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, November 12, 2025 at 6:00 PM, at the Village of Westmont, 31 W. Quincy St., Westmont, IL 60559.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Swearing-in of testifying attendees

5. Reminder to Silence All Electronic Devices

6. Reminder to Sign-In for Any Public Testimony

7. Approval of Minutes

   a. Approval of the Minutes of the October 8, 2025 Regular Meeting

8. Review of Public Hearing Procedures

9. Old Business

   a. **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.

10. New Business

   a. **PUBLIC HEARING PZC 020-2025**
   A request from Matthew and Karen Robare, for the property at 225 South Williams Street, Westmont, Illinois, 60559, for the following:
      1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for a deck.

   b. **Preliminary Concept Plan Presentation - INFORMAL DISCUSSION ONLY**
   Request from 33 W Naperville LLC, regarding the properties at 246 North

Lincoln Street and 33 West Naperville Road, Westmont, IL, 60559, to present a draft Concept Plan for a proposed Map Amendment from B-2 General Business District to R-5 General Residential District and potential Optional Development Plan, for the redevelopment of two existing nonconforming residential buildings. This is a preliminary internal/informal discussion for the Planning and Zoning Commission to provide feedback prior to a required public hearing, to be held at a future date.

c. **Preliminary Concept Plan Presentation - INFORMAL DISCUSSION ONLY**
Request from Torque Suites and Ryan Companies US, INC (Owner), regarding Lot 2 of the Rockwell Second Resubdivision, commonly known as 701 Oakmont Lane, Westmont, IL, 60559. The purpose of the request is to present a draft, Concept Plan for a proposed Planned Unit Development (PUD) for the redevelopment of an existing parking lot into a commercial condominium building for the storage and serving of automobiles. This is a preliminary internal/informal discussion for the Planning and Zoning Commission to provide feedback prior to a required public hearing, to be held at a future date.

11. Open Forum

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

12. Miscellaneous

a. General Updates

1. Next Regular PZC on December 10, 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
October 8, 2025 - Draft Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **October 8, 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, John F. Simpson IV, Craig Thomas
Vacant: 1

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

Staff: Scott Williams (Senior Planner)

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 August 13, 2025, regular meeting.

MOTION by **Donoghue** to approve the regular meeting minutes from August 13, 2025.

Seconded by **Lynn**.

VOTING:
Ayes: 5 - Carmichael, Peterson, Donoghue, Lynn, Thomas
Nays: 0
Abstain: 1 - Simpson
Vacant: 1

Motion Passed

8. Review of Public Hearing Procedures

9. Old Business

None.

10. New Business

PUBLIC HEARING PZC 019-2025 (WITHDRAWN)
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.

Chair Carmichael clarified that the request has been withdrawn.

PUBLIC HEARING PZC 018-2025
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.

Presentation:
Ellen Bomba and Eugene Hong, petitioner and property owners, presented their request. Hong explained water mitigation efforts such as a drywell and channel drain they would install.

Carmichael asked if the proposed improvements would direct water away from the nearby low depressional area. Scott Williams, Senior Planner, and Bomba replied yes.

Staff Comment:
Scott Williams, Senior Planner, presented the staff report. Williams clarified that the petitioners submitted their variance application prior to the effective date of the comprehensive amendments to the zoning ordinance, hence the code references to Appendix A instead of Chapter 95. Williams explained that the subject property is not eligible for administrative approval due to a nearby low depressional area, and explained the Village's consulting engineer's recommended conditions of approval.

Carmichael asked if it can be required that permeable pavers and a drywell be installed. Williams replied that though the engineer did not recommend it, the commission and Village Board could require it as a condition of approval.

Public Comment:
None.

Williams reminded the commission that a neighbor provided a letter of support for the request, but was not present to provide sworn testimony in person.

Commissioner Comments:
Lynn: Commissioner Lynn supported the engineer's recommendations and the requested variance.Lynn asked if the petitioners have a preference over the drywell or permeable materials. Hong and Bomba

replied that they would prefer the drywell over permeable materials, but are open to either.

Williams added that maintaining permeable pavers can be difficult, but are easier for Village staff to track than drywell maintenance.

Lynn suggested removing other hardscape surfaces to accommodate the patio.

Simpson: Commissioner Simpson supported placing conditions on both the permeable pavers and drywell.

Donoghue: Commissioner Donoghue said that the proposed mitigation efforts should help the water issue in the area.

Thomas: Commissioner Thomas expressed support for the request.

Peterson: Secretary Peterson asked for clarification on the mitigation efforts. Bomba replied that it was suggested either concrete with a drywell or permeable pavers, noting that they are planning to use permeable materials with a drain directed to the drywell.

Peterson said that she would support placing conditions of approval on the variance for water mitigation efforts. Williams clarified the potential conditions. Simpson confirmed that the engineer did not recommend excluding a drywell.

Carmichael, Williams, and Lynn further discussed the engineer's recommended conditions.

Carmichael: Carmichael raised concerns about the size of the patio, asking if a smaller patio would be more appropriate. Bomba and Hong explained that the patio would be the same size as the deck that was removed for a wider driveway. Bomba said that they are open to constructing a smaller patio.

Simpson suggested a condition that permeable pavers and a drywell subject to the engineer's approval be added to the motion. Thomas said that it should be just permeable pavers, and that the engineer will make different recommendations for different scenarios.

Williams stated that the first motion should be for the least restrictive condition, and if that passes, there is no need for a second and more restrictive motion.

Lynn said that a drywell may not be the most effective mitigating effort.

Simpson asked if there is not a drywell, where would the water drain to. Williams explained that the drain would likely not be required since the water would pass through the permeable pavers.

MOTION 1

Motion by **Donoghue** to recommend to the Village Board of Trustees to approve a request by Ellen Bomba and Eugene Hong, for the property at 31 South Grant Street, 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 with the condition that permeable pavers with a 12 inch base be installed.

Seconded by **Thomas**.

VOTING:

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

Motion Passed

Since the motion with the less restrictive condition passed, Chair Carmichael did not entertain a motion with a more restrictive condition.

PUBLIC HEARING PZC 017-2025

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 for a tobacco and vape retail store in the B-2 General Business District.

Since the petitioners were not present, Chair Carmichael entertained a motion to continue the request.

MOTION 1

Motion by **Peterson** to ***continue the public hearing to the November 12, 2025 meeting at 6:00 p.m.***

Seconded by **Simpson**.

VOTING:

Ayes: 6 - Carmichael, Peterson, Donoghue, Lynn, Simpson, Thomas
Nays: 0
Vacant: 1

Motion Passed

11. Open Forum

Nobody spoke during the Open Forum.

12. Miscellaneous Items

a. **Next regular Planning & Zoning Commission meeting on November 12, 2025.**

b. **APA-IL Plan Commissioner Training**
Williams notified the commission that the APA-IL training was rescheduled to an evening webinar, and encouraged them to attend. Peterson confirmed the Village needs to know by October 15th to register them.

c. **Anti-Harrassment Training**
Williams reminded the commission that the Village requires commissioners to complete anti-harassment training, and can send in certificates of completion if they have done a similar program through their employment.

13. Adjourn

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

The motion carried on a unanimous vote.

Meeting adjourned at 6:47 p.m.

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

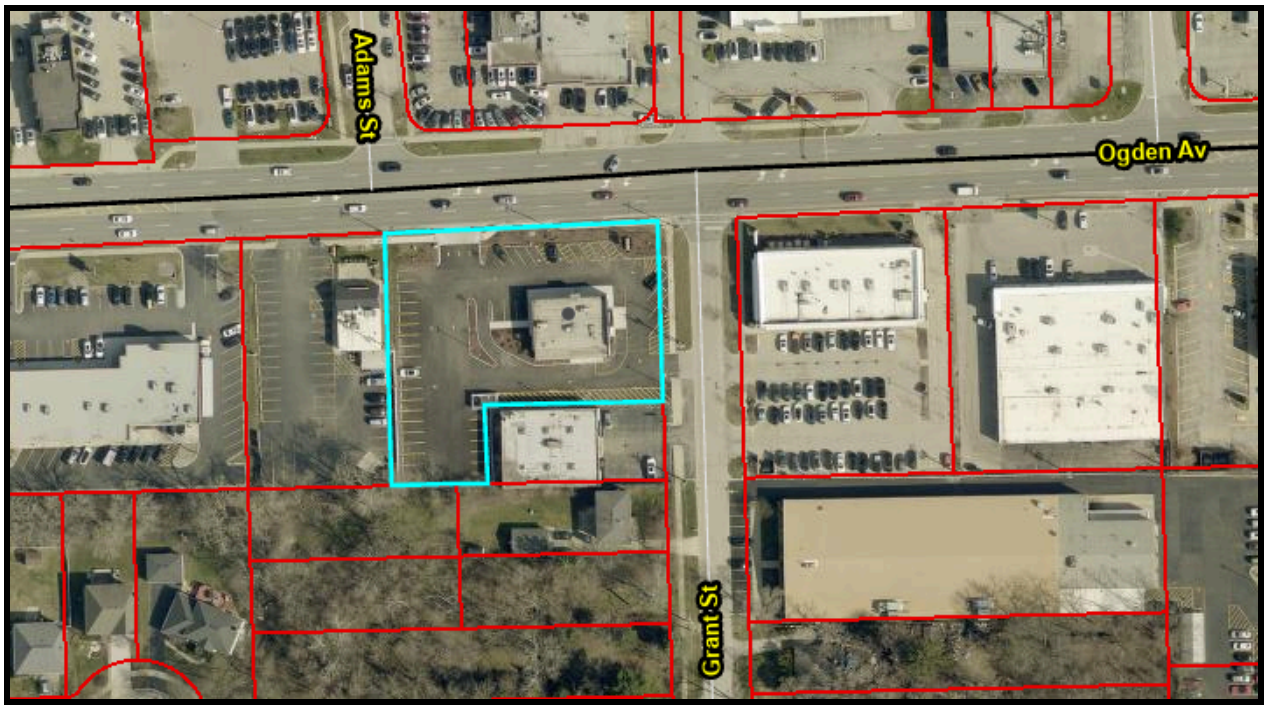
MEETING DATE: October 08, 2025 **PZC 017-2025**

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:

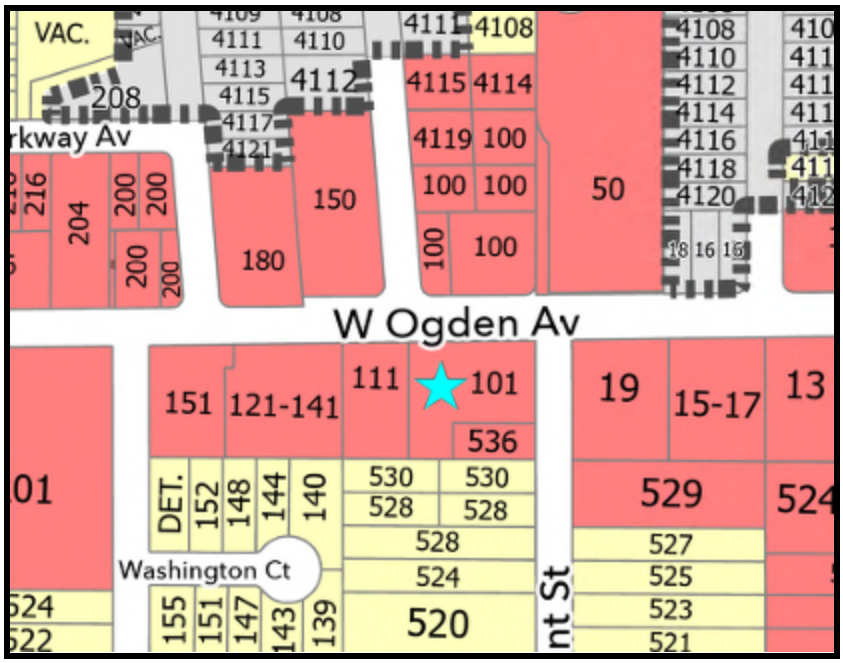
1. Special Use Permit request for a tobacco and vape retail store in the B-2 General Business District.

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

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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.

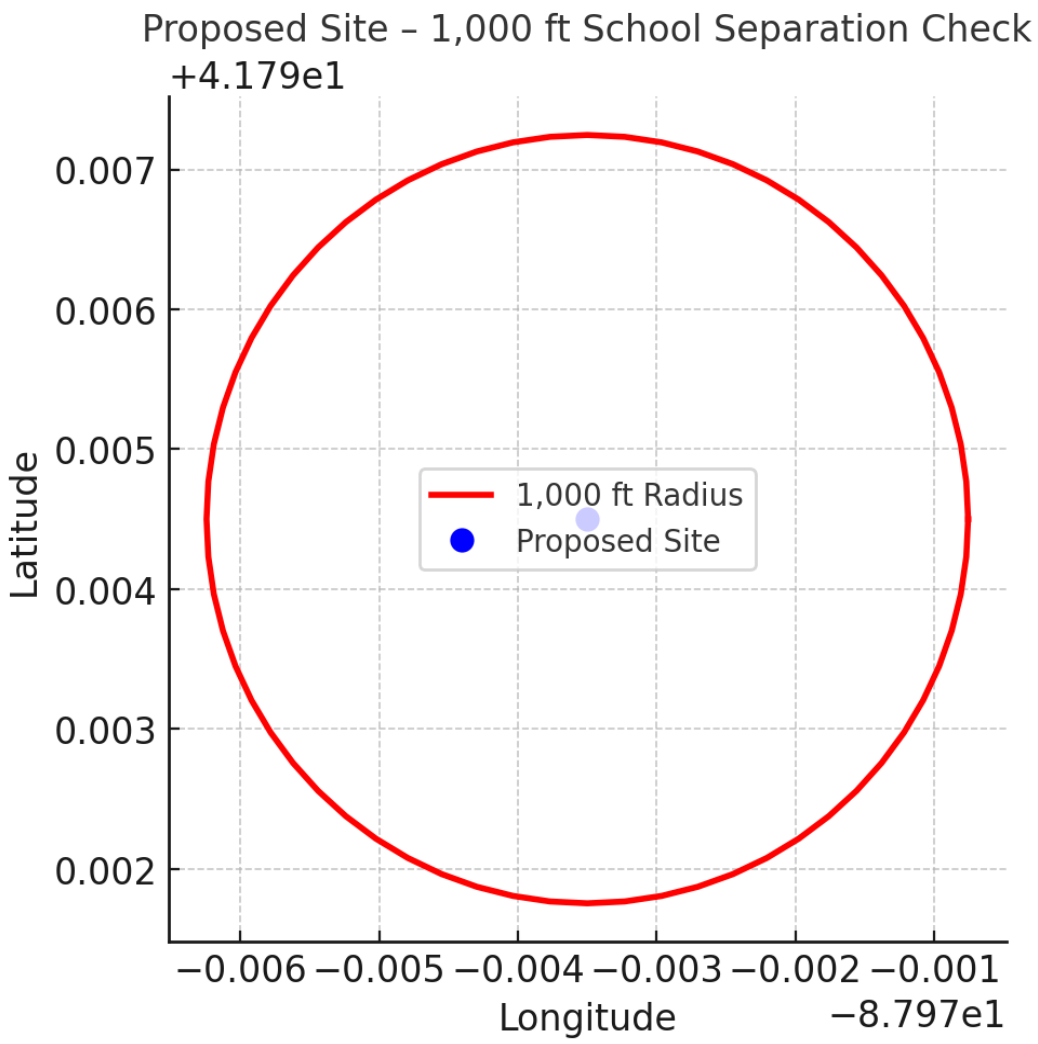
As noted, the adjacent cannabis dispensary underwent the same review and was approved under this condition, further demonstrating that the location complies with the Village's zoning requirements.

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.

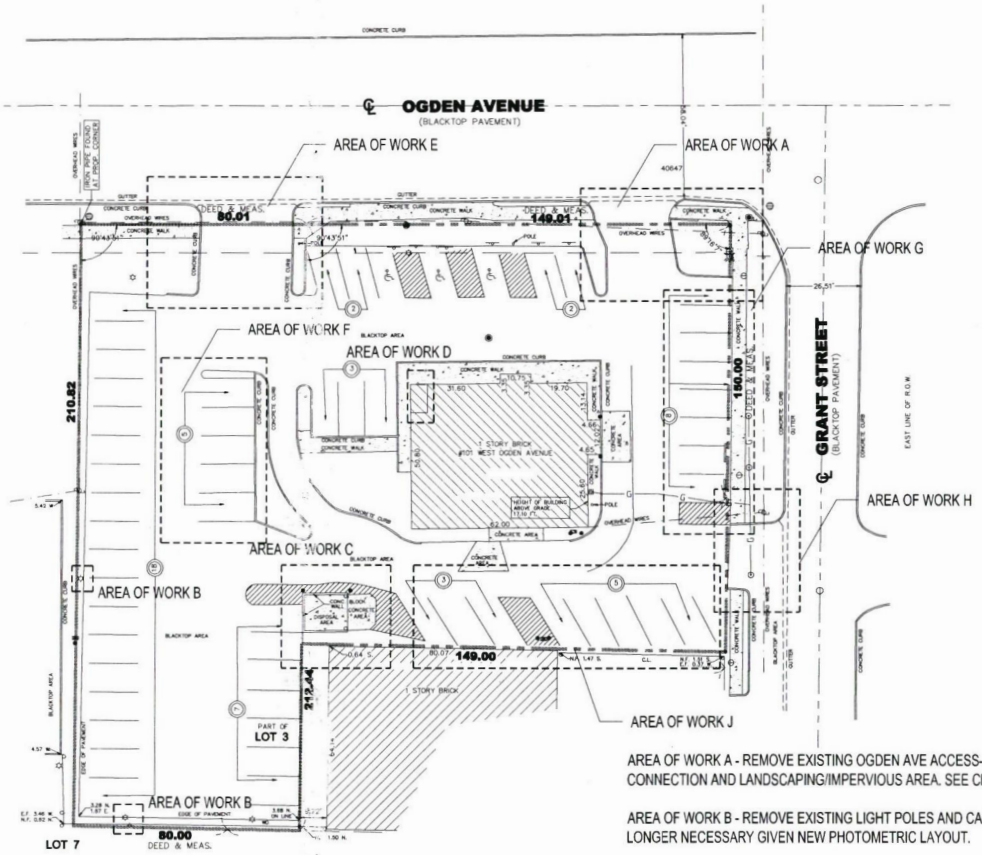
Please feel free to contact attorney Joseph A. Neveril at (630) 670-5412 should you require any further information or documentation in support of this matter.

