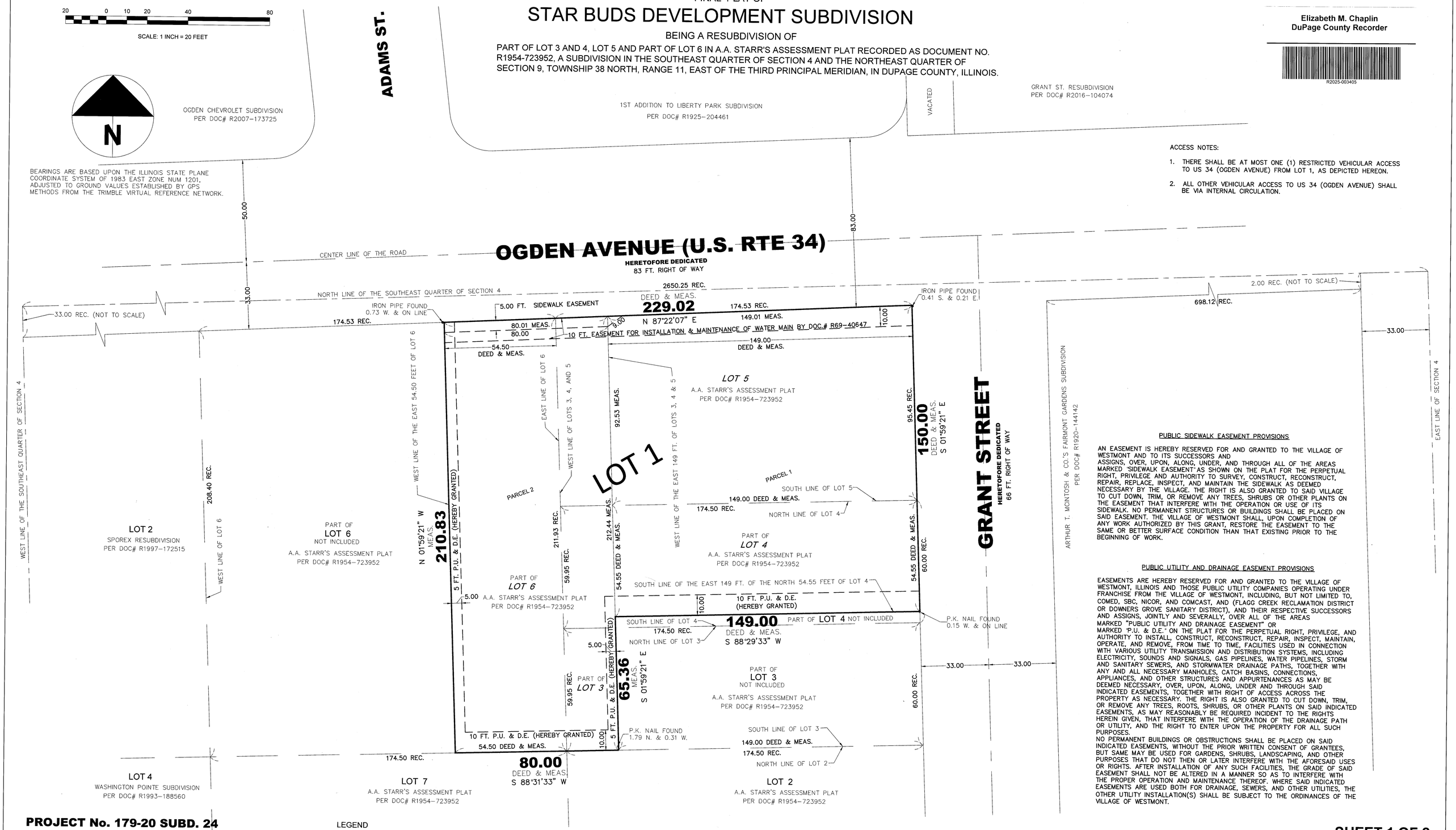
STAR BUDS DEVELOPMENT SUBDIVISION

BEING A RESUBDIVISION OF

PART OF LOT 3 AND 4, LOT 5 AND PART OF LOT 6 IN A.A. STARR'S ASSESSMENT PLAT RECORDED AS DOCUMENT NO. R1954-723952, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Elizabeth M. Chaplin
DuPage County Recorder

R2025-003405



ACCESS NOTES:

1. THERE SHALL BE AT MOST ONE (1) RESTRICTED VEHICULAR ACCESS TO US 34 (OGDEN AVENUE) FROM LOT 1, AS DEPICTED HEREON.
2. ALL OTHER VEHICULAR ACCESS TO US 34 (OGDEN AVENUE) SHALL BE VIA INTERNAL CIRCULATION.

PUBLIC SIDEWALK EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT AND TO ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ALONG, UNDER, AND THROUGH ALL OF THE AREAS MARKED "SIDEWALK EASEMENT" AS SHOWN ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REPLACE, INSPECT, AND MAINTAIN THE SIDEWALK AS DEEMED NECESSARY BY THE VILLAGE. THE RIGHT IS ALSO GRANTED TO SAID VILLAGE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OR USE OF ITS SIDEWALK. NO PERMANENT STRUCTURES OR BUILDINGS SHALL BE PLACED ON SAID EASEMENT. THE VILLAGE OF WESTMONT SHALL, UPON COMPLETION OF ANY WORK AUTHORIZED BY THIS GRANT, RESTORE THE EASEMENT TO THE SAME OR BETTER SURFACE CONDITION THAN THAT EXISTING PRIOR TO THE BEGINNING OF WORK.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT, ILLINOIS AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF WESTMONT, INCLUDING, BUT NOT LIMITED TO, COMED, SBC, NICOR, AND COMCAST, AND (FLAGG CREEK RECLAMATION DISTRICT OR DOWNERS GROVE SANITARY DISTRICT), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR MARKED "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, OPERATE, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING ELECTRICITY, SOUNDS AND SIGNALS, GAS PIPELINES, WATER PIPELINES, STORM AND SANITARY SEWERS, AND STORMWATER DRAINAGE PATHS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY AS NECESSARY. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, ROOTS, SHRUBS, OR OTHER PLANTS ON SAID INDICATED EASEMENTS, AS MAY REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, THAT INTERFERE WITH THE OPERATION OF THE DRAINAGE PATH OR UTILITY, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.
NO PERMANENT BUILDINGS OR OBSTRUCTIONS SHALL BE PLACED ON SAID INDICATED EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SAID EASEMENT SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHERE SAID INDICATED EASEMENTS ARE USED BOTH FOR DRAINAGE, SEWERS, AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION(S) SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF WESTMONT.

PROJECT No. 179-20 SUBD. 24

ORDERED BY: RAMIZ DABABNEH
COMPANY OR ORGANIZATION: RBD ENGINEERING
SURVEYED BY: JG
DRAWN BY: RAM
CHECKED BY: AFS

PREPARED FOR OR OWNER:
WL PROPERTY ACQUISITIONS LLC – 101 OGDEN, AN ILLINOIS LIMITED LIABILITY COMPANY

OWNER ADDRESS:
101 W. OGDEN AVE.
WESTMONT, IL 60559

PROPERTY TAX IDENTIFICATION NUMBERS: 09-04-402-016, 09-04-402-013

LEGEND

SUBDIVISION BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
SETBACK LINE	
CENTER LINE	
RIGHT OF WAY LINE	
SET IRON PIPE	○
FOUND IRON PIPE	●
FOUND IRON ROD	●

REC. RECORD
MEAS. MEASURED

TOTAL AREA LOT 1=39,063 SQUARE FEET OR 0.8968 ACRES

(SUBMITTED BY:)
Village of Westmont
31 W. Quincy St.
Westmont, IL 60559

SHEET 1 OF 2

DATE ISSUED: 03-29-2024
REVISION:
1. 04-27-2024
2. 05-01-2024
3. 05-21-2024
4. 08-23-2024
5. 12-02-2024
6. 12-04-2024
7. 12-06-2024

ANDREW SPIEWAK LAND SURVEYOR, INC.
PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068
phone: (773) 853-2672
phone: (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

FINAL PLAT OF

STAR BUDS DEVELOPMENT SUBDIVISION

OWNER'S CERTIFICATE

STATE OF Illinois)
)SS
COUNTY OF DuPage)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES (DO) HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

PURSUANT TO SECTION 1.005 OF PLAT ACT, 765 ILCS 205, THIS DOCUMENT SELL SERVE AS THE SCHOOL DISTRICT STATEMENT.

TO THE BEST OF THE OWNERS KNOWLEDGE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

SCHOOL DISTRICT NAME AND ADDRESS: Community Unit School District 201, 133 South Grant Street, Westmont, IL 60559

SCHOOL DISTRICT NAME AND ADDRESS: _____

SCHOOL DISTRICT NAME AND ADDRESS: _____

DATED AT _____, ILLINOIS, THIS 13th DAY OF Dec., A.D., 20 24.