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.

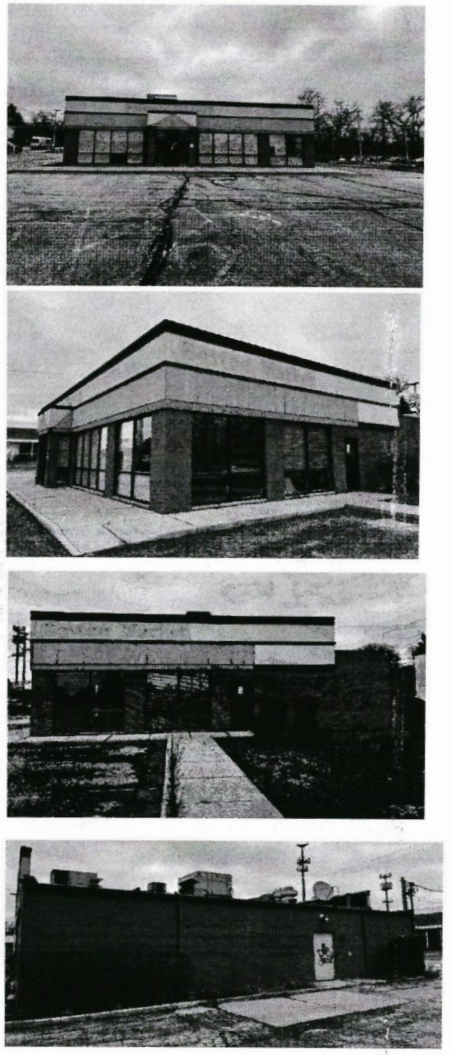
AREA OF WORK E- OGDEN AVE ENTRANCE/EXIT TO BE WIDENED TO ALLOW LEFT/RIGHT TURN EXIT AND SINGLE ENTRANCE

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

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ISSUES AND REVISIONS :

NO	BY	DATE	DESCRIPTION
1	BG	8-28-24	RESTMONT PLAN REVIEW
2	BG	9-13-24	RESTMONT PLAN REVIEW 2
3	BG	10-23-24	FILL CHANGE
4	BG	11-15-24	MECHANICAL UNIT CHANGE P.C. SR/OCP REVISION
5	BG	4-17-25	WESTMONT 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.
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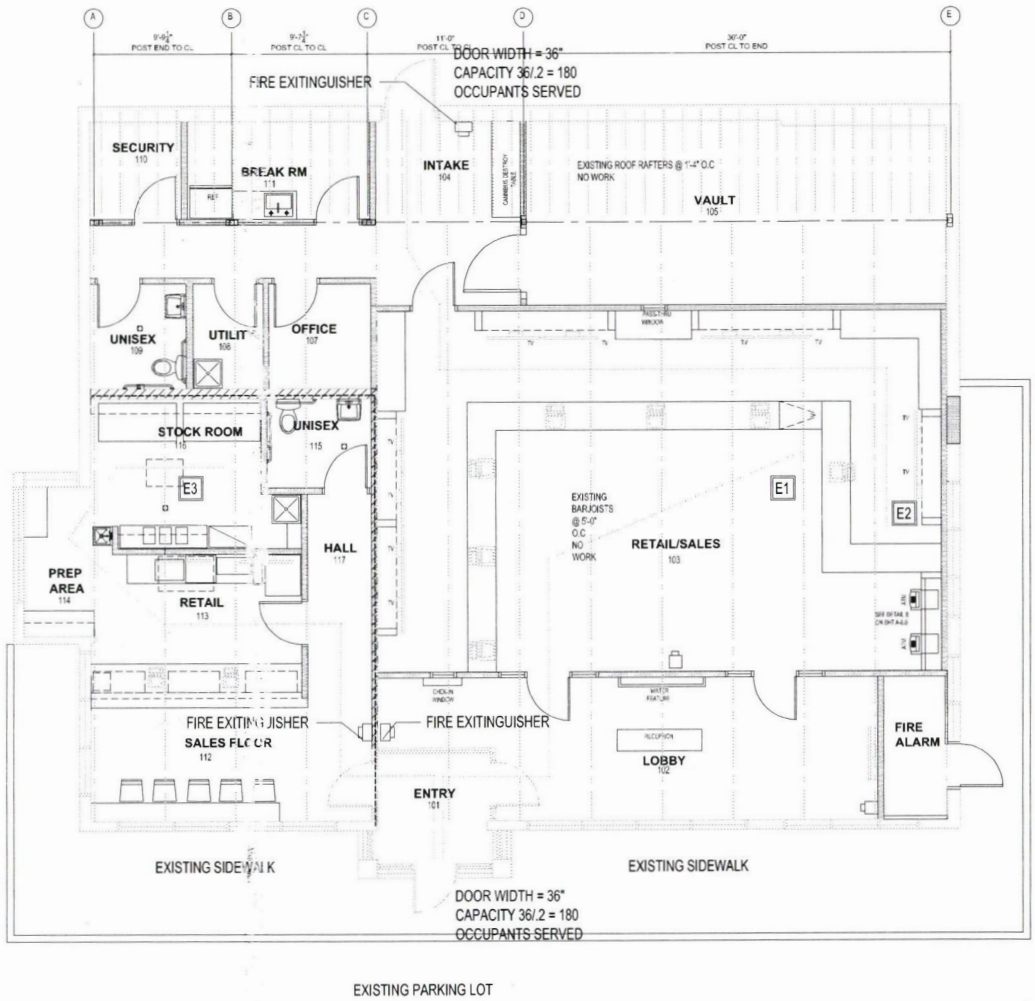
STARBUDS & LIT SMOKES
101 W. OGDEN AVE.
WESTMONT, IL 60559

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" G2.6(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" T.T. 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, UNIQUE 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"

ISSUES AND REVISIONS :

NO	BY	DATE	DESCRIPTION
1	BG	8-28-24	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-FIELD REVISION
5	BG	4-11-25	WESTMONT HEALTH DEPT REVIEW
6	BG	6-24-25	OWNER REVISIONS

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

BR DESIGN & ARCHITECTURE
ONE TRANSAMERICA PLAZA DRIVE, SUITE 620
OAKBROOK TERRACE, IL 60181
PH: 630-496-7700

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

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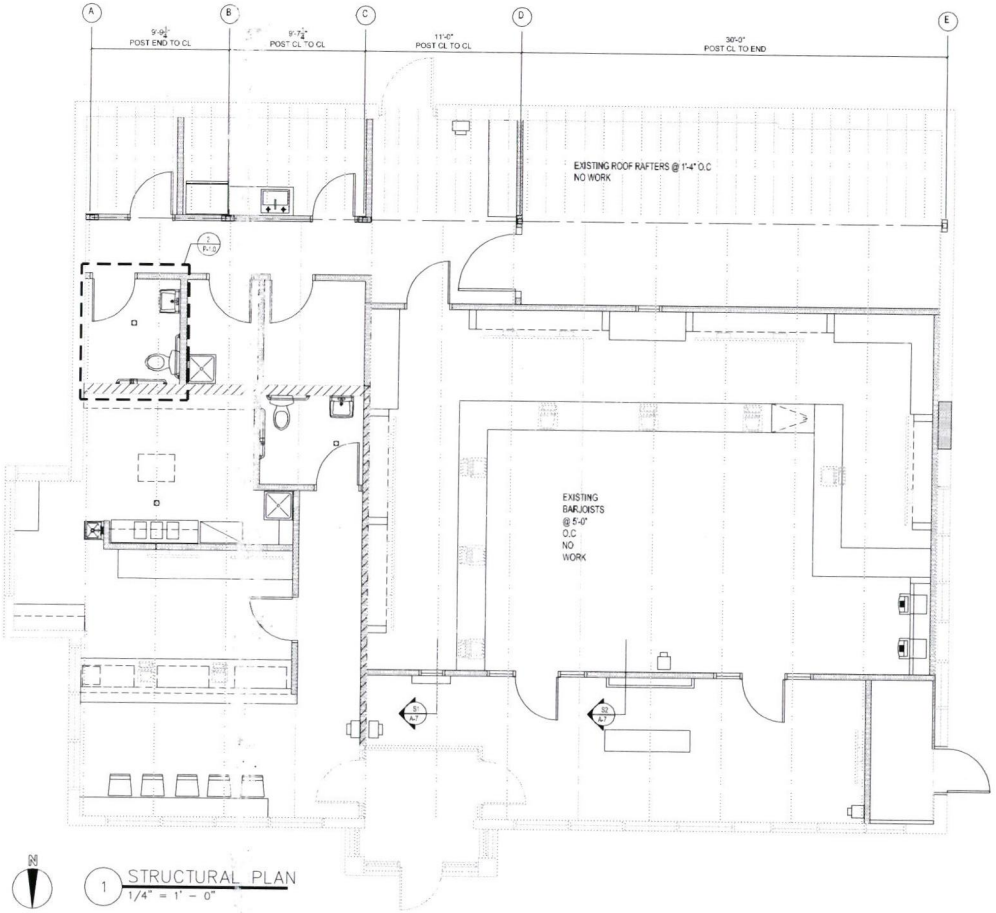
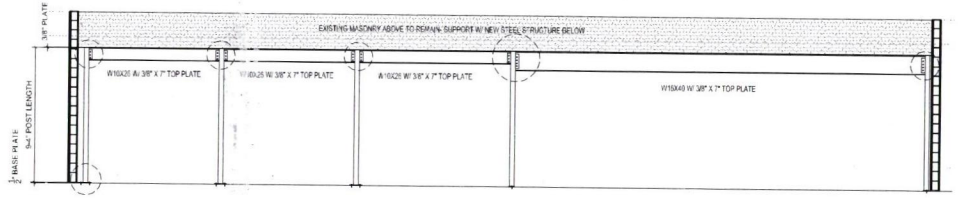
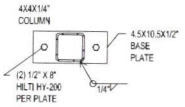


1 STRUCTURAL PLAN
1/4" = 1' - 0"

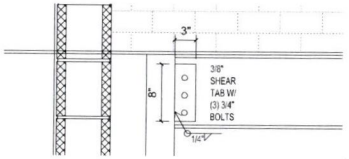


1 STRUCTURAL ELEVATION
1/4" = 1' - 0"

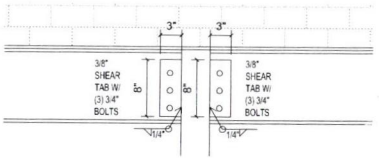
NOTE: BASE PLATE FOR A,B,C SET PARALLEL WITH BEAM. D, E SET PERPENDICULAR SEE PLAN



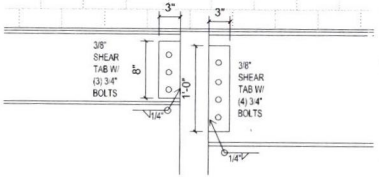
D1 BASE PLATE–TYPICAL
1–1/2" = 1' – 0"



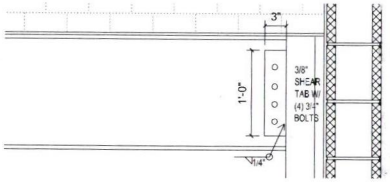
D2 SHEAR PLATE–A
1–1/2" = 1' – 0"



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"

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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 "N-TIER" REVIEW
6	BG	5-24-25	OWNER REVISIONS

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

BR DESIGN & ARCHITECTURE
ONE TRANSAMERICA PLAZA DRIVE, SUITE 1200
OAKBROOK TERRACE, IL 60181
PHONE: [illegible]

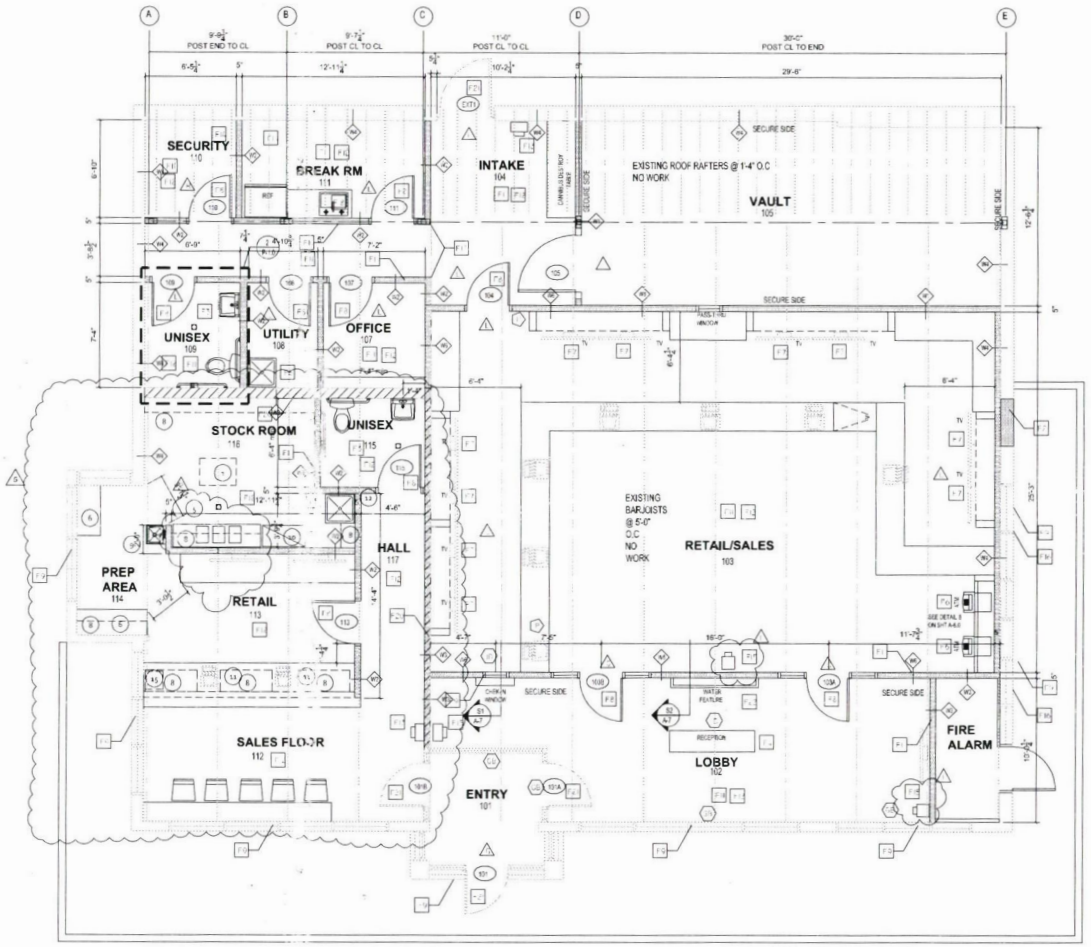
PROJECT ARCHITECT: BG
DATE: 6-13-24
DRAFTPERSON: BG
SCALE: AS NOTED
APPROVED :

PREPARED FOR :
STARBUDS DISPENSARY
LIT SMOKES

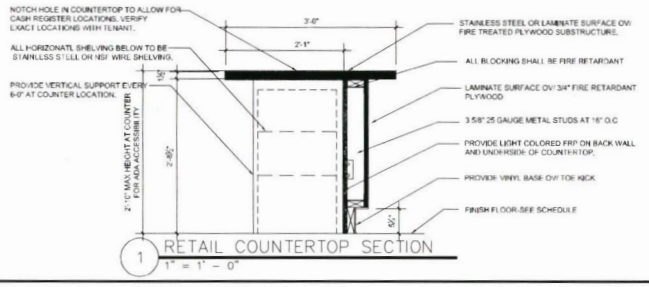
LOCATION :

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 10lb 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 REPLACEMENT.
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 PEDESTALS 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 FLUSHED 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 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 IS 6" 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 3935Aug 35GPM70lb										
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 15996-34 Mop Sink- w/ heavy duty rack							1/2"	1/2"	2"	
15	2	ADA Employee Lockers										

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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		

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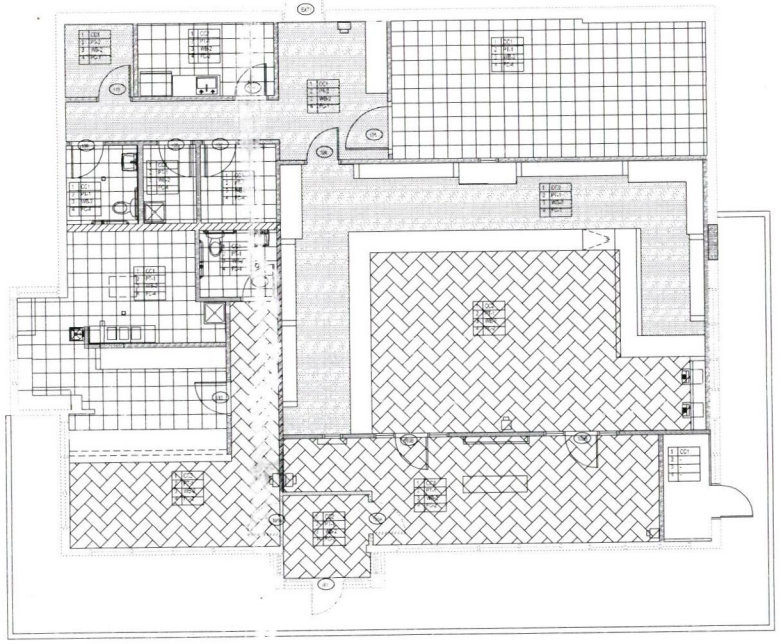
STARBUDS & LIT SMOKES
101 W. OGDEN AVE.
WESTMONT, IL 60559

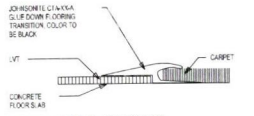
BR DESIGN & ARCHITECTURE

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

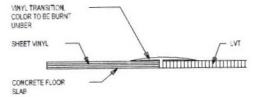
SHEET NUMBER :
A-3.0 OF



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



1 FLOORING TRANSITION - LVT TO CARPET
1/2" = 1'-0"



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

3 FLOORING TRANSITION - LVT TO PORCELAIN TILE
1/2" = 1'-0"

4 FLOORING TRANSITION - SHEET VINYL TO CARPET
1/2" = 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. 36" MINIMUM AT WALL TO FLOOR JUNCTION.

PRECONSTRUCTION NOTE:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO ISSUE 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 CUVELING 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 UNTIRELY" 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] EXCEPT AS OTHERWISE NOTED IN SPECIFICATION.
3. PAINT FINISH FOR ALL METAL PARTS OF FRAMES, DOORS, [illegible] METER 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 SURFACES. FINISH COATS SHALL BE SMOOTH AND UNIFORM IN COLOR, SHEEN, TEXTURE AND 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 W 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	SW7899 - 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 ← 1 = FLOORING FINISH TYPE
WC-1 ← 2 = WALL FINISH TYPE
VB-1 ← 3 = BASE FINISH TYPE
PT-2 ← 4 = FLOOR FINISH TYPE

DENOTES EXTENT OF WALL FINISH

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.

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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

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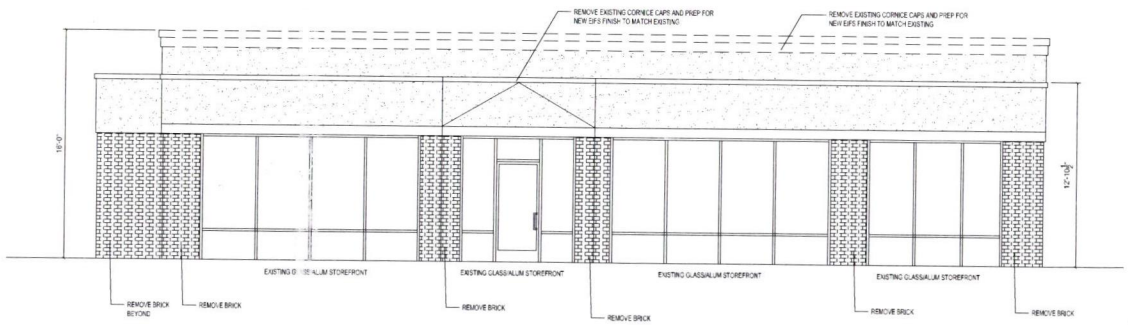
STARBUDS & LIT SMOKES
101 W. OGDEN AVE.
WESTMONT, IL 60559

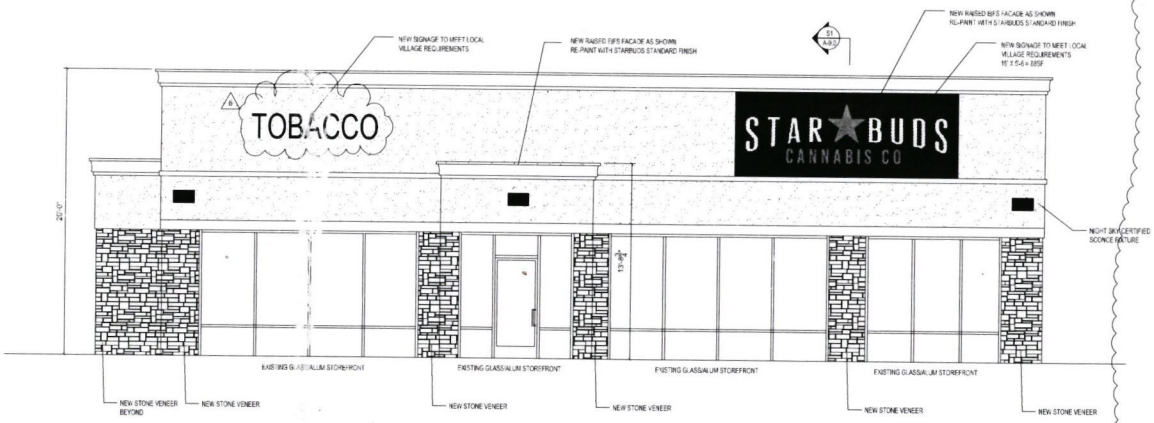
BR DESIGN & ARCHITECTURE
[illegible]

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

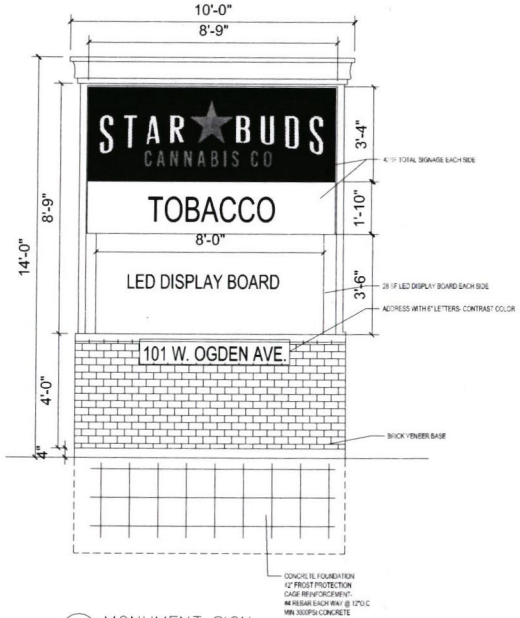
SHEET NUMBER :
A-5.0



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



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



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

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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

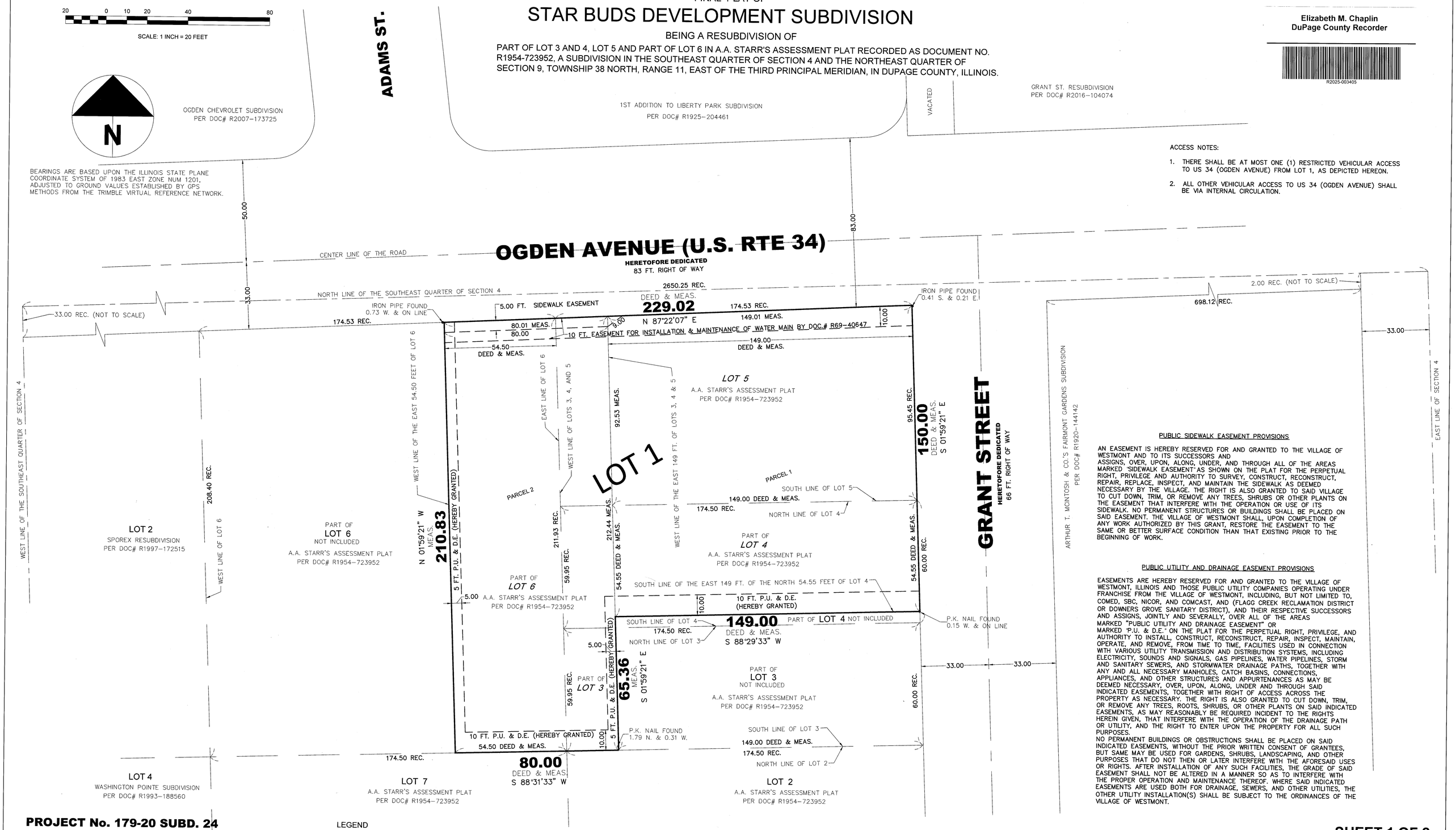
STAR BUDS DEVELOPMENT SUBDIVISION

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

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 18th DAY OF DECEMBER 20 24.

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

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
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ANDREW SPIEWAK LAND SURVEYOR, INC.
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1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068
phone: (773) 853-2672
phone: (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: November 12, 2025 **PZC 020-2025**

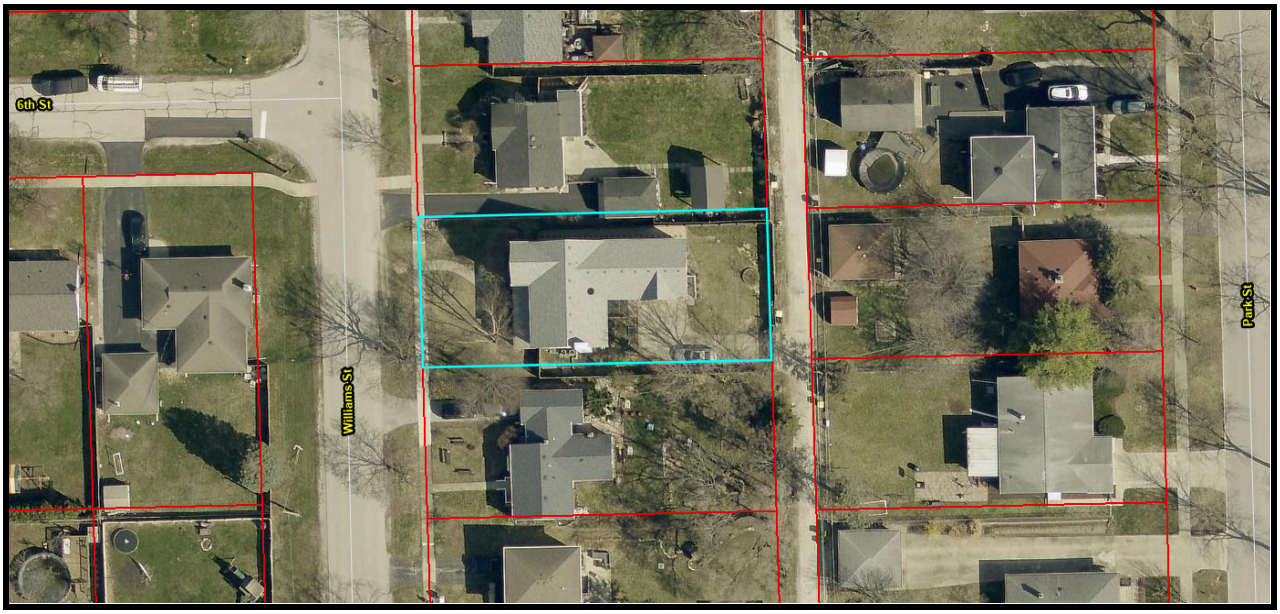
TITLE: A request from Matthew and Karen Robare, for the property at 225 South Williams Street, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Unit Residential District for a deck

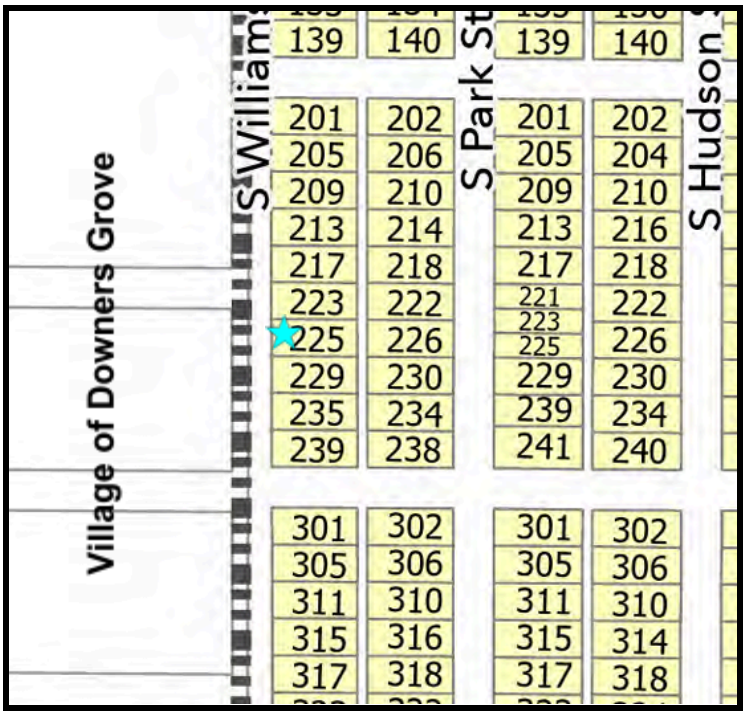
---

I. BACKGROUND OF ITEM

A. Location: 225 South Williams Street is located south of the intersection of South Williams Street and 6th Street. The property is improved with a single-unit detached home and attached garage. The lot is approximately 60' by 140', with a total area of approximately 8,400 square feet.



Aerial Map - 225 South Williams Street (source: DuPage County Parcel Viewer)



Zoning Map - 225 South Williams Street

B. Zoning Designations:

SUBJECT PROPERTY:	R-3 Single-Unit Residential District
ADJACENT PROPERTIES:	
North, South, and East:	R-3 Single-Unit Residential District
West (Village of Downers Grove):	R-4 Residential Detached House 4

C. Neighborhood Characteristics

The property is located in the Westmont 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 are around 9,000 square feet in area, except for the lots in the western 1/3, which are slightly smaller around 8,400 square feet. The subject lot is located in the western 1/3 of the subdivision with a lot area of 8,400 square feet.

II. PETITIONER REQUEST:

The petitioners propose to construct a 225.1 square foot deck where an existing 87.57 Square Foot wood landing/brick walkway exists. This construction would raise the property's lot coverage from approximately 39.9% to 41.6%, which exceeds the 40% maximum allowed in the R-3 Single-Unit Residential District for this property. Therefore, the petitioners are requesting a variance to a maximum lot coverage of 41.6%, rounded to up 42%.

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-Unit Residential 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-Unit Residential District for a deck.

Lot coverage is defined as the following per Chapter 95, Section 16.08:

Lot coverage: *Lot coverage is measured as the percentage of a lot covered by buildings, structures and permanent impervious surfaces.*

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.

Chapter 95, Section 2.05 - Lot and Building Regulations			
Maximum Lot Coverage Permitted	**Proposed Lot Coverage**	**Difference (Proposed - Existing)**	**Existing Lot Coverage**
40%	~ 42% (rounded up from 41.6%)	~ 1.6%	~ 39.9%
3,360 Square Feet	~3,493 Square Feet	~137 Square Feet	~3,356 Square Feet

The proposed deck is located at the rear entrance of the home. Due to the existing side loading attached garage, a large portion of the backyard is covered by a curved driveway connected to the alleyway. Please note that while the deck plans indicate a size of 217 square feet, the Village calculates the overall deck size for lot coverage purposes from the farthest corner of the deck's construction, including railings and stairs. This calculation results in a total of approximately 225 square feet.