OWNER NAME: WL Property Acquisitions LLC - 101 Ogden

ADDRESS: 100 W. Ogden Ave., Westmont, IL 60559

BY: Michelle D. Edmonds
SIGNATURE OF OWNER OF TRACT

_____
SIGNATURE OF OWNER OF TRACT

TITLE: Manager
PRINT TITLE

TITLE: _____
PRINT TITLE

Elizabeth M. Chaplin
DuPage County Recorder

R2025-003405

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, NANCYE EGGERT FIOLKA A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT MICHELLE D. EDMONDS AND _____ WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) (THEY) SIGNED AND DELIVERED THE SAID INSTRUMENTS AS HIS (HER) (THEIR) OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 13TH DAY OF DECEMBER, 2024.

Nancye Eggert Fiolka
NOTARY PUBLIC SIGNATURE

12/26/25
COMMISSION EXPIRES

NANCYE EGGERT FIOLKA
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Dec 26, 2025

NANCYE EGGERT FIOLKA
PRINT NAME

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF Illinois)
) SS
COUNTY OF Cook)

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E. CSV 12/09/24
JOSE RIOS, P.E.
REGION ONE ENGINEER

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, Doug Carmichael, CHAIRMAN OF THE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION, CERTIFY THAT ON 8th DAY OF May, 2024, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

CHAIRMAN

ATTEST: J A Peterson
SECRETARY

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, Allen Altic, VILLAGE TREASURER OF THE VILLAGE OF WESTMONT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT WESTMONT, DUPAGE COUNTY, ILLINOIS, THIS 20th DAY OF December, 2024

Allen Altic
VILLAGE TREASURER

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, James Patterson, VILLAGE ENGINEER OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREFORE MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.
DATED AT WESTMONT, DUPAGE COUNTY, ILLINOIS, THIS 14th DAY OF January, 2025.

VILLAGE ENGINEER

LICENSED PROFESSIONAL ENGINEER
JAMES L. PATTERSON
062-062746
OF ILLINOIS

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, Virginia Szymski, VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON MAY 30th, 2024, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF WESTMONT, ILLINOIS THIS 9th DAY OF January, 2025.

Virginia Szymski
VILLAGE CLERK

VILLAGE OF WESTMONT
CORPORATE
SEAL
DUPAGE COUNTY, ILLINOIS

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, Jean Kaczmarek, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT WHEATON, DUPAGE COUNTY, ILLINOIS
THIS 16th DAY OF January, 2025.

Jean Kaczmarek
COUNTY CLERK

COUNTY OF DUPAGE
WHEATON, ILLINOIS

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT R2025-003405 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID ON THE 16 DAY OF January, 2025, AT 3:40 O'CLOCK P M., AND WAS RECORDED IN BOOK ___ OF PLATS ON PAGE ___.

Elizabeth M. Chaplin
RECORDER

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE (OWNER, SUBDIVIDER) HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES, SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 16th DAY OF DECEMBER, 2024.

IL REG. PROF. ENGINEER

OWNER OR ATTORNEY

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, AMY R. UNDERWOOD, EXECUTIVE DIRECTOR FOR THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT DOWNERS GROVE, ILLINOIS, THIS DAY OF DECEMBER 9, 2024.

EXECUTIVE DIRECTOR

DOWNERS GROVE SANITARY DISTRICT
CORPORATE
SEAL
ILLINOIS

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, ANDRZEJ F. SPIEWAK, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035.003178, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY;

PARCEL 1:
THE EAST 149 FEET OF LOT 5 AND THE EAST 149 FEET OF THE NORTH 54.55 FEET OF LOT 4 IN A. A. STARR'S ASSESSMENT PLAT OF LOTS 1, 2 AND 3 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND CO'S FAIRMONT GARDENS, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID A. A. STARR'S ASSESSMENT PLAT RECORDED JANUARY 15, 1947 AS DOCUMENT 514189 AND RE-RECORDED DECEMBER 12, 1953 AS DOCUMENT 703306 AND RE-RECORDED AS DOCUMENT NUMBER 723952, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 3, 4 AND 5 (EXCEPT THE EAST 149 FEET OF SAID LOTS) AND THE EAST 54.50 FEET OF LOT 6 IN A. A. STARR'S ASSESSMENT PLAT OF LOTS 1, 2 AND 3 IN BLOCK 2 OF ARTHUR T. MCINTOSH AND CO'S FAIRMONT GARDENS, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID A. A. STARR'S ASSESSMENT PLAT HAVING BEEN RECORDED JANUARY 15, 1947 AS DOCUMENT 514189 AND RE-RECORDED DECEMBER 12, 1953 AS DOCUMENT 703306 AND RE-RECORDED JULY 21, 1954 AS DOCUMENT 723952 IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF WESTMONT RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY AS SUBDIVIDED IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE MOST RECENT FLOOD INSURANCE RATE MAP, MAP NUMBER 17043C0186J, MAP REVISED AUGUST 1ST, 2019, VILLAGE OF WESTMONT, COMMUNITY NUMBER 170220, PANEL 0186, SUFFIX J.

GIVEN UNDER MY HAND AND SEAL AT PARK RIDGE, ILLINOIS, THIS 6th DAY OF DECEMBER, 2024.

BY: Andrzej F. Spiewak

ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE NO. 035.003178
LICENSE EXPIRES 11/30/2026
PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION No.: 184.006518
LICENSE EXPIRES 04/30/2025

ANDRZEJ F. SPIEWAK
3178
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
PARK RIDGE

SURVEYOR AUTHORIZATION TO RECORD

I HEREBY DESIGNATE THE VILLAGE OF WESTMONT, AND/OR REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS, 6th DAY OF DECEMBER, 2024, AT PARK RIDGE, COOK COUNTY, ILLINOIS.

ANDREW SPIEWAK LAND SURVEYOR, INC.
1030 W. HIGGINS RD. SUITE 218
PARK RIDGE, IL 60068

BY: Andrzej F. Spiewak

ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE NO. 035.003178
LICENSE EXPIRES 11/30/2026

ANDRZEJ F. SPIEWAK
3178
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
PARK RIDGE

SHEET 2 OF 2

PROJECT No. 179-20 SUBD. 24

ORDERED BY: RAMIZ DABABNEH
COMPANY OR ORGANIZATION: RBD ENGINEERING
SURVEYED BY: JG
DRAWN BY: RAM
CHECKED BY: AFS
PREPARED FOR OR OWNER:
WL PROPERTY ACQUISITIONS LLC – 101 OGDEN, AN ILLINOIS LIMITED LIABILITY COMPANY

OWNER ADDRESS:
101 W. OGDEN AVE.
WESTMONT, IL 60559

DATE ISSUED: 03-29-2024
REVISION:
1. 04-27-2024
2. 05-01-2024
3. 05-21-2024
4. 08-23-2024
5. 12-02-2024
6. 12-04-2024
7. 12-06-2024

ANDREW SPIEWAK LAND SURVEYOR, INC.
PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068
phone: (773) 853-2672
phone: (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

PZC 018-2025

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:
By:

RECEIVED AUG 13 2025

PROJECT NAME: 31 S Grant Street Patio

Subject Property Street Address: 31 South Grant St.

PIN Number(s):

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

Petitioner (and corporation if applicable): Ellen Bomba & Eugene Hong

Address: [redacted]

Phone: [redacted]

Email: [redacted]

Relationship of Petitioner to Property Owner: Self

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: Ellen Bomba Eugene Hong

Signature: _____ _____

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5 DAY OF September, 20 25

_____
Notary Public

OFFICIAL SEAL
JULIE DOYLE JOHNSON
Notary Public - State of Illinois
Commission No. 980700
My Commission Expires November 2, 2027

OWNER SIGNATURE:

Type or print name: Ellen Bomba Eugene Hong

Signature: _____ _____

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5 DAY OF September, 20 25

_____
Notary Public

OFFICIAL SEAL
JULIE DOYLE JOHNSON
Notary Public - State of Illinois
Commission No. 980700
My Commission Expires November 2, 2027

Dear Members of the Zoning Board,

I am writing to formally request a variance to allow the construction of a patio at our property- 31 S. Grant Street. Due to unique conditions specific to our lot, the strict application of current zoning regulations regarding impervious surfaces prevents us from adding a patio in a manner consistent with our neighborhood.

The requested variance would allow us to construct a patio of approximately 300sqft in an area that currently does not meet the setback or impervious surface limitations. Without this relief, I cannot create a functional outdoor living space comparable to those enjoyed by neighboring properties, effectively diminishing the reasonable use and enjoyment of our home with our family.

The proposed patio will be designed to blend aesthetically with the neighborhood and will not alter the essential character of the area. I will also take appropriate measures to manage stormwater, ensuring that runoff is controlled to prevent impacts on adjoining properties.