Chapter 95, Section 2.05 states that 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. Though this property is eligible for administrative approval to 40%, the petitioners are requesting a lot coverage of 42% (rounded up from 41.6%), which can only be approved through a variance. The proposed increase in lot coverage is approximately 1.6% or ~137 square feet.

The proposed deck complies with all zoning bulk and development regulations outlined in Chapter 95 - Zoning with the exception of the total lot coverage. Please note that properties on the west side of Williams Street are located with the Village of Downers Grove which calculates lot coverage differently.

Should the variance be approved, the Village's engineering consultant does not anticipate that there would be an adverse impact to drainage on the site as the proposed deck is considered a pervious

surface. Therefore no recommendation to alter the plans has been provided. The engineering comments have been attached to this report.

C. Variance Standards

The Variance Standards, detailed below, must be applied to this request. It is important to note that these standards have been updated following the comprehensive amendments to the Zoning Ordinance earlier this year.:

(H) ***Standards and Review Criteria:*** *No variance may be approved or recommended for approval unless authorized review and decision-making bodies have made findings of fact based upon the evidence provided by the applicant the variance being sought satisfies each of the standards set forth in this section (Sec. 14.06(H)).*

(1) ***Particular Hardship or Practical Difficulty:*** *The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would create a particular hardship or a practical difficulty.*

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

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

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

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

(6) ***Zoning Ordinance and Comprehensive Plan****: The applicant must demonstrate that the variance would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of this zoning ordinance and the comprehensive plan.*

(7) ***Essential Character of the Area:*** *The applicant must demonstrate that the variance would not result in a use or development of the subject property that:*

(a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity;

(b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

(c) Would unduly increase the danger of flooding or fire;

(d) Would unduly tax public utilities, facilities, or services in the area; or

(e) Would endanger the public health or safety.

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

IV. SUMMARY

The petitioners are seeking a variance for lot coverage, proposing to build a 225.1 square foot deck

in place of an existing 87.57 square foot wood deck landing/brick walkway. This construction would increase the lot coverage from approximately 39.9% to 41.6%, exceeding the 40% maximum permitted in the R-3 Single-Unit Residential District. Therefore, a variance is requested to allow a maximum lot coverage of 41.6%, rounded up to 42%.

V. LEGAL

A. Notification: A legal notice was published in Westmont Suburban Life on October 23, 2025

B. Code References: Chapter 95, Sections 2.05 and 14.06.

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 December 4, 2025 meeting.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the October 23, 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 September 11, 2025
    b. Narrative and responses to the Variance Standards
    c. Site Plan
    d. Contractor proposal prepared by Royal Deck
    e. Plat of Survey
    f. Affidavit of Title

VILLAGE OF WESTMONT – PLANNING & ZONING COMMISSION ENGINEERING REVIEW

PROJECT	CASE NO.	REVIEW NO.	STATUS
225 S. Williams Street – Lot Coverage Variance	PZC 020 2025	-	-

EZA Engineering received the following permit submittal documents on September 16, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
PZC Application	Robare	15	9-9-25
Deck Plans	Royal Deck	5	7-2-25

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

The proposed deck would increase the lot coverage to 41.6%. Village staff does not have the authority to grant administrative approval for lot coverage over 40.0%.

STORMWATER IMPACTS

The proposed deck is considered a pervious surface. Therefore, no adverse impact to drainage is anticipated.

RECOMMENDATION

Engineering has no objection to the proposed deck resulting in a lot coverage of 41.6%.

Certificate of the Publisher

Westmont Suburban Life

Description:PZC 225 S WILLIAMS ST
2279973

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

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

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
10/23/2025

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on
23rd day of October, A.D. 2025

Shaw Media By: Laura Shaw

Laura Shaw, Publisher

Account Number 10074602 Amount $97.10

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION NOTICE OF PUBLICATION

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, November 12, 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 Matthew and Karen Robare, for the property at 225 South Williams 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 deck.

PIN: 09-09-415-007
More Common Location: 225 South Williams Street, Westmont, Illinois, 60559
Village Code(s) Applicable: Chapter 95, Sections 2.05; 14.06.

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 Oct. 23, 2025) 2279973

Matthew and Karen Robare
225 S. Williams St.
Westmont, IL 60559

September 9, 2025

Westmont Planning and Zoning Commission,

We are writing to request a variance for our property, a single-family home located in Westmont, IL, to add a deck to increase the functionality and livability of the backyard. As residents of Westmont since 2021, we were thrilled to purchase our second residence and first single-family home in October of 2024, with the hopes of making improvements to the property over time. We look forward to living in Westmont for years to come.

When purchasing this home, we always intended to add livable space to the backyard. Unfortunately, we were not aware of our house's lot coverage ratio with regard to the limitations imposed by the village. Our lot is unique as it was previously a smaller home that was torn down and rebuilt in 2007/2008 with the driveway fully enclosed within the backyard. We are looking to replace a small deck at the end of its useful life that bridges the gap from our backdoor to ground level with a larger deck along the edge of our house to improve the usability of the space for leisure while capitalizing on the privacy of the backyard. The deck we are proposing to build would increase our lot coverage to 41.8%, up from the current 40.0% approved when the home was built. As the deck is already due to be replaced, we would love to extend the deck along our house and expand it large enough to be used by the household and guests.

We plan to use Trex Decking with a reputable company performing the installation. We are very excited about the opportunity to use our backyard to the fullest and continue to improve our house to its highest potential.

Thank you for your time and consideration.

Respectfully,
Karen and Matt Robare

Petitioner

Petitioner Name:	Karen and Matt Robare	**Property Owner Name:**	Karen and Matt Robare
Petitioner Address:	225 S. Williams St	**Owner Address:**	225 S. Williams St
City, State and Zip	Westmont, IL 60559	**City, State and Zip:**	Westmont, IL 60559
Phone:	[redacted]	**Phone:**	[redacted]
Email:	[redacted]	**Email:**	[redacted]

Subject Property

Property Address (Subject Property):				225 S. Williams St.			
Property Identification Number(s) PIN(s):				09-09-415-007			
Lot Width	60	**Lot Depth**	140	**Lot Area:**	8,400	**Lot Acreage:**	
Current Zoning:		R-3		**Current Use:**		Residence	
Description of Request/Project Title:				225 S. Williams Deck Installation			
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format): ***Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.***				LOT 14 IN BLOCK 21 IN WESTMONT, A SUBDIVISION BY ARTHUR T. MCINTOSH AND COMPANY OF SOUTHEAST ¼ AND PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.			

Signature(s)

By signing below, the Petitioner certifies that all of the above statements in this Application and statements on any documents or drawings submitted with this Application are true and correct to the best of my (our) information and belief.

BY SIGNING BELOW, THE PROPERTY OWNER (1) GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO SEEK THE ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE APPLICATION FOR THE PROPERTY, AND (2) AGREES TO BE BOUND BY AND TO COMPLY WITH ANY CONDITIONS ESTABLISHED BY THE VILLAGE FOR THE DEVELOPMENT/USE OF THE PROPERTY.

By signing below, the petitioner and property owner acknowledge that the ***Application fees are non-refundable*** and that submitting this form is not a guarantee that the requests will appear before the Planning and Zoning Commission or Village Board. The petitioner and property owner further acknowledge that all items to be considered by the Planning and Zoning Commission shall receive technical reviews by Village Staff or consultants, as deemed appropriate by the zoning administrator, before being considered by the Planning and Zoning Commission.

PETITIONER SIGNATURE:

Karen Robare Matthew Robare

Print Name of **Petitioner**

Signature of **Petitioner** and Date

OWNER SIGNATURE
***(if different than the petitioner)*:**

Print Name of **Property Owner**

Signature of **Property Owner** and Date

Village of Westmont
COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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

Application for Variance

In some cases, properties may not be able to meet the strict standards of the zoning ordinance due to unique conditions. In these cases, an exception to the rule, called a variance, can be requested and granted when particular conditions are met. The petitioner has the responsibility of justifying the request to both the Planning and Zoning Commission and the Village Board. There is a set of standards for variances and the applicant must demonstrate a hardship that they did not create.

Proposed Project and Variance Details

State the scope of the work and indicate the specific variation you are requesting. Attach such diagrams, drawings or other information as may be useful to the Planning and Zoning Commission and Village Board in understanding your variation. You must indicate the specific sections of the Village's Zoning Ordinance for which the variation is sought. Please consult Village staff for confirmation.

We are looking to replace a small deck at the end of its useful life that bridges the gap from our backdoor to ground level with a larger deck along the edge of our house to improve the usability of the space for leisure while capitalizing on the privacy of the backyard.

Request for a variance to Chapter 95, Sec. 2.05

Findings of Fact

The Village of Westmont is obligated to make specific findings of fact for all variance applications according to the Village Zoning Ordinance and Illinois State Statutes. The Planning and Zoning Commission must find evidence that the request meets the eight standards of variance defined in the Village's Zoning Ordinance. **Applicants are REQUIRED to submit written evidence and/or analysis of the standards for EACH variance below.** Additionally, **applicants are strongly encouraged to review the standards of variance in preparation of a defense for their variance request** during the Planning and Zoning Commission public hearing.[1] If multiple variances are being requested, respond to **each standard separately.** Attach as many sheets as necessary.

[1] *Standards for Variations pursuant to Chapter 95 - Zoning, Sec. 14.06(H) Standards and Review Criteria*

1. **Practical Hardship or Practical Difficulty:** The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would create a particular hardship or particular difficulty.

Without this variance, we are unable to alter our backyard to add any livable and functional space. It would be incredibly difficult to alter other square footage on our lot to accommodate for a new deck.

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

Our lot is unique in that the driveway was put in the back of the home taking up much of the yard. The builders of the home also used all available lot coverage allotment for the building of the home without considering the use of the backyard and the related privacy.

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

The unique situation we are in was not purposely created and was not known to us as buyers previously.

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

When purchasing this home, we always intended to add livable space to the backyard, as that does not currently exist. All of our neighbors have usable outdoor living space, and we feel this deck would fit in with the aesthetic of our neighborhood.

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

The main intention for our variance application is to add a deck for our personal enjoyment. Due to the layout of the home and driveway, a variance is our only reasonable way to achieve the use of private outdoor space that we'd like to have.

6. **Zoning Ordinance & Comprehensive Plan:** The applicant must demonstrate that the variance would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of the zoning ordinance and the comprehensive plan.

We have no intention of using the space for anything other than personal enjoyment.

7. **Essential Character of the Area:** The applicant must demonstrate that the variance would not result in a use or development of the subject property that (1) would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity, (2) would materially impair an adequate supply of the light and air to the properties and improvements in the vicinity, (3) would unduly increase the danger of flooding or fire, (4) would unduly tax public utilities, facilities, or services in the area, or (5) would endanger the public health or safety.

This variance will not impact any of the matters listed.

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

The deck in the front of the house does not offer any privacy, and it would be incredibly difficult and costly to decrease the size of the front deck as it shares the roofline with the home.

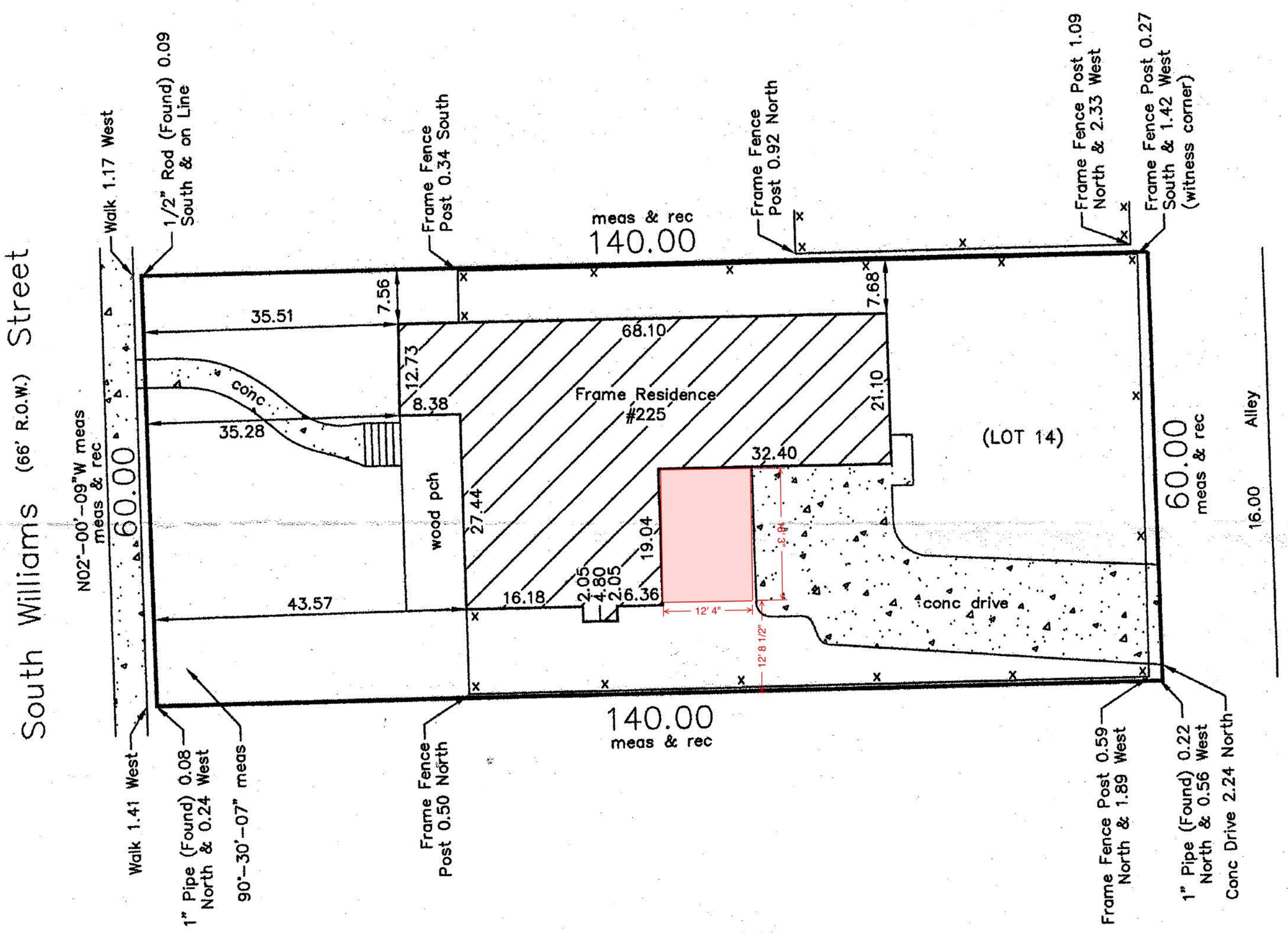
KABAL SURVEYING COMPANY
Land Surveying Services

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

Lot 14 in Block 21 in Westmont, being a subdivision by Arthur T. McIntosh and Company of Southeast ¼ and part of East ½ of Northeast ¼ of Section 9, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois

Address: 225 South Williams Street, Westmont



LEGEND
R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, conc = concrete

Area of property is approximately 8,400 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed September 4, 20 24

Scale: 1 inch =	20 ft.
Order No.	241692
Ordered By:	Donatelli & Coules, Ltd.

Mitchell P. Balek
035-003250
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
Westchester, Illinois

ORIGINAL SEAL IN RED

Measured bearing shown hereon are based on the Illinois East State Plane Coordinate Zone 1201 (NAD83) determined by GPS measurement

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK } s.s.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2024

CONSTRUCTION SPECIFICATIONS

GENERAL: ALL MATERIALS SHALL BE INSTALLED IN A WORKMANLIKE MANNER AND THE METHODS BE WITHIN THE HIGHEST STANDARDS OF THE APPLICABLE CONSTRUCTION TRADE. ALL WORK SHALL MEET OR EXCEED PROVISIONS OF ALL GOVERNING CODES AND ORDINANCES. THE DRAWINGS ARE GENERAL IN NATURE. IT IS INTENDED THAT THE CONTRACTOR ADJUST DIMENSIONS, MATERIALS AND METHODS OF CONSTRUCTION TO PROPERLY ADAPT THE WORK TO THE SITE CONDITIONS

EXCAVATOR: EXCAVATE FOR ALL FOUNDATION WORK TO DEPTH BELOW GRADE REQUIRED BY LOCAL CODE. FOOTINGS SHALL REST ON UNDISTURBED EARTH.

CONCRETE: SOLID CONCRETE MASONRY UNITS OR MIN 3.000# STRENGTH CONCRETE OF A SIZE SUFFICIENT TO SPREAD THE IMPOSED FOUNDATION LOAD ON THE BEARING SOIL IN ACCORDANCE WITH CODE REQUIREMENTS.

CARPENTRY: ALL WOOD SHALL BE #2 OR BETTER SOUTHERN YELLOW PINE, PRESSURE-TREATED WITH NON-ARSENICE BASED PRESERVATIVE, OF NOMINAL SIZES DETAILING INDICATED ON THE DRAWINGS OR BY CODE.

METALS: ALL HARDWARE SHALL BE HOT-DIPPED GALVANIZED OR OTHER NONCORROSIVE. FINISH AND SHALL BE OF A SIZE AND SPACING SUFFICIENT TO CARRY OR TRANSMIT THE INTENDED STRUCTURAL LOAD IN ACCORDANCE WITH GOVERNING CODES AND APPLICABLE STRUCTURAL STANDARDS. FINISH HARDWARE SHALL BE NON-CORROSIVE AND SUITABLE FOR EXTERIOR APPLICATIONS.

ANALYSIS OF 2x8 CANTILEVERED DECK JOISTS

CALCULATIONS ARE BASED ON THE FOLLOWING DATA:
- 60 PSF LIVE LOAD
- 10 PSF DEAD LOAD
- #2 SYP, FB (ALLOWABLE BENDING STRESS) 925 PSI – E = 1.1 E6 PSI
- CANTILEVER LENGTH 2'-0" MAX.
- BASE SPAN 13'-1" MAX.
- JOIST SPACING 12" OC
- DEFLECTION LIMITED TO L/240

CALCULATED BENDING STRESS = 398 PSI < 925 PSI OK
DEFLECTION = 13'-1" X 8"/240= 0.43" (104 < 240 OK)

THE CALCULATIONS INDICATE SUCH AN APPLICATION IS ACCEPTABLE AND SATISFIES THE DESIGN SPECIFICATIONS OF THE WESTERN WOOD PRODUCTS ASSOCIATION.

ANALYSIS OF 2x10 CANTILEVERED DECK JOISTS

CALCULATIONS ARE BASED ON THE FOLLOWING DATA:
- 60 PSF LIVE LOAD
- 10 PSF DEAD LOAD
- #2 SYP, FB (ALLOWABLE BENDING STRESS) 907 PSI E = 1.1 E6 PSI
- CANTILEVER LENGTH 3'-0 MAX.
- BASE SPAN 8'-o" TO 11 '-o"
- JOIST SPACING 1 2" oe
- DEFLECTION LIMITED TO L/240

CALCULATED BENDING STRESS = 654 PSI < 907 PSI OK
DEFLECTION = 0.07 = L/1402 FOR 8'-0 BASE SPAN DEFLECTION = 0.26" = L/503 FOR 11 '-0" BASE SPAN

THE CALCULATIONS INDICATE SUCH AN APPLICATION IS ACCEPTABLE AND SATISFIES THE DESIGN SPECIFICATIONS OF THE WESTERN WOOD PRODUCTS ASSOCIATION.

UPLIFT AND UPLIFT RESISTANCE

FOR THESE CALCULATIONS THE "WORST CASE" COLUMN (LONGEST SPAN AND LARGEST CONTRIBUTING AREA) WAS USED. THE DECK WAS CONSIDERED A FLAT ROOF, TABLE 1609.4.3 OF THE IBC IS FOR A ROOF WITH MEAN HEIGHT OF 30 FEET LOCATED IN EXPOSURE B. TABLE R301.2(3) OF THE IRC LISTS THE LOWEST MEAN ROOF HEIGHT AT 15' WITH AN ADJUSTMENT COEFFICIENT OF 1.00. THIS DECK IS AVERAGE +/-1' - 9"ABOVE GRADE. DESIGN WIND SPEED – 115 MPH.

UPLIFT
DECK CONTRIBUTING AREA = 7' - 8" x 7' - 10" = 60.1 SF

UPLIFT WAS INTERPOLATED FROM TABLE 1609.6.2.1(1), VERTICAL LOAD, INTERIOR ZONE, WINDWARD ROOF, LOAD DIRECTION – LONGITUDINAL.
110MPH = -16.0 120MPH = -19.1 115MPH = -17.55
60.1 SF x 17.55PSF = 1054# UPLIFT

RESISTANCE TO UPLIFT

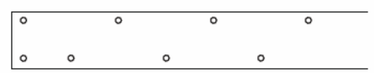
THE MASCORE METAL POST HAS AN ALLOWABLE WORKING LOAD FOR UPLIFT RESISTANCE OF+/- 4800#.

DEAD LOAD 60.1 SF x10#/SF= 601#

MASCORE METAL POST	4800
HEADLOK	640
DEAD LOAD	601

TOTAL 6041 OK

DOUBLE AND MAX. 16" O.C. FOR JOISTS SPANNING MORE THAN 8'



4" STARBORN STRUCTURAL F23 LEDGER/MULTI BOLTS SPACED – STAGGERED – AS PER MFG. TABLE BELOW.

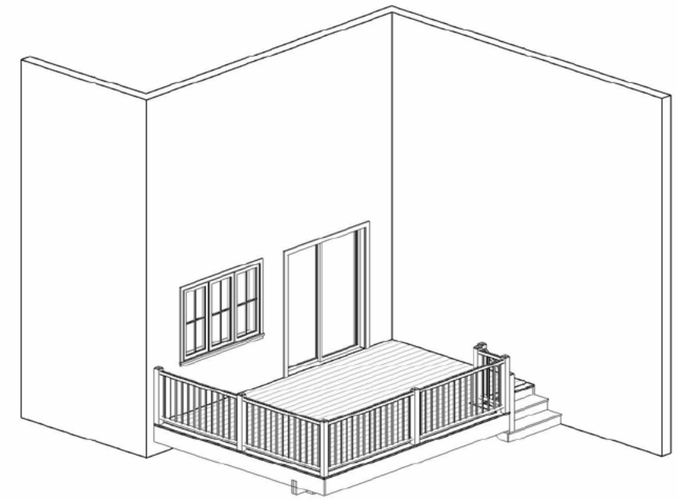
LEDGER BOLT PATTERN DETAIL NTS

BASED ON 60#LL, S. PINE LEDGER AND 2x LUMBER HOUSE RIM JOIST

JOIST LENGTH (SPAN FROM LEDGER)	ON CENTER SPACING
6'-0" OR LESS	17"
+6'-0" TO 8'-0"	13"
+8-0" TO 10'-0"	10"
+10'-0" TO 12'0"	8"
+12'-0" TO 14'-0"	7"
+14'-0" TO 16''-0"	6"

THE MASCORE METAL POST INSTALLER WILL PROVIDE A FIELD REPORT DETAILING AND ATTESTING TO THE LOCATION OF EACH HELICAL PILE, IT'S DEPTH, THE ACHIEVED TORQUE AND THE BEARING CAPACITY IN RELATION TO THE TORQUE

A COPY OF THIS REPORT WILL BE PROVIDED TO THE CONSTRUCTION OFFICIAL.



GENERAL INFORMATION

USE GROUP R-5
CONSTRUCTION TYPE 5B

DESIGN LOADS

LIVE LOAD	60#/sf
DEAD LOAD	10#/sf
TOTAL LOAD	70#/sf

DESIGN WIND SPEED – 115 MPH.
AREA = 217 SF

BUILDING CODES

2021 INTERNATIONAL BUILDING CODE IL ED.
2021 INTERNATIONAL EXISTING BUILDING CODE IL ED.

ALTERNATE CONCRETE FOOTING SIZES

LOAD IN LBS	DIAM
0-2137#	14"
2138-2799#	16"
2800-3533#	18"
3534-4362#	20"
4363-4809#	21"
4810-5279#	22"
5280-5770#	23"
5771-6283#	24"
6284-6817#	25"
6818-7374#	26"

NOTE:
1. VARIOUS UNMOVABLE OBSTACLES SUCH AS SEPTIC LINES, LARGE ROCKS, ETC., MAY PRECLUDE A HELICAL PIER. A CONCRETE FOOTING MAY BE SUBSTITUTED FOLLOWING THE TABLE ABOVE.
2. FOOTINGS ARE 8" DEEP AT MIN. 42" BELOW GRADE. CONTRACTOR SHALL HAVE OPTION TO USE ALTERNATE CONCRETE FOOTINGS OVER HELICAL PILES

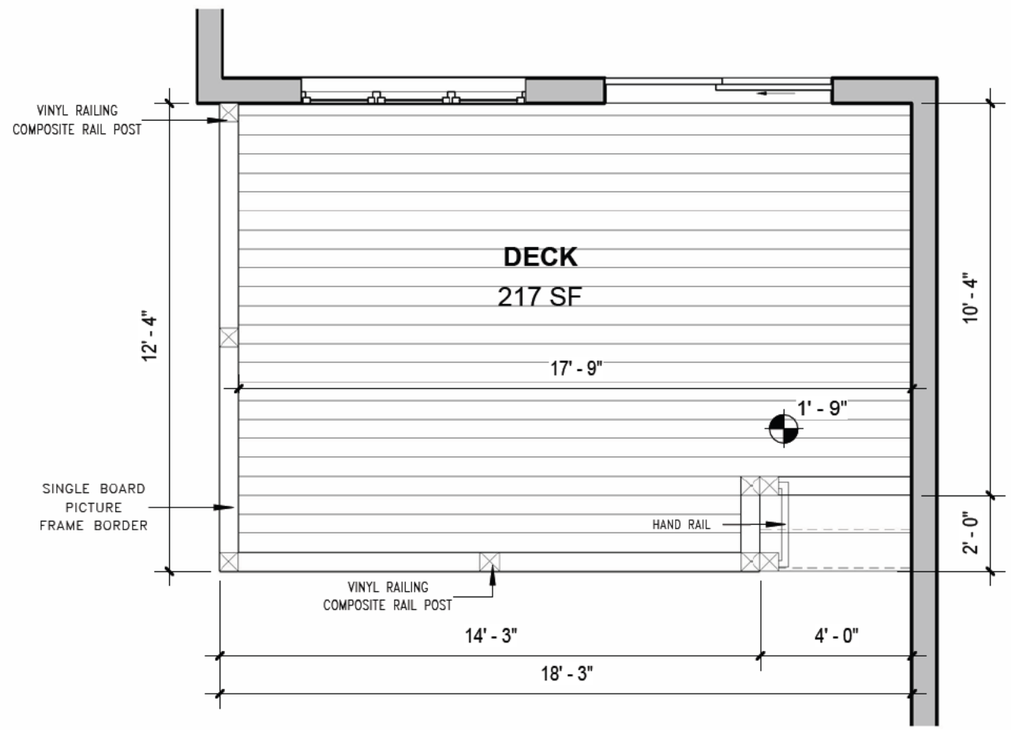
SHEET 1 - NOTES & SPECS
Karen Robare
225 South Williams Street
Westmont, IL 60559
07/02/25 6:35:35 PM

SEAL

ROYAL DECK
924 W 75TH ST
UNIT 120-129
NAPERVILLE IL 60565
manager@myroyaldeck.com

Royal Deck

FASTEN 5/ 4X6 TREX DECKING W/ HIDDEN FASTENERS



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

– DECK ELEVATION FROM GRADE

SHEET 3 - DECK PLAN
Karen Robare
225 South Williams Street
Westmont, IL 60559
07/02/25 6:35:36 PM

SEAL

ROYAL DECK
924 W 75TH ST
UNIT 120-129
NAPERVILLE IL 60565
manager@myroyaldeck.com

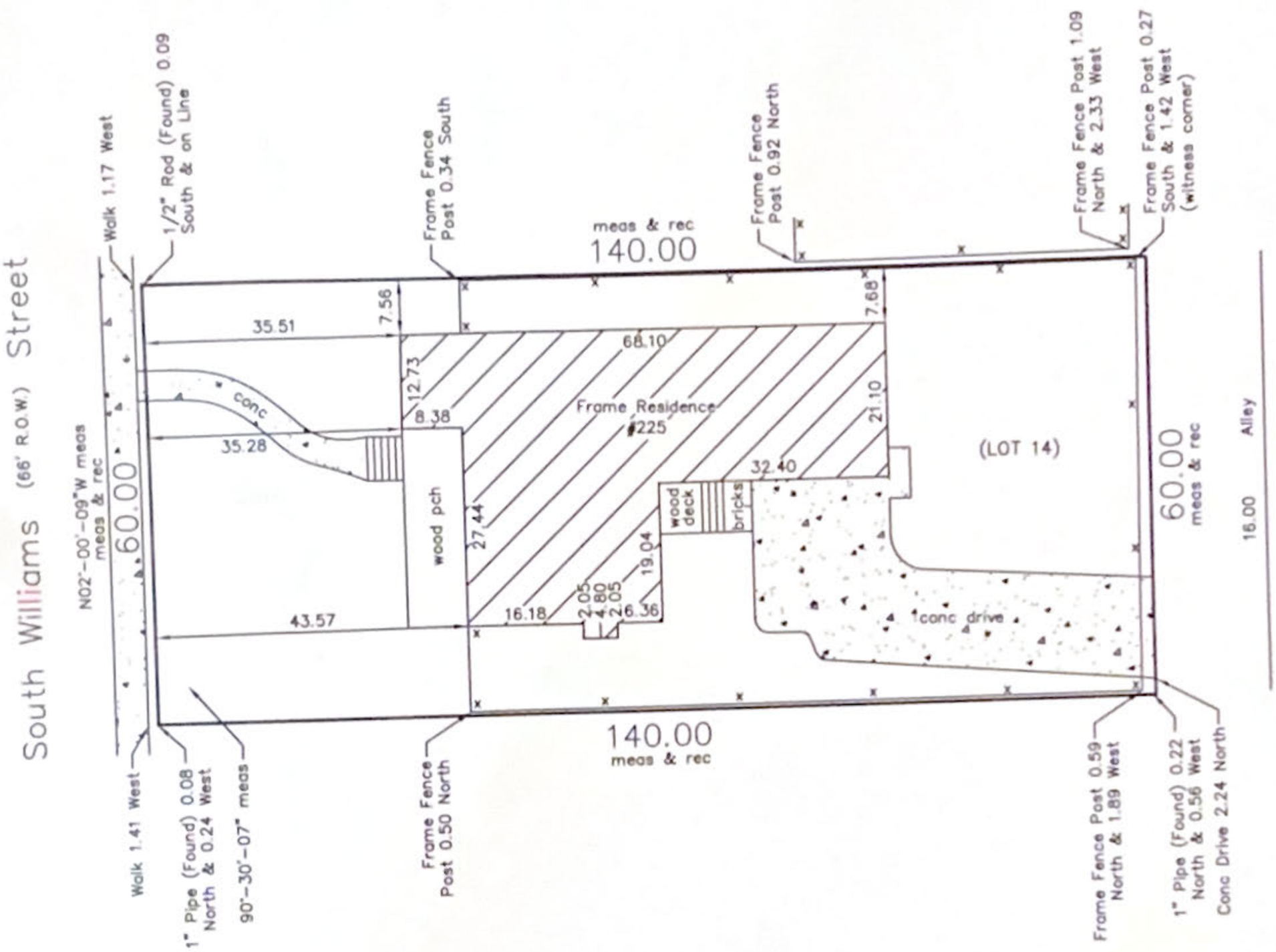
Royal Deck

KABAL SURVEYING COMPANY
Land Surveying Services
10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

Lot 14 in Block 21 in Westmont, being a subdivision by Arthur T. McIntosh and Company of Southeast ¼ and part of East ½ of Northeast ¼ of Section 9, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois

Address: 225 South Williams Street, Westmont



LEGEND
R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, conc = concrete

Area of property is approximately 8,400 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed September 4, 20 24

Scale: 1 inch = 20 ft.
Order No. 241692
Ordered By: Donatelli & Coules, Ltd.

Mitchell P. Balek
035-003250
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
Westchester, Illinois

ORIGINAL SEAL IN RED

Measured bearing shown hereon are based on the Illinois East State Plane Coordinate Zone 1201 (NAD83) determined by GPS measurement

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2024

2024-02863-PT

WARRANTY DEED
(INDIVIDUALS TO INDIVIDUALS)

THE GRANTORS, John Krebs and Holly Krebs, husband and wife,

of the Village of Westmont, County of DuPage, State of Illinois, for and in consideration of Ten and no/100 Dollars and other valuable consideration in hand paid,

CONVEY and WARRANT to

Matthew Robare and Karen Robare,
husband and wife, as tenants by the entirety,

the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

Permanent Real Estate Number(s): 09-09-415-007
Address of Real Estate: 225 S. Williams Street, Westmont, IL 60559

DATED this 22nd day of October, 2024.

_____(SEAL) _____(SEAL)
John Krebs Holly Krebs

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Krebs and Holly Krebs are personally known to me to be the same persons whose names are subscribed to the foregoing instrument and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand this 22nd day of October, 2024.

_____
Notary Public

"OFFICIAL SEAL"
LUKE D. BLACKMON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/29/2025

Prepared by: Patrick C. McGinnis, Esq., Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, Illinois 60521

Mail To:

[redacted]

Send Subsequent Tax Bills To:

[redacted]

LEGAL DESCRIPTION

LOT 14 IN BLOCK 21 IN WESTMONT, A SUBDIVISION BY ARTHUR T. MCINTOSH AND COMPANY OF 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.

Permanent Real Estate Number(s): 09-09-415-007
Address of Real Estate: 225 S. Williams Street, Westmont, IL 60559

Subject to general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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

Request for a Concept Plan

Concept plans for mandatory or optional development plans can be requested by a petitioner or are required by the Zoning Administrator. The concept plan is presented to either the Planning & Zoning Commission or the Community Development Committee.

In the meeting, the petitioner will receive nonbinding opinions and feedback from the public body. Following the presentation, the petitioner will submit a proper application (if one has not yet been submitted), make revisions to the proposal, and hold any public hearing or meeting on their request(s).