Considering the unique site conditions and the limited impact of the proposed patio on the neighborhood, I respectfully ask that the Zoning Board grant a variance to allow this improvement. This would enable reasonable use of our property while maintaining compliance with the spirit of local zoning objectives.

Thank you for your consideration. I am happy to provide any additional information or documentation needed and look forward to the opportunity to discuss this request further.

Your residents,
Ellen Bomba & Eugene Hong

The residents at 31 S. Grant street are proposing a 330 sqft patio built of either concrete or pavers (with nitro sand) in the back yard. Drainage throughout the perimeter running out into native rain gardens all around. We are open to adding additional drywell towards the east side of the patio (away from the depressional area) as well as dual rain barrels to mitigate water run off. With this proposal we will only help mitigate any flooding at the intersection of Richmond and Grant as well as any potential flooding at our neighbors.

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
    a. The property in question cannot yield a reasonable return if permitted to be used only under current regulations because these standards, coupled with the lot's unique flooding and drainage, prevent the construction of even a modest patio or similar improvement. Neighboring properties are able to add impervious surfaces or outdoor living areas typical for the neighborhood; here, the combination of lot characteristics and regulation renders this impossible. As a result, the property's market value and functional use are diminished compared to similar lots, we the owners, are deprived of reasonable use and return. Granting a variance would allow the property to be improved in a way that is both typical for the area and consistent with reasonable market expectations.

2. The plight of the owner is due to unique circumstances; and
    a. The plight of the owner is due to unique circumstances not shared by other neighboring lots. The patio in question will be stationed away from the property and the low point of the nearby intersection which occasionally floods. Unlike other homes in the area, this drainage characteristic is a long-established condition that predates current ownership and is not caused by any modifications made by the owner. These site-specific factors uniquely restrict the feasible areas for patio construction under current zoning rules. Without relief through a variance, we the owners, cannot reasonably add a patio similar in size or location to those typical for the neighborhood, leading to an undue hardship that justifies the requested exception.

3. The variation, if granted, will not alter the essential character of the locality.
    a. The proposed improvement, a modest backyard patio, is consistent in scale, placement, and materials with numerous other patios in the neighborhood. Many nearby homes already have similar outdoor spaces, and the design respects all current safety and aesthetic standards. The project will not increase traffic, noise, or density, nor will it substantially affect the look or function of the neighborhood. As a result, granting this variation will keep the area's established residential feel and maintain property values. Furthermore, there are plenty of properties within our zone that have been grandfathered in with large concrete patios, driveways and pools, some even taking up their entire backyard, causing no grief or substantial flooding to nearby neighbors or the zone as a whole.

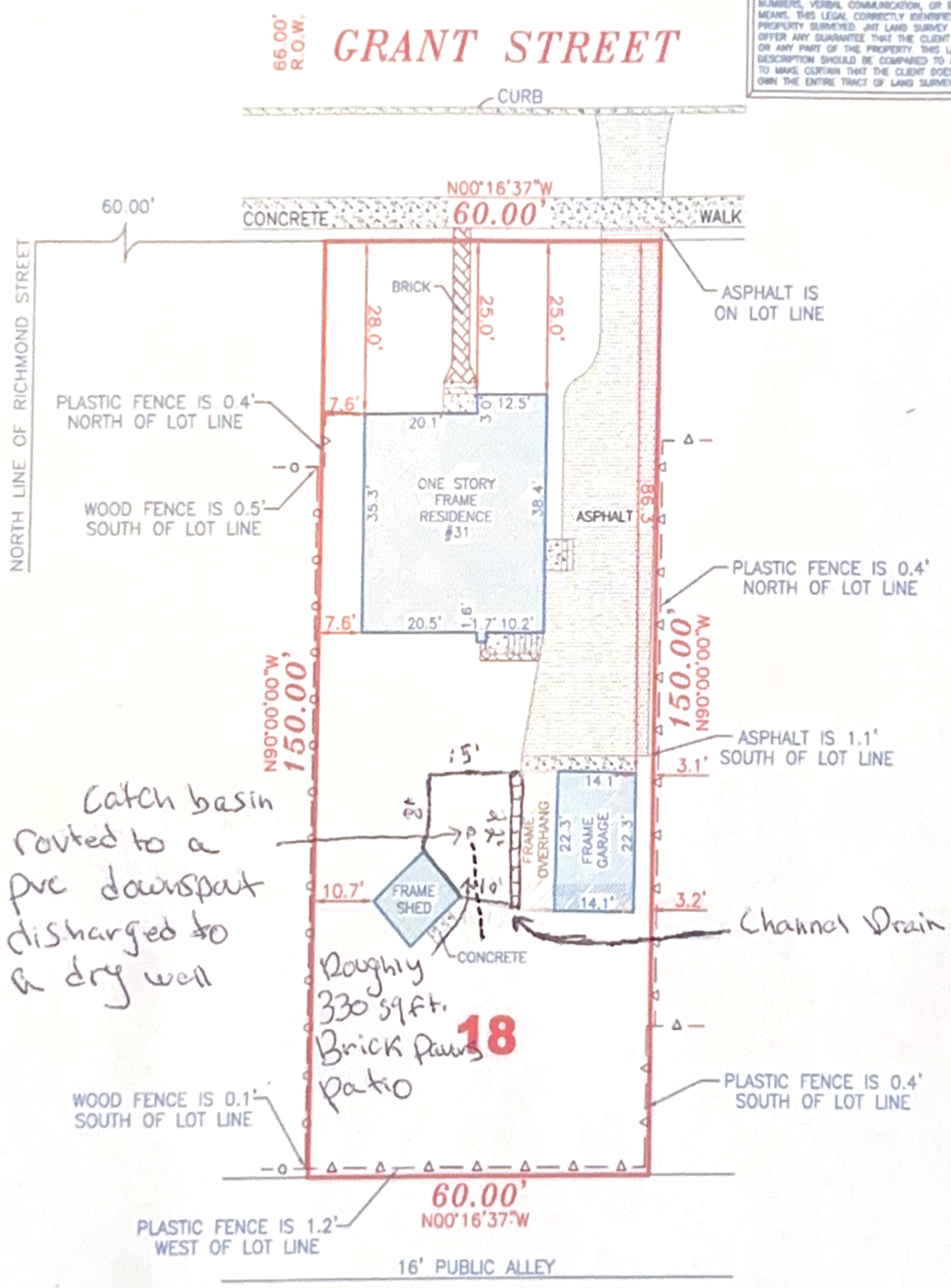
PLAT OF SURVEY

OF

LOT 18 IN BLOCK 2 IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MCINTOSH AND COMPANY OF THE SOUTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 31 SOUTH GRANT STREET

NOTE:
JNT LAND SURVEY WAS ASKED TO WRITE A LEGAL DESCRIPTION FOR THIS SURVEY, BASED UPON TAX ID NUMBERS, VERBAL COMMUNICATION, OR BY OTHER MEANS. THIS LEGAL CORRECTLY IDENTIFIES THE PROPERTY SURVEYED. JNT LAND SURVEY DOES NOT OFFER ANY GUARANTEE THAT THE CLIENT OWNS ALL OR ANY PART OF THE PROPERTY. THIS LEGAL DESCRIPTION SHOULD BE COMPARED TO A TITLE POLICY TO MAKE CERTAIN THAT THE CLIENT DOES IN FACT OWN THE ENTIRE TRACT OF LAND SURVEYED.



AREA OF SURVEY = 9000 SQ.FT.
BASIS OF BEARINGS: ASSUMED

CLIENT: ELLEN BOMBA

STEVEN J. NAGEL
035-3354
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
HOMERGLEN ILLINOIS

W S N E

1" = 20'
SCALE

STATE OF ILLINOIS } S. S.
COUNTY OF WILL

FIELD WORK COMPLETED ON 4th DAY OF AUGUST, 2025.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 5th Day of AUGUST, 2025.

Steven Nagel
IPLS No. 3354

JNT LAND SURVEYING SERVICES INC.

15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.004450
EXPIRES 4/30/27

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/26

SURVEY NO. 25-07-307

Office/Yard: [0s127 Pearl Rd. West Chicago, IL. 60185]
Prepared By: ***Kevin & Myrissa Arriaga***

EVERLAST
LANDSCAPE AND DESIGN, LLC

"The Beginning To Your Everlasting Oasis"

Thank you for the opportunity to submit the following quotation,
listed below is a complete breakdown of the scope of work.