What to Submit for a Concept Plan Presentation

To ensure that the concept plan presentation is productive, the petitioner should have preliminary plans prepared. Though preliminary, the plans should have enough detail to communicate to the Planning & Zoning Commission or Community Development Committee what the development is. Depending on the scope, at least the following documents should be provided:

- ☐ This completed request form
- ☐ Narrative addressed to either the **Planning & Zoning Commission** or **Community Development Committee** that describes the applicable information such as the proposed zoning district, the proposed uses, location and approximate dimensions of buildings and structures, number of dwelling units, amenities, overview of the business model, operating hours, number of employees, etc.
- ☐ Plat of Survey (prepared by an Illinois Registered Land Surveyor) showing all existing conditions (preferred)
- ☐ Dimensioned site plan drawn to scale
- ☐ Preliminary building elevations (preferred)

Subject Property Information

Property Address:				246 N LINCOLN ST, WESTMONT, IL 60559			
Property Identification Number(s) PIN(s):				0909210005			
PZC Case Number (if assigned by staff)							
Lot Width		**Lot Depth**		**Lot Area:**	7700SF	**Lot Acreage:**	0.20
Current Zoning:		B-2		**Current Use:**		RESIDENTIAL/APARTMENTS	
Description of Request/Project Title:				Rezone 246 N Lincoln St and 33 W Naperville Rd to R-5. Complete remodel of existing 2 story building at 246 N Lincoln St into 5 one bedroom apartments.			

Scheduling a Concept Plan Presentation

Once all of the materials listed above are prepared, a concept plan meeting can be requested. The Planning & Zoning Commission meets once a month and the Community Development Committee meets once a quarter. Scheduling the concept plan presentation depends on the agenda load. As such, concept plans may need to wait until the next meeting to be presented.

At a minimum, complete requests, including all supplemental documents, should be submitted at least 15 business days ***before*** a meeting. This affords Village staff the time to review the proposal for compliance with the Village's codes, ordinances, and guidelines, as well as prepare documents for the meeting.

Contact Information (for those attending the meeting)

Name:	Kevin Droz
Title:	Owner
Company:	33 W Naperville LLC
Address:	[redacted]
Phone:	
Email:	

Name:	Lena Droz
Title:	Owner
Company:	33 W Naperville LLC
Address:	[redacted]
City, State and Zip	
Phone:	
Email:	

Name:	Brent Widler
Title:	Architecht
Company:	Widler Architecture
Address:	[redacted]
Phone:	
Email:	

Name:	
Title:	
Company:	
Address:	
Phone:	
Email:	

Signature(s)

By signing below, the petitioner certifies that all of the above statements in this Application and statements on any documents or drawings submitted with this Application are true and correct to the best of my (our) information and belief.

BY SIGNING BELOW, THE PROPERTY OWNER GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO PRESENT A CONCEPT PLAN ON ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE REQUEST FOR THE PROPERTY.

By signing below, the petitioner and property owner acknowledge that submitting this form is not a guarantee that the requests will appear before the Planning and Zoning Commission or Community Development Committee. The petitioner and property owner further acknowledge that all items to be considered by the Planning and Zoning Commission and Community Development Committee shall receive technical reviews by Village Staff or consultants, as deemed appropriate by the zoning administrator, before being considered by the Planning and Zoning Commission or Community Development Committee.

By signing below, the petitioner understands that (1) favorable feedback given by either the Planning and Zoning Commission or Community Development Committee does not constitute an approval, nor does it guarantee approval once a development application has been submitted, and (2) for a project presented in the concept plan to be approved, proper development applications must be submitted, reviewed by all necessary Village staff and consultants, and reviewed and approved by the proper decision-making body listed in Chapter 95, Section 14.01(B).

PETITIONER SIGNATURE:

KEVIN DROZ

Print Name of **Petitioner**

10-27-25

Signature of **Petitioner** and Date

OWNER SIGNATURE
***(if different than the petitioner)*:**

Print Name of **Property Owner**

Signature of **Property Owner** and Date

33 W NAPERVILLE LLC

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

October 27, 2025

Dear Village of Westmont / Community Development Committee,

The property located at 246 N Lincoln Street in Westmont is currently a two-story multi-unit residence zoned as B-2. Our goal is to obtain approval to have this property rezoned to R-5 and allow for the remodeling of the existing structure to include (5) one-bedroom apartments per the included preliminary/concept plans.

The current lot size is approx. 7,700SF and the proposed is approx. 10,358SF. There are currently five designated parking spaces which is sufficient for the proposed remodel as our policy allows for one car per unit.

We recently completed the remodel of the neighboring ten unit apartment building at 33 W Naperville Road which we are requesting be rezoned as well from B-2 to R-5, and we hope to complete the remodel of 246 N Lincoln Street in the same manner. We believe our finished product of 33 W Naperville Road is a testament to our dedication to the Village of Westmont and betterment of the community.

We look forward to the opportunity to collaborate and bring this project to fruition.

Sincerely,
Kevin Droz

630-302-9219

17312 S Parker Rd
Homer Glen, IL 60491

KevinDroz@gmail.com

246 N. Lincoln St

246 N. Lincoln St
Westmont, IL 60559

Architect:
Widler Architecture, Inc.
1009 Maple Ave, #1
Downers Grove, IL
P (630) 613 9503
www.widlerarch.com

Professional Design Firm # 184005758-0001

INDEX OF DRAWINGS

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE w/ WESTMONT AMENDMENTS

2021 INTERNATIONAL RESIDENTIAL CODE w/ WESTMONT AMENDMENTS

2021 INTERNATIONAL FIRE CODE w/ WESTMONT AMENDMENTS

2021 INTERNATIONAL MECHANICAL CODE w/ WESTMONT AMENDMENTS

2021 INTERNATIONAL FUEL GAS CODE w/ WESTMONT AMENDMENTS

2021 INTERNATIONAL PROPERTY MAINTENANCE CODE w/ WESTMONT AMENDMENTS

2021 INTERNATIONAL EXISTING BUILDING CODE w/ WESTMONT AMENDMENTS

2021 INTERNATIONAL ENERGY CONSERVATION CODE w/ WESTMONT AMENDMENTS & STATE OF ILLINOIS AMENDMENTS

REGULATORY INFORMATION

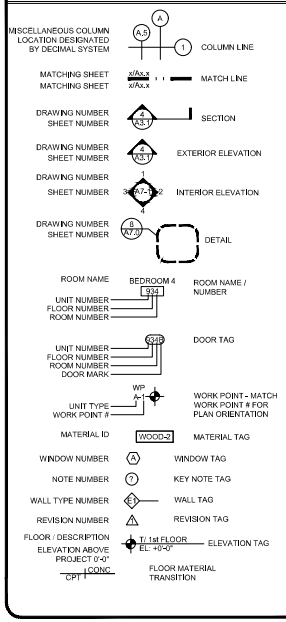
FINISH MATERIALS

- AS PER SECTION 803.1 ALL MATERIALS USED FOR INTERIOR WALL AND CEILING FINISH AND FOR INTERIOR TRIM SHALL BE CLASSIFIED IN ACCORDANCE WITH FLAME SPREAD CHARACTERISTICS INTO THE FOLLOWING CLASSIFICATIONS:
  - CLASS A 0 TO 25 - SMOKE DEVELOPED 450
  - CLASS B 26 TO 75 - SMOKE DEVELOPED 450
  - CLASS C 76 TO 200 - SMOKE DEVELOPED 450
- AS PER TABLE 803.5, ALL WALL AND CEILING MATERIALS WITHIN OCCUPANCY GROUP B SHALL BE CLASS B IN EXIT ENCLOSURES & PASSAGEWAYS, CLASS B IN CORRIDORS AND CLASS C IN ROOMS OR ENCLOSED SPACES THAT ARE SPRINKLERED.
- ALL FLOOR COVERINGS SHALL COMPLY WITH SECTIONS 804.1-804.1.

ABBREVIATIONS

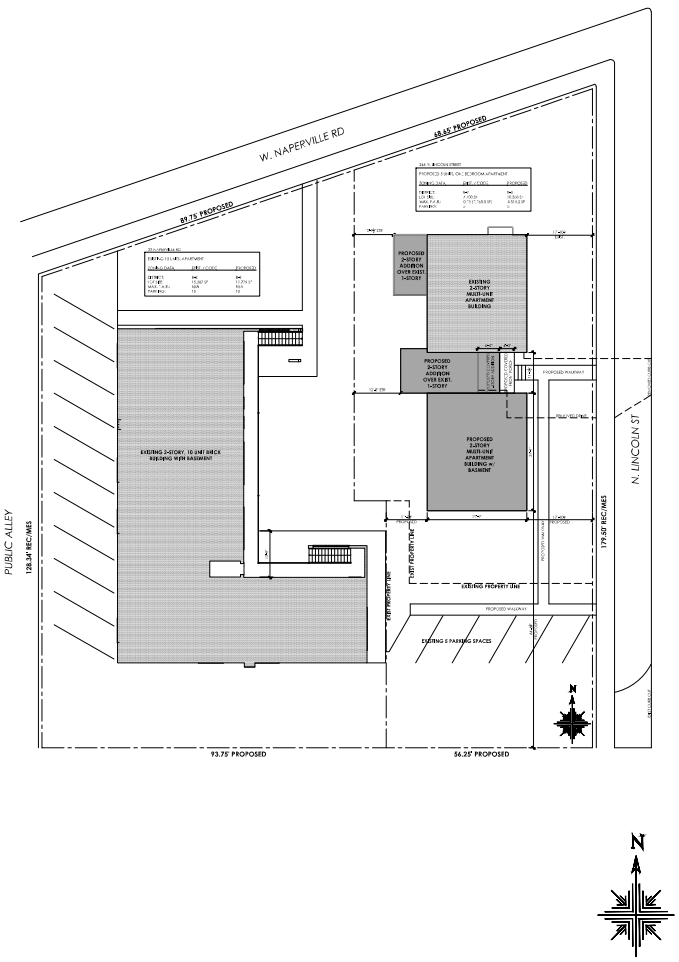
ACOUS	ACOUSTICAL	ELEC	ELECTRICAL	LH	LEFT H&	RM	ROOM
A/C AIR	CONDITIONING	ELEV	ELEVATOR	LL	LIVE LOAD	RND	ROUND
AD	AREA DRAIN	EMER	EMERGENCY	LT	LIGHT	RO	ROUGH OPENING
ADJ	ADJACENT	ENCL	ENCLOSURE	MAINT	MAINTENANCE	ROW	RIGHT OF WAY
AFF	ABOVE FINISH FLOOR	EQ	EQUAL	MAS	MASONRY	RS	ROUGH SAWN
AL	ALUMINUM	EQUIP	EQUIPMENT	MAT	MATERIAL	RV	ROOF VENT
ALT	ALTERNATE	EST	ESTIMATE	MAX	MAXIMUM	S	SOUTH
APPROX	APPROXIMATE	EXIST	EXISTING	MC	MEDICINE CABINET	SAN	SANITARY
ARCH	ARCHITECT	EXISTG	EXISTING	MECH	MECHANICAL	SC	SOLID CORE
BD	BOARD	EXP	EXPOSED	MTL	METAL	SCHED	SCHEDULE
BITUM	BITUMINOUS	EXT	EXTERIOR	MFR	MANUFACTURER	SD	SMOKE DETECTOR
BLDG	BUILDING	FPHB	FROST PROOF HOSE BIB	MH	MANHOLE	S4S	SURFACES FOUR SIDES
BLK	BLOCK			MIN	MINIMUM		
BLKG	BLOCKING	FD	FLOOR DRAIN	MIR	MIRROR	SEC	SECTION
BM	BEAM	FIN	FINISH	MISC	MISCELLANEOUS	SF	SQUARE FEET
BOT	BOTTOM	FLASH	FLASHING	MO	MASONRY OPENING	SHT	SHEET
BRG	BEARING	FLR	FLOOR	MTD	MOUNTED	SIM	SIMILAR
BRK	BRICK	FLUOR	FLUORESCENT	MUL	MULLION	SPEC	SPECIFICATION
BSMT	BASEMENT	FP	FIREPROOF(ING)	N	NORTH	SPEAKER	SPKR
BTWN	BETWEEN	FR	FRAME	NIC	NOT IN CONTRACT	SQ	SQUARE
CAB	CABINET	FT	FOOT OR FEET	NO OR #	NUMBER	SST	STAINLESS STEEL
CB	CATCH BASIN	FTG	FOOTING	NOM	NOMINAL	STD	ST&ARD
CEM	CEMENT	FURN	FURNACE	NTS	NOT TO SCALE	STL	STEEL
CER	CERAMIC	FUR	FURRING	OA	OVERALL	STO	STORAGE
CI	CAST IRON	GA	GAUGE	OC	ON CENTER	STRUCT	STRUCTURAL
CIR	CIRCLE	GALV	GALVANIZED	OD	OVERFLOW DRAIN	SUSP	SUSPENDED
CJ	CONTROL JOINT	GC	GENERAL CONTRACTOR	OPG	OPENING	SW	SWITCH
CL	CENTERLINE			OPP	OPPOSITE	SY	SQUARE YARD
CLG	CEILING	GL	GLASS			SYM	SYMMETRICAL
CLST	CLOSET	GPM	GALLONS PER MINUTE	PART BD	PARTICLE BOARD	T	TREAD (STAIR)
CLR	CLEAR			PBG	PLUMBING	T/	TOP OF
CMU	CONCRETE MASONRY UNIT	GYP	GYPSUM	PCF	POUNDS PER CUBIC FOOT	TAN	TANGENT
		GYP BD	GYPSUM BOARD			TEL	TELEPHONE
CO	CLEAN OUT	H	HEIGHT	PED	PEDESTAL	TELP	TELEPHONE POLE
COL	COLUMN	HC	HOLLOW CORE	PERF	PERFORATE	TEMP	TEMPORARY
CONC	CONCRETE	HDWD	HARDWOOD	PL	PLATE	TER	TERRAZZO
CONN	CONNECTION	HDWR	HARDWARE	PLAS	PLASTER	T&G	TONGUE & GROVE
CONST	CONSTRUCTION	HT	HEIGHT	PLAM	PLASTIC LAMINATE	THK	THICK
CONT	CONTINUOUS	HM	HOLLOW METAL	PLYWD	PLYWOOD	TV	TELEVISION
CONTR	CONTRACTOR	HORIZ	HORIZONTAL	PNL	PANEL	TYP	TYPICAL
CPT	CARPET	HP	HORSEPOWER	PR	PAIR	UNFIN	UNFINISHED
CT	CERAMIC TILE	HR	HOUR	PSF	POUNDS PER SQUARE FOOT	UON	UNLESS OTHERWISE NOTED
CTR	CENTER	HVAC	HEATING/ VENTILATION/ AIR CONDITIONING	PSI	POUNDS PER SQUARE INCH	UNO	UNLESS NOTED OTHERWISE
CY	CUBIC YARD						
DBL	DOUBLE						
DEPT	DEPARTMENT	ID	INSIDE DIAMETER	PT	POINT	VAR	VARIES, VARIABLE
DET	DETAIL	IN	INCH	PTD	PAINTED	VB	VAPOR BARRIER
DF	DRINKING FOUNTAIN	INCL	INCLUDE (ING)	PVMT	PAVEMENT	VCT	VINYL COMPOSITION TILE
DIA	DIAMETER	INSUL	INSULATION	QT	QUARRY TILE		
DIM	DIMENSION	INT	INTERIOR	R	RISER	VERT	VERTICAL
DIV	DIVISION	INV	INVERT	R&S	ROD & SHELF	VEST	VESTIBULE
DL	DEAD LOAD	JAN	JANITOR	RA	RETURN AIR	W	WEST
DN	DOWN	JST	JOIST	RAD	RADIATOR	W	WIDTH
DP	DAMPROOF(ING)	JT	JOINT	RD	ROOF DRAIN	W/	WITH
DR	DOOR	KIT	KITCHEN	REF	REFERENCE	WC	WATER CLOSET
DS	DOWNSPOUT	KD	KNOCKED DOWN	REFR	REFRIGERATOR	WD	WOOD
DWG	DRAWING	KO	KNOCKOUT	REG	REGISTER	W/O	WITHOUT
DWR	DRAWER	L	LENGTH	REINF	REINFORCED	WH	WATER HEATER
E	EAST	LAB	LABORATORY	REQ'D	REQUIRED	WP	WATER PROOF OR WORK POINT
EA	EACH	LAM	LAMINATE	RET	RETURN		
EJ	EXPANSION JOINT	LAV	LAVATORY	REV	REVISE PR REVISION	WT	WEIGHT
EL	ELEVATION	LF	LINEAR FOOT	RH	RIGHT H&	WWF	WELDED WIRE FABRIC
						WDW	WINDOW

LEGEND



SITE PLAN

1/16" = 1'



WIDLER ARCHITECTURE
1009 Maple Ave, #1, Downers Grove, IL 60515
T (630) 613-9503
www.Widlerarch.com

DATE	ISSUE
10.26.25	FOR ZONING REVIEW

THESE DRAWINGS HAVE BEEN PREPARED AT AND/OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND WITH THE REQUIREMENTS OF THE BUILDING DEPARTMENT AND CODES PAVING JURISDICTION.
10.26.25
DATE

ARCHITECT
BRENT WIDLER
STATE OF ILLINOIS
LICENSED ARCHITECT
#001-020589
EXPIRATION DATE: 11.30.26

PROJECT NAME
246 N. LINCOLN ST.
WESTMONT, IL 60559

DRAWN BY: JA
CHECKED BY: BW
DATE: 10.26.25
JOB NUMBER: 24020

SHEET NAME: COVER SHEET

SHEET NUMBER: G0.0

WIDLER ARCHITECTURE

246 Lincoln Ave., Westmont, IL

PROPOSED EAST ELEVATION - SCALE: 1/8" = 1'-0"

10.22.2025

WIDLER
ARCHITECTURE

246 Lincoln Ave., Westmont, IL

PROPOSED EAST ELEVATION - SCA

WIDLER ARCHITECTURE

246 Lincoln Ave., Westmont, IL

PROPOSED EAST ELEVATION - SCALE: 1/8" = 1'-0"

10.22.2025

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

KABAL SURVEYING COMPANY

Land Surveying Services

ALTA/NSPS Land Title Survey

(assumed)

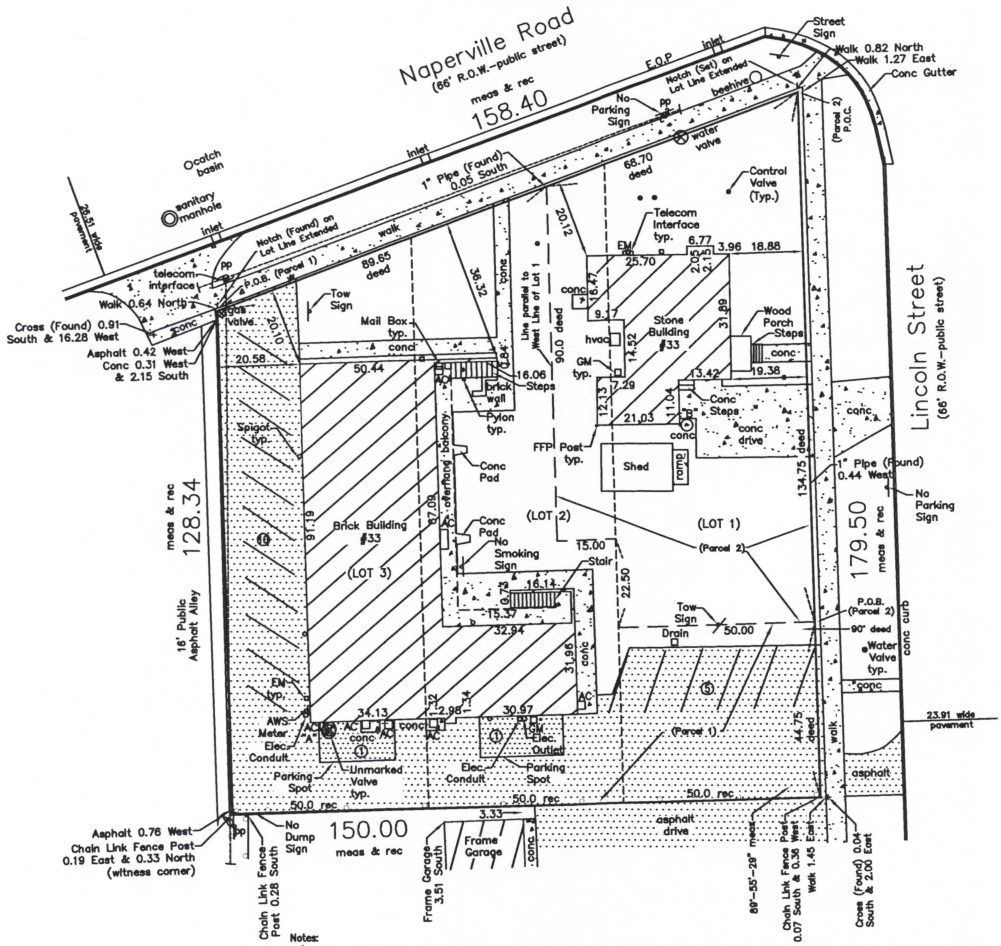
Parcel 1:

That Part of Lots 2 and 3 in Block 2 in Arthur T. Mcintosh and Company's Fairmont Heights, Being a Subdivision in the Northeast Quarter of Section 9, Township 38 North, Range 11, East of the Third Principal Meridian, Described as Follows:
Commencing at the Northwest Corner of Lot 3 for a Place of Beginning; Thence Southerly Along the West Line of Lot 3, 128.34 Feet More or Less to the Southwest Corner of Lot 3; Thence Easterly Along the South Line of Lots 3, 2 and 1; 150.0 Feet More or Less to the Southeast Corner of Lot 1; Thence Northerly Along the East Line of Lot 1, 44.75 Feet; Thence Westerly at Right Angles to the Last Described Course, 50.00 Feet More or Less to a Point on the West Line of Lot 1; Thence Northerly Along the West line of Lot 1, 22.50 Feet; Thence Westerly at Right Angles to the Last Described Course, 15.00 Feet; Thence Northerly Parallel to the West Line of Lot 1, 90.00 Feet More or Less to a Point on the Northerly Line of lot 2; Thence Southwesterly Along the Northerly Line of Lots 2 and 3, 89.65 Feet More or
Less to the Point of Beginning, all in DuPage County, Illinois.

Parcel 2:

That Part of Lots 1 and 2 in Block 2 in Arthur T. Mcintosh and Company's Fairmont Heights, Being a Subdivision in the Northeast Quarter of Section 9, Township 38 North, Range 11, East of the Third Principal Meridian, Described as Follows:
Commencing at the Northeast Corner of Lot 1 for a Place of Beginning, Thence Southerly Along the East Line of lot 1,134.75 Feet More or Less to a Point Which is 44.75 Feet Northerly of (As Measured Along Said East Line of Lot 1) the Southeast Corner of Lot 1; Thence Westerly at Right Angles to the Last Described Course, 50.00 Feet More or Less to the West Line of Lot 1; Thence Northerly Along the West Line of Lot 1, 22.50 Feet; Thence Westerly at Right Angles to the Last Described Course, 15.00 Feet Thence Northerly Parallel to the West Line of Lot 1, 90.00 Feet More or Less to a Point on the North Line of Lot 2; Thence Northeasterly Along the Northerly Line of Lots 2 and 1, 68.70 Feet More or Less to the Point of Beginning, all in DuPage County, Illinois.

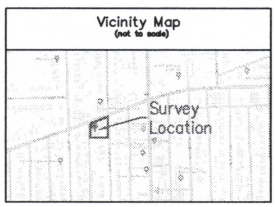
Address: 33 West Naperville Road, Westmont, IL 60559



Notes:

1) Address of the surveyed property as disclosed in documents provided by the client agrees with the address observed while conducting the fieldwork. Shown hereon.
2) According to FEMA.GOV website, Flood Insurance Rate Map, Map Number 17043C0186J, effective on 8/1/2019, Panel 186 of 287, shows property is located in Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain."
3) Gross Land area of the property is approximately 23,086 square feet.
4) Height of the building above grade at point "A" is 16.60 feet & "B" is 19.24. Shown hereon.
5) There are 17 Regular parking spaces onsite and 0 Handicapped parking space onsite. Shown hereon.
6) Substantial features are shown hereon.
7) Encroachments are as follows: Neighbor's Chain Link Fence is 0.07 feet South of the South lot line; Our Asphalt is 0.76 feet and 0.42 feet West of the West lot line. Shown hereon.
8) According to Schedule B, Part 2, Exceptions, Item 23 states "Possible easement of any public utilities as disclosed by service poles on the rear of the land". Plat of Subdivision does not show easements on the property.

Vicinity Map
(not to scale)



CERTIFICATION

To Chicago Title Company, LLC and Kevin Droz:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 2, 3, 4, 8, 9, 10, 11 (a) and 16 from Table A. The fieldwork was completed on February 9, 2024

Date of Plat or Map: February 9, 2024

Mitchell P. Balek

Mitchell P. Balek Registration Number 035-003250

Title Company: Chicago Title Company, LLC
File Number: 24CNW888270WC
Effective Date: May 13, 2024
Proposed Insured: Kevin Droz

LEGEND
meas = measured, S = South, pp = power pole
rec = record, E = East, W = West, N = north
R.O.W. = right-of-way, conc = concrete
GM = gas meter, EM = electric meter,
(8) = number parking spaces,
P.O.B. = point of beginning
P.O.C. = point of commencement
E.O.P. = edge of pavement

Area of property is approximately 23,086 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed July 15, 20 24

Scale: 1 inch = 30 ft.
Order No. 241338
Ordered By: The Fry Group

Graphic Scale (feet)
0 30 60

This professional service conforms to the current Illinois minimum standards for an ALTA/NSPS survey

STATE OF ILLINOIS
COUNTY OF COOK } s.s.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2024

ORIGINAL SEAL IN RED

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
DISCUSSION AGENDA ITEM

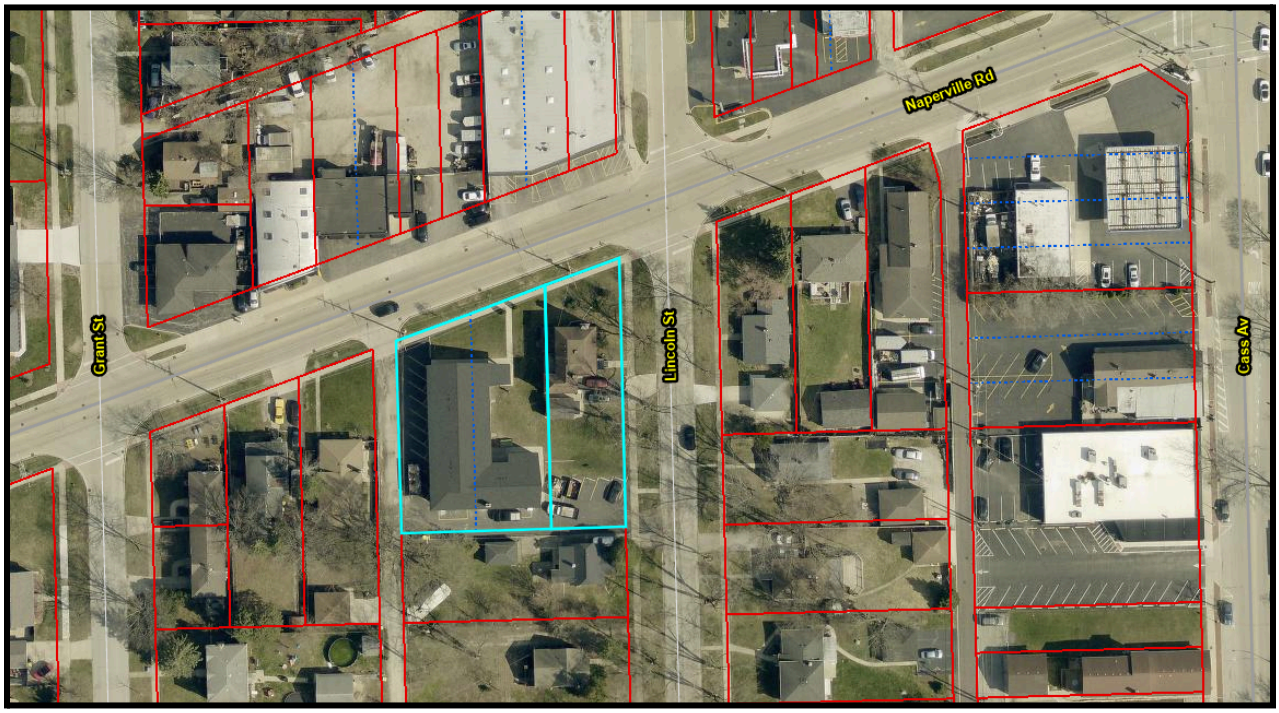
MEETING DATE: November 12, 2025

TITLE: Preliminary Concept Plan Presentation - INFORMAL DISCUSSION ONLY

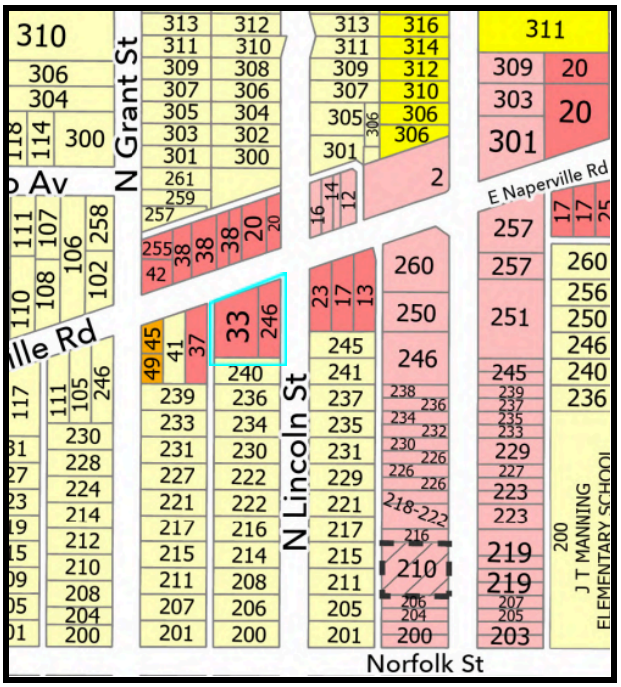
Request from 33 W Naperville LLC, regarding the properties at 246 North Lincoln Street and 33 West Naperville Road, Westmont, IL, 60559, to present a draft Concept Plan for a proposed Map Amendment from B-2 General Business District to R-5 General Residential District and potential Optional Development Plan, for the redevelopment of two existing nonconforming residential buildings. This is a preliminary internal/informal discussion for the Planning and Zoning Commission to provide feedback prior to a required public hearing, to be held at a future date.

I. BACKGROUND OF ITEM

A. Location: The subject property is located at the southwest intersection of North Lincoln Street and West Naperville Road. The proposal is to rezone both properties from a commercial district to a residential district, and construct a two-story addition to 246 North Lincoln Street. 33 West Naperville Road was extensively remodeled this past year. Currently zoned B-2 General Business District, the multi-unit residential building at 33 West Naperville and the two-unit house at 246 North Lincoln are both nonconforming. The proposed rezoning to R-5 General Residential would make the land use conforming. If the project proceeds to a public hearing, additional zoning approvals may be identified.



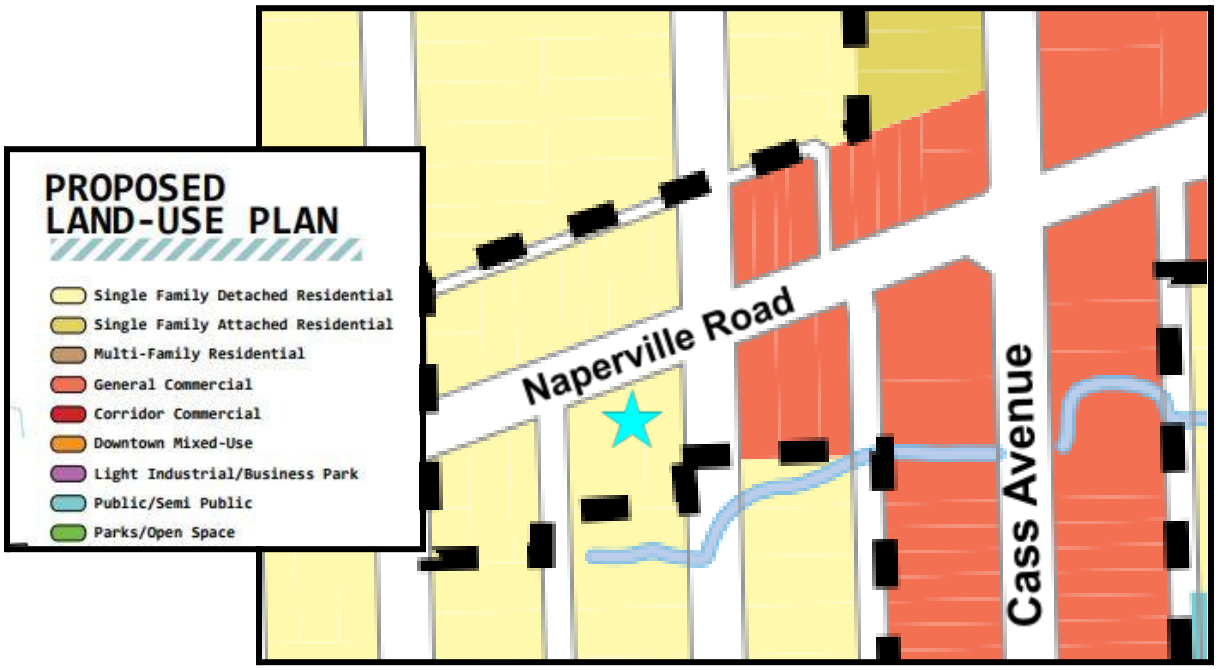
Aerial Map - 33 West Naperville Road & 246 North Lincoln Street (source: DuPage County GIS)