Quotation for:

Client: Ellen Bomba
[redacted]
[redacted]
[redacted]

Scope of Projects-

- ***Brick Pavers Patio Installation -*** [redacted]
  The Unilock brick pavers patio measures roughly a total of 330 sqft.
  Beacon Hill Smooth Fossil Paver | Brickworks Supply
  Beacon Hill Smooth Rectangle Dark Charcoal - Lurvey Landscape Supply

- ***Demolition- $*** [redacted]
  Beginning with our Demolition we will start by removing all the Topsoil where the pavers will be laid for the patio. We will then begin our excavation which will require us to remove the old base underneath, excavating 12 inches all around. For the sub base we will install a layer of Heavy duty Geotile Landscape Fabric . 8 Inch will be the required amount for a strong permeable Ca7 Limestone gravel base, 1 inch for our limestone chip bedding layer and lastly 2-2 1/2 inch for our paver block. Compacting the gravel base in 2" lifts is optimal for long term durability.

- ***Brick Pavers Patio process-***

Our process for the patio will be the following: We will determine our heights for the Brick Pavers Patio installation. We can then determine our heights with our laser guide, ensuring the proper pitch for water run off and NO PUDDLING OR DIVOTS. ~"You either do it right or you do it twice". After our pavers are in, we will use Strong-crete which is a concrete edging restraining that will hold the pavers in place. We will install this concrete restraint all along the perimeter. The following day after everything has been pressure washed and cleaned we will install Polymeric sand into the joints which is a concrete grout that when added water will lock the joints preventing weeds from coming up through the surface. Lastly, The following day once completely dry again we will seal everything off adding a shine or natural finish. NOTE: I highly recommend using Nitro Sand as the polymeric joint filler between the pavers. This product is specifically designed to create a highly porous surface, allowing water to easily drain through the joints and into the underlying

subbase. By pairing Nitro Sand with a CA-7 permeable gravel base, we ensure excellent drainage throughout the system, which helps reduce surface water, prevents pooling, and supports the overall longevity and stability of the patio.

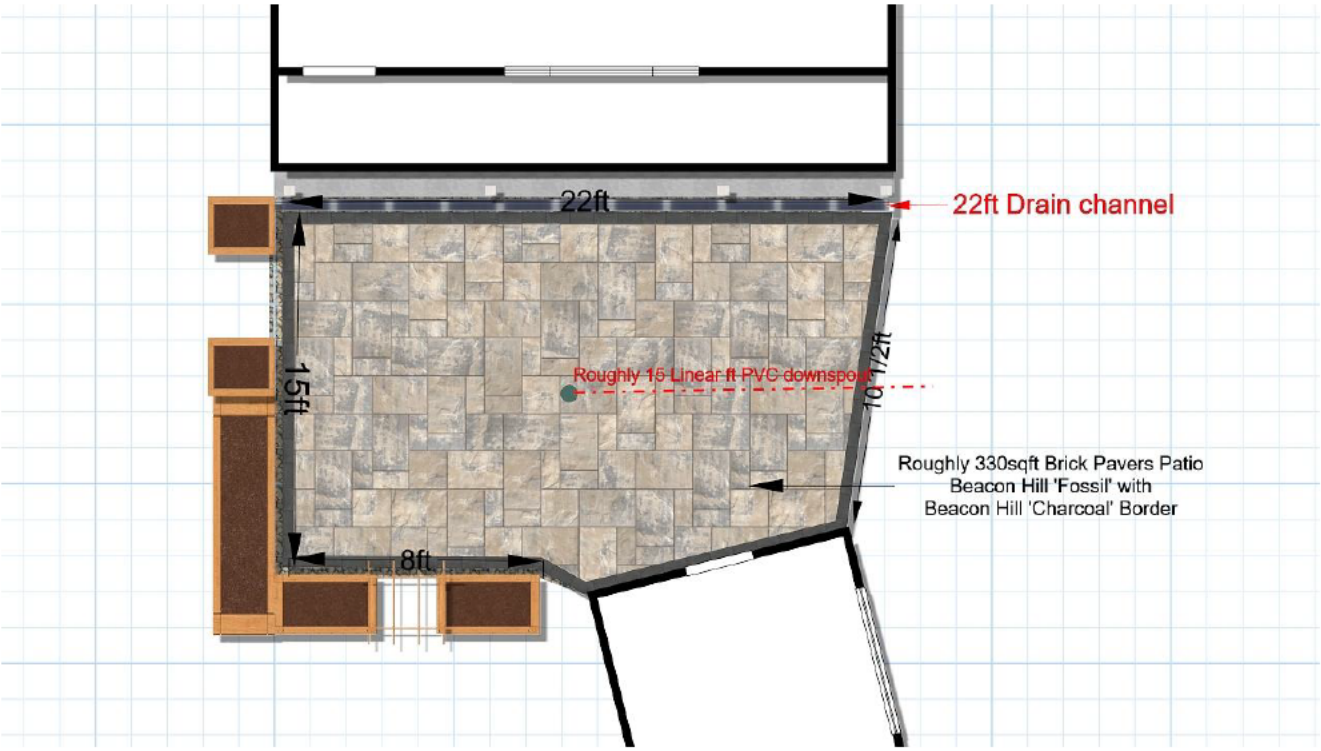
- ***Drainage-*** $[redacted]

Our drainage solution will involve installing a Channel drain system, which will serve as a narrow surface channel designed to efficiently collect and redirect water runoff from the garage area. The Channel drain will guide the water toward a centrally located catch basin situated in the middle of the patio.
From the catch basin, all collected water will be routed through solid PVC piping, which will carry the flow away from the patio and discharge it near the lawn area. At the discharge point, we'll install a dry well beneath the surface, filled with permeable stone. This setup will allow the water to gradually percolate into the ground, helping to prevent pooling, surface runoff, or erosion issues.
This drainage approach not only helps manage water effectively during heavy rains but also promotes long-term protection of your patio and surrounding areas.

Any damaged lawn will be repaired by us with seed and straw free of charge

- ***Materials for Project:***
  - 330 sqft of Beaconhill Smooth color 'Fossil'
  - 55 Linear ft of Beaconhill smooth color charcoal border accent Sailor course
  - 14 Tons of CA7 Permeable gravel stone
  - 2 Tons of ⅜ Limestone bedding layer stone
  - 20 Linear ft of PVC Solid Pipe
  - 1 Catch basin
  - 22 Linear ft of Channel drain
  - 1 Gal. of Superbound 8700 Sealer High gloss

3D Design for Ellen-



Total Project Price Proposal for Concrete walkway Installation : [redacted]

Upon finalizing plans and signature of your project we ask for 50% [$[redacted]]
The remaining 50% balance of [$[redacted] once the entire project is complete.
Job start date: September 26thth, 2025.
Targeted Completion Date: October 1st, 2025.
ACCEPTANCE OF PROPOSAL: The above prices and specifications are satisfactory and are hereby accept the proposal.

Contractor: __Kevin Arriaga __

Buyer: _____

Meet the Team Supporting You:

Office/Yard: [0s127 Pearl Rd. West Chicago, IL. 60185]
Prepared By: ***Kevin & Myrissa Arriaga***

EVERLAST
LANDSCAPE AND DESIGN, LLC

"The Beginning To Your Everlasting Oasis"

Thank you for the opportunity to submit the following quotation,
listed below is a complete breakdown of the scope of work.

Quotation for:

Client:	**Ellen Bomba**
Address:	[redacted]
Phone:	[redacted]
Email:	[redacted]

Scope of Projects-

- ***Concrete Patio Installation -*** [redacted]
  The concrete walkway measures roughly 330 sqft total.

- ***Demolition-*** [redacted]
  Beginning with our Demolition we will start with the Excavation of 8-10 inches of dirt. Installation of 4 inch G8 Gravel, 5 inch for our form setting for concrete depth.

- ***Concrete Patio process-***
  Our process for the walkway will be the following: We will determine our heights for the concrete patio installation. We can then determine our heights with our laser guide, ensuring the proper pitch for water run off and NO PUDDLING OR DIVOTS. ~"You either do it right or you do it twice". After our forms are set and gravel is installed we will reinforce the areas with wire mesh and rebar adding more strength to the walkway. We will pour out the concrete, leveling and screeding as we go. Once the concrete begins to set up we will finish smooth and lastly broom finish for a non slippery grip.

- ***Drainage-*** [redacted]

Our drainage solution will involve installing a Channel drain system, which will serve as a narrow surface channel designed to efficiently collect and redirect water runoff from the garage area. The Channel drain will guide the water toward a centrally located catch basin situated in the middle of the patio.
From the catch basin, all collected water will be routed through solid PVC piping, which will carry the flow away from the patio and discharge it near the lawn area. At the discharge point, we'll install a dry well beneath the surface, filled with permeable stone. This setup will allow the water to gradually percolate into the ground, helping to prevent pooling, surface runoff, or erosion issues.

This drainage approach not only helps manage water effectively during heavy rains but also promotes long-term protection of your patio and surrounding areas.

Any damaged lawn will be repaired by us with seed and straw free of charge

- ***Materials for Project:***
  - 4 ½ Yards of Concrete ready mix 4,500 psi
  - 10 Tons of G8 Crushed Gravel
  - 1 roll of Rebar & Wire mesh Reinforcement 50 x 4 ft
  - Cure sealer from Brickform
  -

Total Project Price Proposal for Concrete Patio Installation : [$[redacted]]

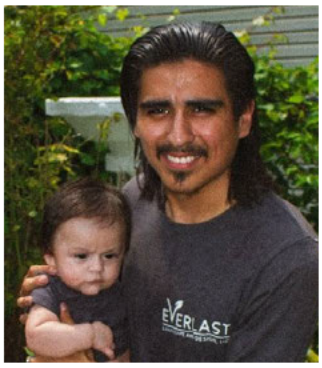
Upon finalizing plans and signature of your project we ask for 50% [[redacted]]
The remaining 50% balance of [$[redacted] once the entire project is complete.
Job start date: September 26thth, 2025.
Targeted Completion Date: October 1st, 2025.
ACCEPTANCE OF PROPOSAL: The above prices and specifications are satisfactory and are hereby accept the proposal.

Contractor: __Kevin Arriaga __

Buyer: _____

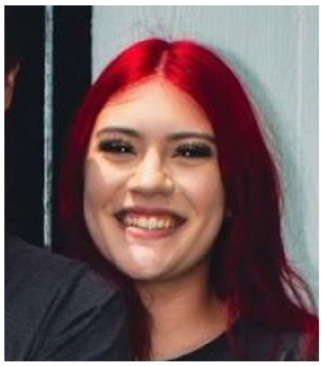
Meet the Team Supporting You:

Kevin Arriaga- Project Manager



Jaime Thomas Jasso- Lead Foreman

Myrissa Arriaga- Designer & Secretary



Hardscape Warranty:

We offer a 5 Year warranty for any Hardscape projects we install and or 6 Months for any Concrete projects we install. Many of the materials we use are backed by their own guarantees and warranties also when properly installed. We want your project to look great as it reflects our company so we will gladly address any issues you bring to us. Your project and your satisfaction is an advertisement for our company. We strive to satisfy all of our clients.

AUTHORIZED CONTRACTOR

UNILOCK

Watch our Time-lapse projects and Recently completed projects!:

Kevin J. Arriaga (@everlast.landscapedesign) • Instagram photos and videos

Testimonials:

https://goo.gl/maps/TmCHu7hzxauqUp5t8

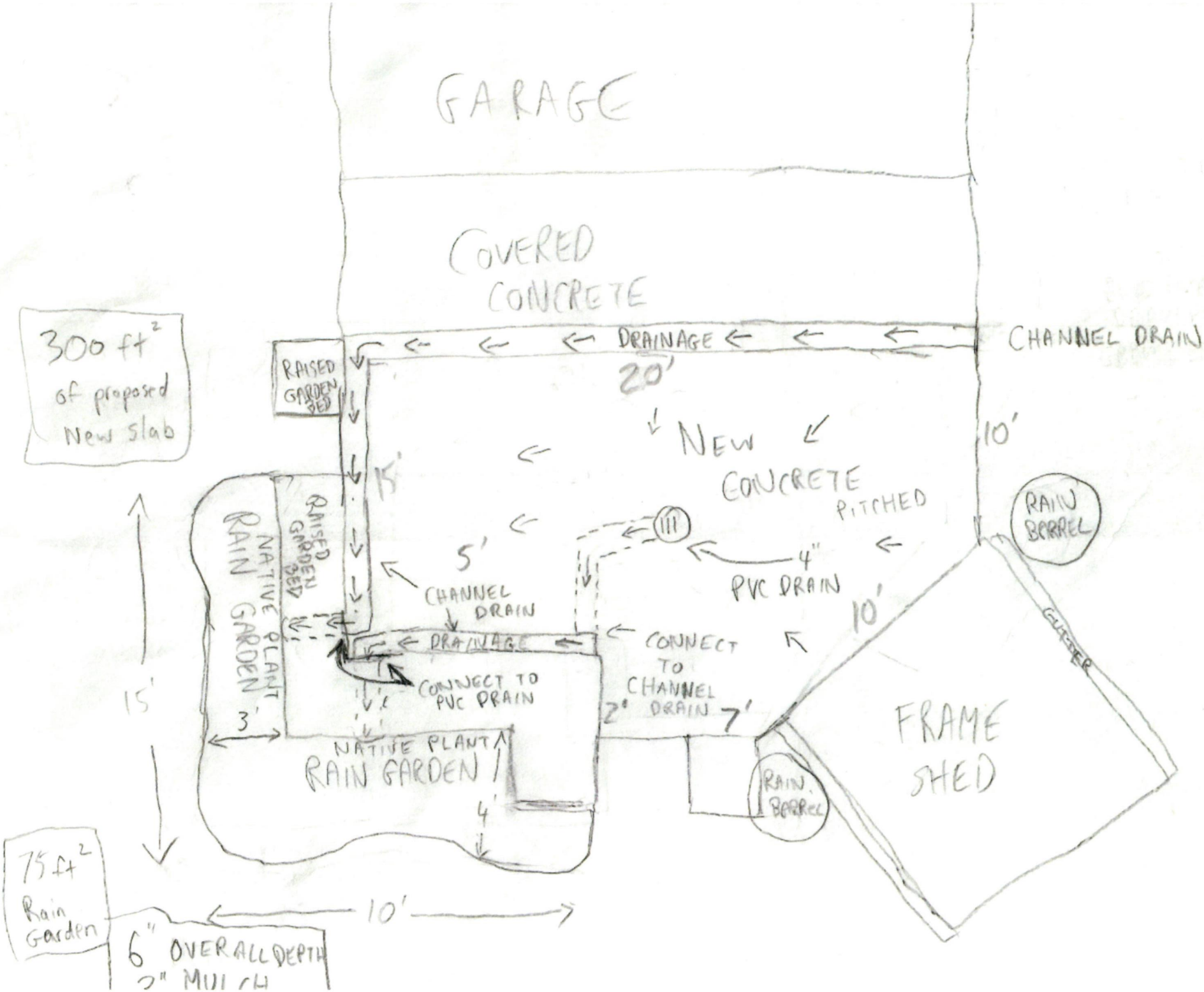
https://goo.gl/maps/xc5mSJFgwiPoMWQ39

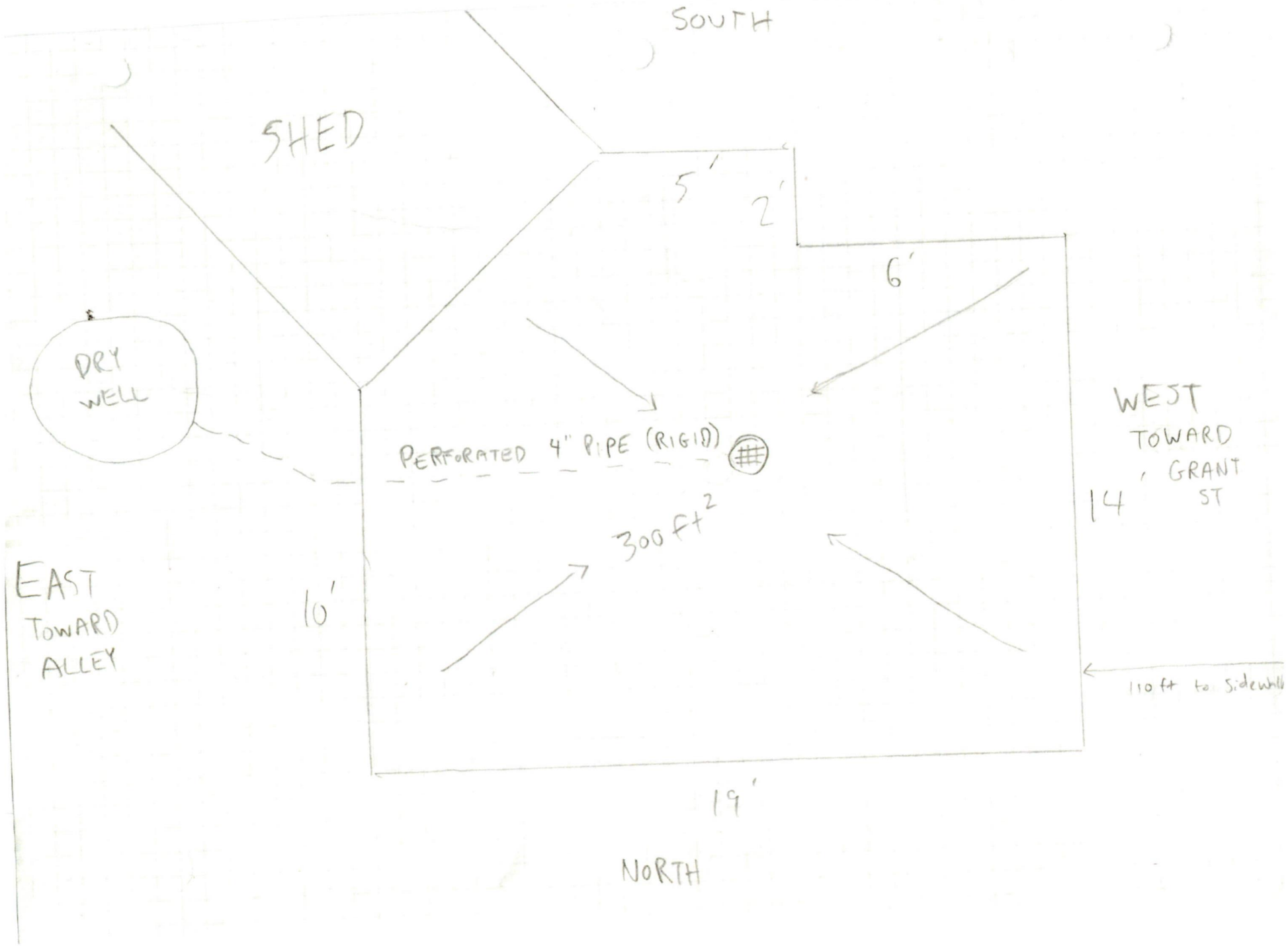
Visit us on:

https://everlastlandscapeil.com/

https://everlastlandscapellc.business.site

https://www.bestprosintown.com/il/west-chicago/everlast-landscape-llc-


GARAGE
COVERED CONCRETE
300 ft²
of proposed New slab
RAISED GARDEN BED
DRAINAGE
CHANNEL DRAIN
20'
10'
15'
NEW CONCRETE PITCHED
RAIN BARREL
5'
4" PVC DRAIN
CHANNEL DRAIN
DRAINAGE
CONNECT TO PVC DRAIN
CONNECT TO CHANNEL DRAIN
10'
GUTTER
RAISED GARDEN BED
NATIVE PLANT RAIN GARDEN
15'
3'
2'
7'
NATIVE PLANT RAIN GARDEN
4'
FRAME SHED
RAIN BARREL
75 ft²
Rain Garden
10'
6" OVERALL DEPTH
2" MULCH


SOUTH
SHED
5'
2'
6'
DRY WELL
PERFORATED 4" PIPE (RIGID)
300 ft²
WEST TOWARD GRANT ST
14
EAST TOWARD ALLEY
10'
110 ft to sidewalk
19'
NORTH

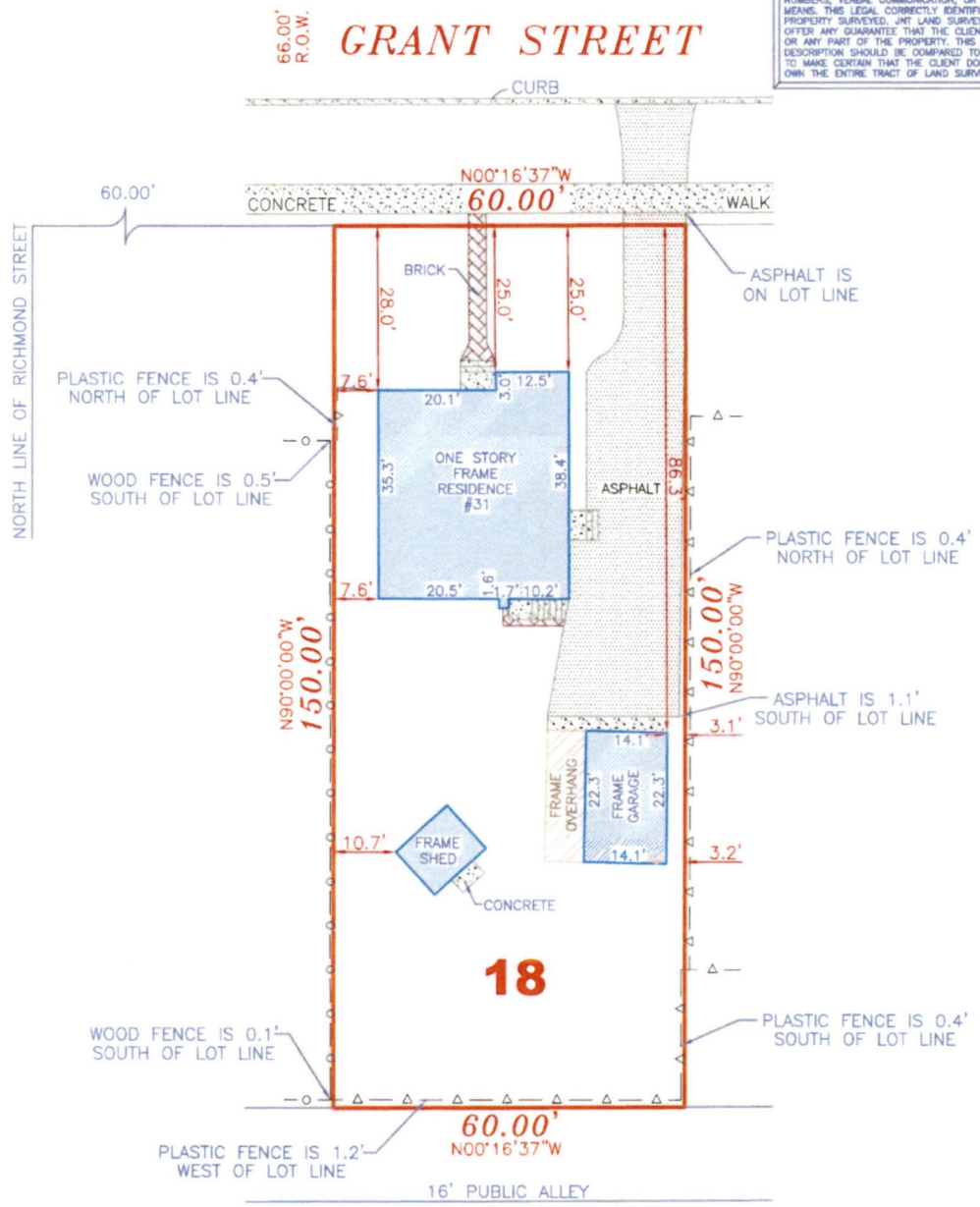
PLAT OF SURVEY

OF

LOT 18 IN BLOCK 2 IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MCINTOSH AND COMPANY OF THE SOUTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 31 SOUTH GRANT STREET

NOTE:
JNT LAND SURVEY WAS ASKED TO WRITE A LEGAL DESCRIPTION FOR THIS SURVEY, BASED UPON TAX ID NUMBERS, VERBAL COMMUNICATION, OR BY OTHER MEANS. THIS LEGAL CORRECTLY IDENTIFIES THE PROPERTY SURVEYED. JNT LAND SURVEY DOES NOT OFFER ANY GUARANTEE THAT THE CLIENT OWNS ALL, OR ANY PART OF THE PROPERTY. THIS LEGAL DESCRIPTION SHOULD BE COMPARED TO A TITLE POLICY TO MAKE CERTAIN THAT THE CLIENT DOES IN FACT OWN THE ENTIRE TRACT OF LAND SURVEYED.



AREA OF SURVEY = 9000 SQ.FT.
BASIS OF BEARINGS: ASSUMED

W S N E

1" = 20'
SCALE

CLIENT: ELLEN BOMBA

STEVEN J. NAGEL
035-3354
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
HOMERGLEN ILLINOIS

STATE OF ILLINOIS } S. S.
COUNTY OF WILL

FIELD WORK COMPLETED ON 4th DAY OF AUGUST, 2025.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 5th Day of AUGUST, 2025.

Steven Nagel
IPLS No. 3354

LAND SURVEYING SERVICES INC.

15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL. 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.004450
EXPIRES 4/30/27

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/26

SURVEY NO. 25-07-307

SELLER'S AFFIDAVIT OF TITLE

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:

Ellen Bomba and Eugene Hong

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated May 16, 2019, to the above-named grantees, conveying the following described premises:

LOT 18 IN BLOCK 2 IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MCINTOSH AND COMPANY OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER IN SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1921 AS DOCUMENT NO. 146502, IN DUPAGE COUNTY, ILLINOIS.

That no labor or material has been furnished for the premises within the last four months that is not fully paid for.

That since the title date of March 22, 2019, in the report on title issued by First American Title Insurance Company, affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within 30 days from the date hereof.

That all water charges except the current bill have been paid.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of the above-described premises.

The George J. Hoffert Declaration of Trust

Robert G. Hoffert

By: Robert Hoffert, trustee

Subscribed and sworn to before me by
Robert G. Hoffert in DeKalb
County, State of Illinois,
this 16th day of May, 2019.

Karen Johnson

Notary Public

Commission Expires: 04-04-2022

Seal: "OFFICIAL SEAL" KAREN JOHNSON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 04/04/2022

TRUSTEE'S DEED

[redacted]

Name & Address of Taxpayer:

[redacted]

THE GRANTOR, Robert Hoffert, trustee of the George J. Hoffert Declaration of Trust dated May 26, 2011, of 2331 E. Watson Ave., Manteno, Illinois 60950, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby grants, sells, and conveys to Eugene Hong and Ellen Bomba, of 1050 Ripple Ridge Drive, Darien, Illinois 60561, as joint tenants, and not as tenants in common, all interest in the following described real estate situated in the County of DuPage, in the State of Illinois, to wit:

LOT 18 IN BLOCK 2 IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MCINTOSH AND COMPANY OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER IN SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1921 AS DOCUMENT NO. 146502, IN DUPAGE COUNTY, ILLINOIS.

Subject to: General Real Estate Taxes for the year 2018 and subsequent thereto; covenants, conditions, and restrictions of record; building lines and easements.

Permanent Index Number: 09-09-406-013

Property Address: 31 S. Grant Street, Westmont, Illinois 60559

This deed is executed by the Grantor as trustee pursuant to and in exercise of the power and authority granted to and vested in the Grantor by the terms of the above referenced trust agreement.

Dated this 16th day of May, 2019.

Robert Hoffert, Trustee

FIRST AMERICAN TITLE
FILE # 2965921

STATE OF ILLINOIS) ss.
COUNTY OF DeKalb)

I, the undersigned, a Notary Public in and for the aforesaid County and State, certify that Robert Hoffert, 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 instrument as his 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 notarial seal this 16th day of May, 2019.

Karen Johnson
Notary Public Signature

My Commission expires: 04-04, 2022.
Seal:

"OFFICIAL SEAL"
KAREN JOHNSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/04/2022

This document prepared by: Karen L. Johnson, P.C., 15 W. Railroad St., Ste. B, Sandwich, IL 60548

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

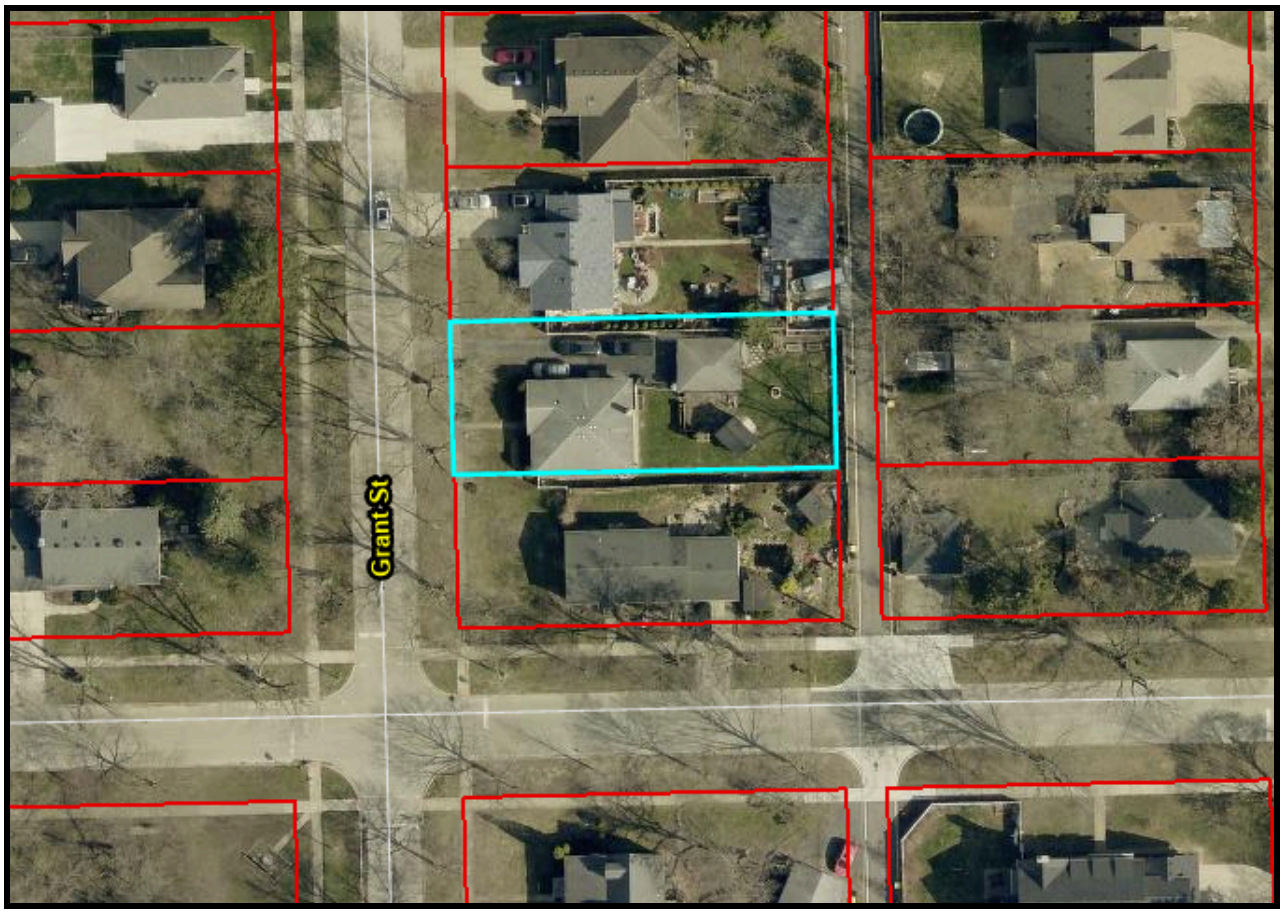
MEETING DATE: October 08, 2025 **PZC 018-2025**

TITLE: Request from Ellen Bomba and Eugene Hong, for the property at 31 South Grant Street, Westmont, Illinois, 60559, for the following:

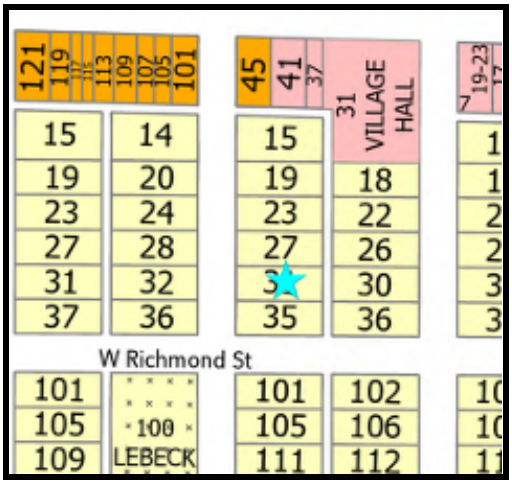
1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District for a patio.

I. BACKGROUND OF ITEM

A. Location: 31 South Grant Street is located north of the intersection of South Grant Street and Richmond Street. The property is improved with a single-family detached residence, detached garage, and shed. The lot is approximately 60' by 150', with a total area of approximately 9,000 square feet.



Aerial Map - 31 South Grant Street (source: DuPage County Parcel Viewer)



Zoning Map - 31 South Grant Street

B. Zoning Designations:

SUBJECT PROPERTY	R-3 Single Family Detached Residence
ADJACENT PROPERTIES	R-3 Single Family Detached Residence

C. Neighborhood Characteristics

The property is located in the ARTHUR T. MCINTOSH AND COMPANY Subdivision, which was recorded in 1921. This subdivision includes an overwhelming majority of the lots in the southwest quadrant of the Village's Downtown area. A majority of the lots in this subdivision, including the subject property, are 9,000 square feet in area, except for the lots in the western 1/3, which are slightly smaller

II. PETITIONER REQUEST:

The petitioners propose to construct a 330 square foot patio with either concrete or pavers. This construction would raise the property's lot coverage from approximately 37.2% to 40.8%, which exceeds the 35% maximum allowed in the R-3 Single-Family Detached Residence district. Therefore, the petitioners are requesting a variance to a maximum lot coverage of 40.8%.

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. 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 to the maximum lot coverage in the R-3 Single-Family Detached Residence District for a patio.

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 Permitted	**Proposed Lot Coverage**	**Difference (Proposed - Existing)**	**Existing Lot Coverage**
35%	~ 40.8% (rounded to 41%)	~ 3.6%	~ 37.2%

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 is property is not eligible for administrative approval because it is located within a known sub-basin, which contains a low depressional area (LDA) concentrated around the intersection of Richmond and Grant Street largely in Lebeck Park. Additionally, the front portion of the property itself (31 South Grant Street) is located within the LDA, as well as neighboring residential properties.

The property is currently non-confroming as it relates to total lot coverage as it is at approximately 37.2%. Village policy allows a non-conforming property to maintain or reduce their total lot coverage on the property. However, staff may not allow for the total lot coverage to be increased, as this would be an increase of a nonconformity, which is prohibited by the zoning ordinance. For the lot coverage to be increased, a variance request must be submitted and approved by the Village Board of Trustees. In recent years, the existing nonconforming lot coverage has been maintained. In 2023, a deck was removed to allow for the driveway to be widened. In 2024, a new shed replaced an existing one.

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 35% 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, petitioner should be required to construct the patio using permeable pavers with an aggregate base course depth of 12” or the manufacturer’s standard, whichever is greater. Permeable pavers are anticipated to be more reliable in the long term than the proposed mitigating factors and should not cause a significant adverse impact on drainage.The engineering comments have been attached to this report.

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

Appendix A, 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 construct a 330 square foot patio with either concrete or pavers. This construction would raise the property's lot coverage from approximately 37.2% to 40.8%, which exceeds the 35% maximum allowed in the R-3 Single-Family Detached Residence district. Therefore, the petitioners are requesting a variance to a maximum lot coverage of 40.8%. The petitioner's proposal also includes the installation of a drywell to aid in and stormwater runoff impact.

V. LEGAL

A. Notification: A legal notice was published in Westmont Suburban Life on September 18, 2025

B. Code References: Appendix A, Sections 6.04(D); 13.07*

**This application was received and processed prior to the comprehensive text amendments to the Village's zoning ordinance, which went into effect on August 25, 2025. Code references are to sections prior to the reorganization of the zoning ordinance.*

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 October 30, 2025 meeting.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the September 18, 2025 Westmont Suburban Life.
2. Engineering PZC Review comments from EZA Engineering, dated September 18, 2025
3. Petitioner Attachments (Edited for PZC):
   a. Planning and Zoning Development Application, received August 13, 2025
   b. Narrative and responses to the Variance Standards
   c. Site Plan
   d. Contractor proposals: Concrete and Paver prepared by Everlast Landscape and Design
   e. Plat of Survey
   f. Affidavit of Title

PUBLIC NOTICES

IN THE CIRCUIT COURT FOR THE 18TH JUDICIAL CIRCUIT
DUPAGE COUNTY - WHEATON, ILLINOIS
RESIDENTIAL
Old Second National Bank
PLAINTIFF
Vs.
Nicole G. Irion; et. al.
DEFENDANTS
No. 2025FC000139
NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 05/28/2025, James Mendrick, the Sheriff of DuPage County, Illinois will on October 21, 2025 at the hour of 10:00 AM at Dupage County Sheriff's Office 501 North County Farm Road Wheaton, IL 60187, or in a place otherwise designated at the time of sale, County of DuPage and State of Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described real estate:
LOT 121 IN OLD GROVE SUBDIVISION UNIT NUMBER 2, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 16 AND THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 1966, AS DOCUMENT NO. R66-41092, AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 19, 1966, AS DOCUMENT NO. R66-48809, IN DUPAGE COUNTY, ILLINOIS.
PIN 06-17-407-020
Improved with Residential
COMMONLY KNOWN AS:
1011 Cherry Ln
Lombard, IL 60148
Sale terms: 10% down of the highest bid by certified funds at the close of the auction; The balance, including the Judicial sale fee for Abandoned Residential Property Municipality Relief Fund, which is calculated at the rate of $1 for each $1,000 or fraction thereof of the amount paid by the purchaser not to exceed $300, in certified funds, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
If the property is a condominium and the foreclosure takes place after 1/1/2007, purchasers other than the mortgagees will be required to pay any assessment and legal fees due under The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4).
If the property is located in a common interest community, purchasers other than mortgagees will be required to pay any assessment and legal fees due under the Condominium Property Act, 765 ILCS 605/18.5(g-1).
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after Confirmation of the sale. The successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises.
The property will NOT be open for inspection and Plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the Court file to verify all information.
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
For information: Examine the court file or contact Plaintiff's attorney: Codilis & Associates, P.C., 15W030 North Frontage Road, Suite 100, Burr Ridge, IL 60527, (630) 794-9876. Please refer to file number 14-25-01411.
I3272758
Sept. 15, 19, 26, 2025
Lombard Suburban Life

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, October 8, 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 JA RE ENTERPRISES, LLC d/b/a LIT SMOKES (Petitioner) and WL Property Acquisitions, LLC (owner), for the property at 101 West Ogden Avenue, Suite B, Westmont, Illinois, 60559, for the following:
1. Special Use Permit request for a tobacco and vape retail store in the B-2 General Business District.
PIN: 09-04-402-059
More Common Location: 101 West Ogden Avenue, Suite B, Westmont, Illinois, 60559
Village Code(s) Applicable: Appendix A, Sections 7.03 (A)(125b), 7.04(6) and 13.09* *This application was received and processed prior to the comprehensive text amendments to the Village's zoning ordinance, which went into effect on August 25, 2025. Code references are to sections prior to the reorganization of the zoning ordinance.
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 Sep. 18, 2025) 2272486

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, October 8, 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 Amibloom Florals LLC, d/b/a Gather and Bloom (Petitioner), and Hinsdale Barber Properties Inc. (Owner), for the property at 13 West Quincy Street, Westmont, Illinois, 60559, for the following:
1. Special Use Permit to operate a meeting hall for classes, receptions, and similar events, in conjunction with a flower shop in the B-1 Limited Business District.
PIN: 09-09-407-004
More Common Location: 13 West Quincy Street, Westmont, Illinois, 60559
Village Code(s) Applicable: Appendix A, Sections 7.03 (A); 7.04; 13.09* *This application was received and processed prior to the comprehensive text amendments to the Village's zoning ordinance, which went into effect on August 25, 2025. Code references are to sections prior to the reorganization of the zoning ordinance.
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 Sep. 18, 2025) 2272490

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, October 8, 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 Ellen Bomba and Eugene Hong, for the property at 31 South Grant 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 for a patio.
PIN: 09-09-406-013
More Common Location: 31 South Grant Street, Westmont, Illinois, 60559
Village Code(s) Applicable: Appendix A, Sections 6.04 (D); 13.07* *This application was received and processed prior to the comprehensive text amendments to the Village's zoning ordinance, which went into effect on August 25, 2025. Code references are to sections prior to the reorganization of the zoning ordinance.
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 Sep. 18, 2025) 2272505

Public Information Meeting Notice Scheduled by the Villages of Berkeley and Hillside For Taft Avenue Corridor Improvements

The Villages of Berkeley and Hillside are conducting a Phase I Preliminary Engineering Study to assess the entire "Downtown District" which includes a 1.30 mile stretch of Taft Avenue. This meeting will showcase the vision for the corridor which focuses on infrastructure and streetscape beautification.
The purpose of this project is to resurface and reconfigure the roadway, enhance the sidewalk areas for better pedestrian access through lighting and landscaping and bike lanes. There will be a Public Information Meeting Open House on **Wednesday, September 25th from 4:00 p.m. - 7:00p.m. at the Berkeley Village Hall (5819 Electric Avenue, Berkeley, IL 60163).** This meeting will introduce the project and solicit community feedback.
All those interested in this project are invited to attend in person or submit comments online. Information in English and Spanish will be posted to the project website on September 17th and hard copy materials will be available at Berkeley and Hillside Village Halls. The public will have the opportunity to learn about the process and submit questions and comments to the project team at the meeting or via the project website at www.taftavenuecorridor.org. The public comment period will be open until October 17th.
Spanish interpretation will be available at the public information meeting. Persons that require special accommodations under the Americans with Disabilities Act should contact Elli Cosky, at ecosky@metrustratgroup.com or 630-534-6400 ext. 106 for further assistance by September 10th.
(Published La Grange Suburban Life Aug. 21, Sep. 18, 2025) 2267155

VILLAGE OF WESTMONT – PLANNING & ZONING COMMISSION ENGINEERING REVIEW

PROJECT	CASE NO.	REVIEW NO.	STATUS
31 S. Grant Street – Lot Coverage Variance	PZC 018 2025	-	-

EZA Engineering received the following permit submittal documents on August 13, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
PZC Application	Bomba/Hong	28	8-13-25

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:

ADMINISTRATIVE APPROVAL

This property is located within sub-basin R-P4-1, which contains a Low Depressional Area (LDA). The LDA is concentrated around the intersection of W. Richmond Street and S. Grant Street (Lebeck Park). Several residential lots are located within the LDA, including 31 S. Grant Street. The associated Base Flood Elevation (BFE) is 750.0. Due to this development site's location within the LDA, administrative approval for lot coverage between 35-40% cannot be granted.

STORMWATER IMPACTS

The proposed 330 SF patio would increase the impervious area on the development site by approximately 10%. This increase would cause a significant adverse impact on drainage.

RECOMMENDATION

The applicant has stated they are open to installing multiple stormwater mitigating factors, such as a rain garden, a dry well, and/or rain barrels. If the variance is approved, we recommend stipulating the approval with a requirement to construct the patio using permeable pavers with an aggregate base course depth of 12" or the manufacturer's standard, whichever is greater. Permeable pavers are anticipated to be more reliable in the long term than the proposed mitigating factors and should not cause a significant adverse impact on drainage.