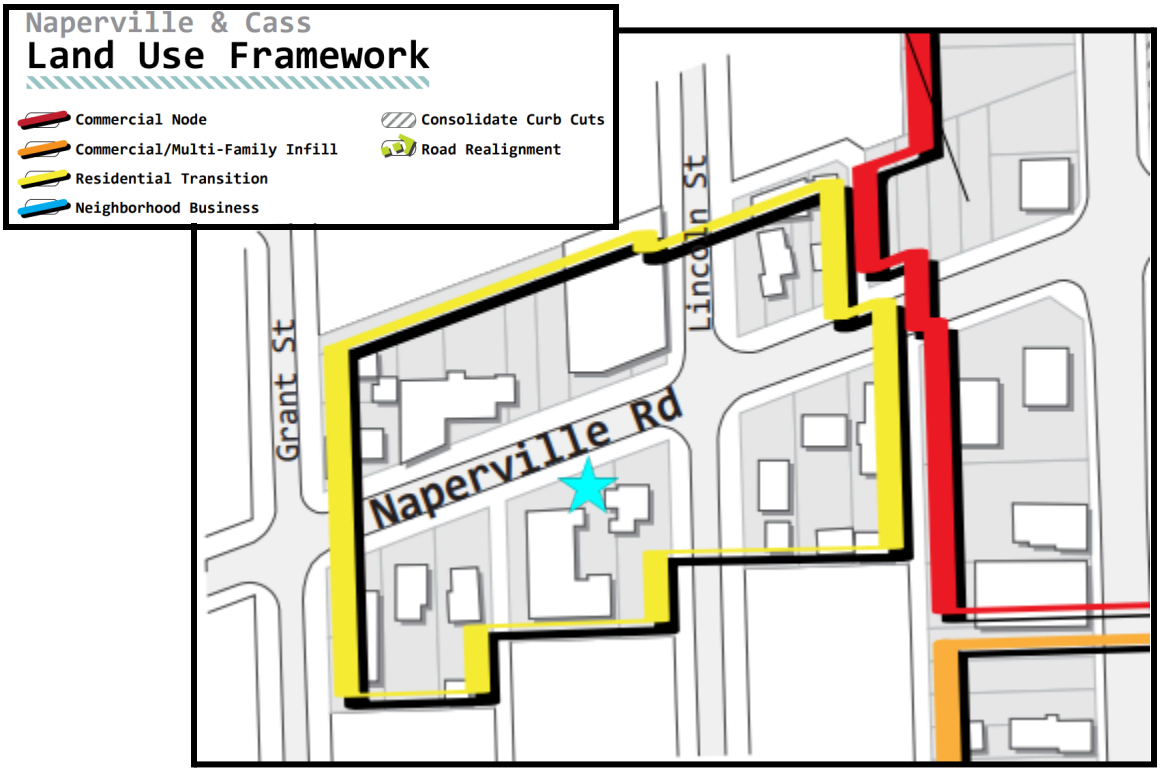
Zoning Map - 33 West Naperville Road & 246 North Lincoln Street

B. <u>Zoning Designations:</u>

SUBJECT PROPERTY	B-2 General Business District
NORTH	B-2 General Business District
SOUTH	R-3 Single-Unit Residential District
EAST	B-2 General Business District
WEST	B-2 General Business District



Comprehensive Plan - Proposed Land Use Map - 33 West Naperville Road & 246 North Lincoln Street



Comprehensive Plan - Naperville & Cass Subarea Plan - 33 West Naperville Road & 246 North Lincoln Street

C. Comprehensive Plan & Zoning Designation:

A part of the Naperville & Cass subarea, this is a part of the Village that is best described as an area in transition. In the 1960s, lots were zoned for industrial, commercial, or residential uses. Throughout the 1970s, some rezonings took place in an attempt to see more uniform development, ending on the B-2 district. However, a corridor of nonconformities remains.

The Comprehensive Plan is not clear on the future of these properties. The future land use plan finds single-family detached residential to be appropriate. However, the Naperville & Cass subarea plan says that this stretch of Naperville Road should serve as Residential Transition, recognizing residences as the predominant land use in this subarea. This designation encourages a mix of commercial and residential uses. The subarea plan anticipates a land use pattern that sees concentrated commercial activity at the intersection of Naperville & Cass, and less impactful land uses adjacent to the single-family homes.

Both properties are currently zoned B-2, which does not allow any residential uses. Consequently, both properties are nonconforming. The proposal to rezone both properties to the R-5 General Residential District would bring the land use into compliance since multi-unit buildings are a permitted use allowing for future renovations.

D. Neighborhood Characteristics

West Naperville Road acts as both a transitional area and an area in transition; meaning that it transitions from fully single-family neighborhoods to the northern edge of Downtown Westmont. Over the last 50 years, it has seen gradual transformation from industrial and mixed-residential to commercial uses. From Cass Avenue to Grant Street, the northside of Naperville Road is primarily

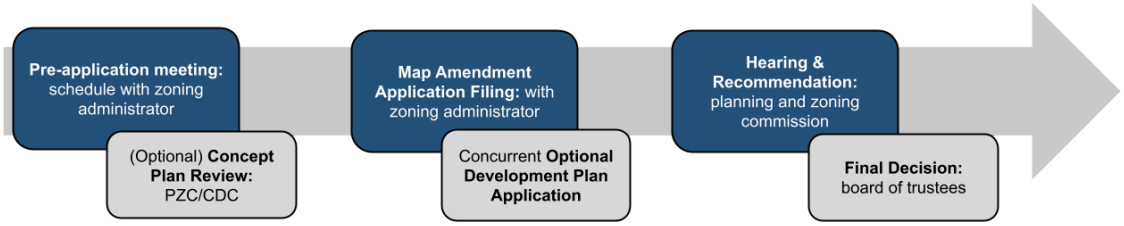
automotive businesses, while the southside are mostly residences also zoned B-2. However, the semi-detached house at the southeast corner of Naperville and Grant is zoned R-5, and the single-family home directly east is zoned R-3. There is not a consistent zoning designation nor land use along this corridor west of Cass Avenue.

II. CONCEPT PROPOSAL:

The property owner is proposing to bring both properties into compliance with the zoning ordinance with the first step of rezoning them to a residential district. Additionally, the owner is considering constructing an addition to 246 North Lincoln. This would result in two multi-unit buildings.

At this point, the owner has not submitted a formal application or paid any of the required fees. Section 14.03(C)(2) of the zoning ordinance allows for prospective map amendment projects, which may later request an Optional Development Plan, to request a Concept Plan meeting prior to submitting a formal application. The owner has expressed a desire to present the concept plan to the Planning & Zoning Commission for discussion before submitting an application and holding a public hearing.

Map Amendment & Optional Development Plan Process (generally)



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

1. Request for a Map Amendment from B-2 General Business to R-5 General Residential;
2. Request for an Optional Development Plan;
3. Request for a Site and Landscaping Plan.
4. Preliminary Plan/Final Plat may be required dependant on final design
5. Variances/Deviations may be required dependent on Zoning District

III. EXAMPLE TOPICS TO CONSIDER FOR DISCUSSION:

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

IV. LEGAL

A. Notification: The discussion does meet the threshold requirements for a public hearing or notification.

B. Code References: Chapter 95

C. Other Actions: Required public notifications and public hearings will occur at a later date if the petitioner moves forward with an application.

V. DOCUMENTS ATTACHED:

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

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
DISCUSSION AGENDA ITEM

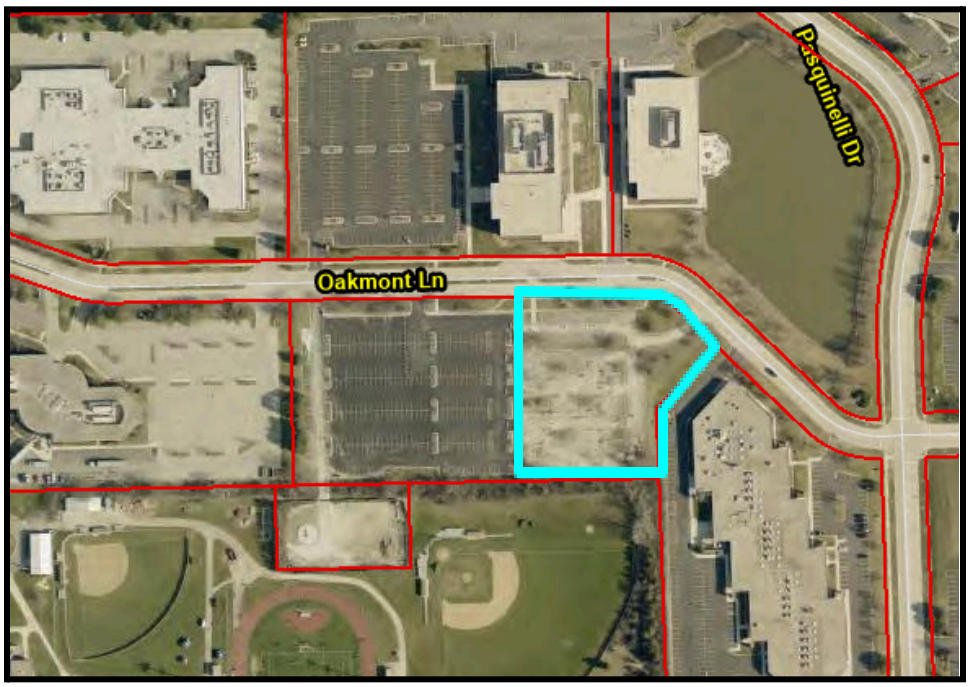
MEETING DATE: November 12, 2025

TITLE: Preliminary Concept Plan Presentation - INFORMAL DISCUSSION ONLY

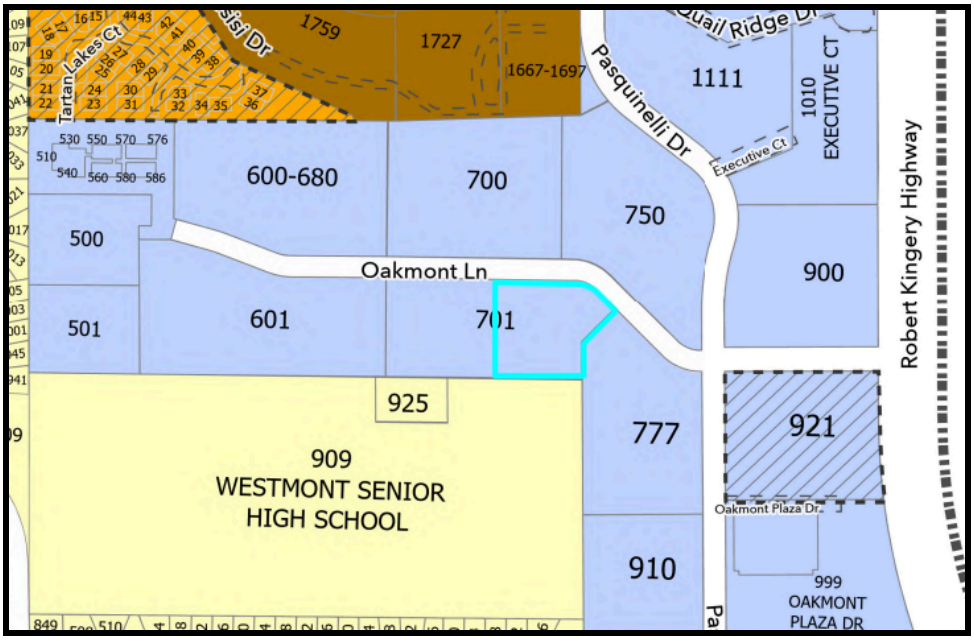
Request from Torque Suites and Ryan Companies US, INC (Owner), regarding Lot 2 of the Rockwell Second Resubdivision, commonly known as 701 Oakmont Lane, Westmont, IL, 60559. The purpose of the request is to present a draft, Concept Plan for a proposed Planned Unit Development (PUD) for the redevelopment of an existing parking lot into a commercial condominium building for the storage and serving of automobiles.This is a preliminary internal/informal discussion for the Planning and Zoning Commission to provide feedback prior to a required public hearing, to be held at a future date.

I. BACKGROUND OF ITEM

A. Location: The subject property is located on the southside of Oakmont Lane. Earlier this year, the property owner, Ryan Companies, received approvals to subdivide the lot into two. Ryan Companies will retain Lot 1 to serve as parking for the office buildings on the northside of Oakmont. Torque Suites proposes to develop Lot 2, currently an unused parking lot, into car condominiums.



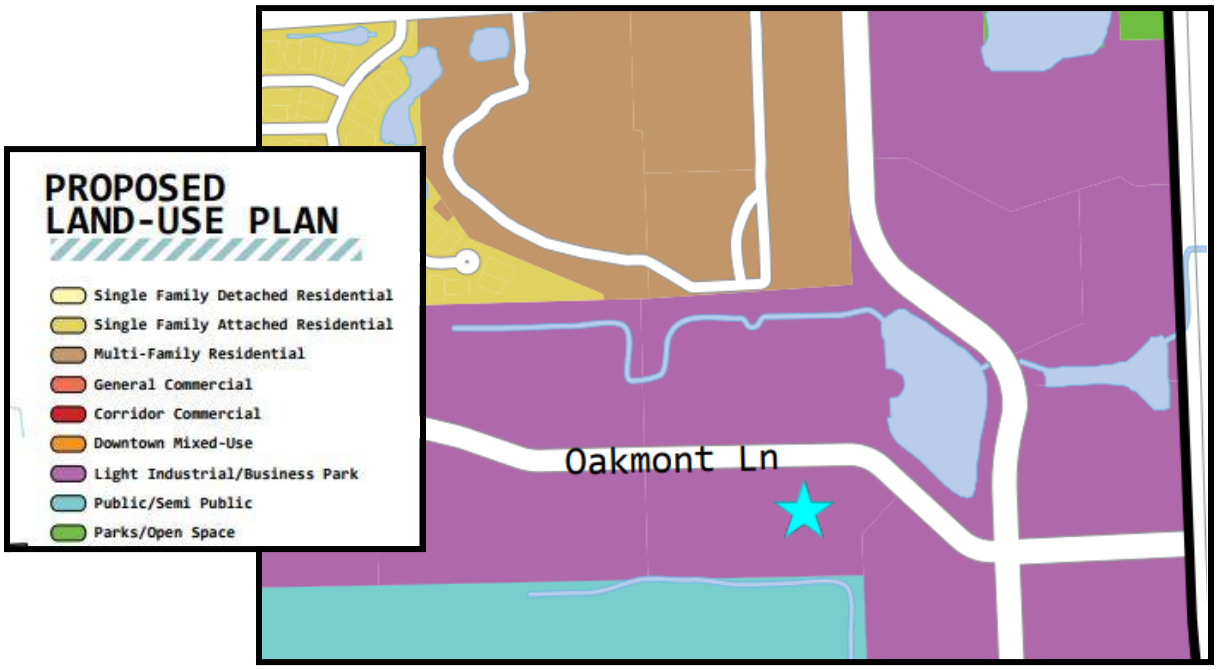
Aerial Map - 701 Oakmont Lane (source: DuPage County Parcel Viewer)



Zoning Map - 701 Oakmont Lane

A. Zoning Designations:

SUBJECT PROPERTY	O/R Office/Research District
NORTH	O/R Office/Research District
SOUTH	R-3 Single-Family Detached Residence District
EAST	O/R Office/Research District
WEST	O/R Office/Research District



Comprehensive Plan - Proposed Land Use Map - 701 Oakmont Lane

B. Comprehensive Plan and Zoning Designation:

The Comprehensive Plan designates the future land use in this area as Light Industrial/Business Park. All properties along Oakmont Lane and Pasquinelli Drive share this future land use designation. The Comprehensive Plan describes this designation as an area that "*...should consist of office and business uses, ranging from multi-story buildings found in the Pasquinelli Drive Office Park to more industrial type uses at Ty Warner Industrial Park…"* Car condominiums as a land use are best classified as a "Self-Storage Facility". This use classification is an appropriate use for the Light Industrial/Business Park, although the Comprehensive Plan does not explicitly state that it is an appropriate use for the office park the subject property is located in.

The subject property is currently zoned O/R Office/Research District, which does not allow self-storage facilities as a permitted or special use. Requesting a Special Use Permit for a Planned Unit Development can allow for the relaxation of many zoning regulations for the O/R district - including allowed uses - on an individually planned approach, as later discussed in this report.

C. Neighborhood Characteristics

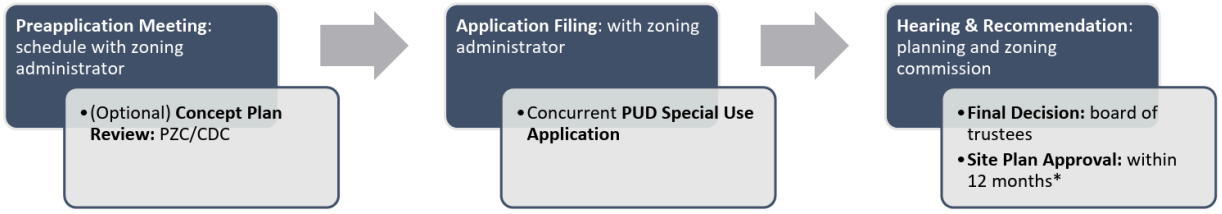
Oakmont Lane is improved with multi-tenant office buildings, with the exception of the daycare facility at the western end of the block. Oakmont Lane is part of a mature office park, with the subject property being one of the last undeveloped sites in the area. The property is bordered by Westmont Senior High School to the south, and multiple residential subdivisions are in the surrounding area.

II. CONCEPT PROPOSAL:

The applicant is proposing to construct 34 car condominiums across three buildings. As mentioned in item I(B), self-storage facilities are not allowed in the O/R district. However, the PUD request can grant a deviation from the allowed uses in a zoning district. PUD approval can also allow for more than one principal building on a lot. To allow for the one lot to have three condominium buildings and to allow self-storage facilities on a property zoned O/R, a PUD request must be made and approved.

At this point, the applicant has not submitted a formal application or paid any of the required fees. Section 14.03(C)(2) of the zoning ordinance allows for prospective PUD projects to request a Concept Plan meeting prior to submitting a formal application. The applicant has expressed a desire to present the concept plan to the Planning & Zoning Commission for discussion before submitting an application and holding a public hearing.

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



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

1. Request for a special use permit for a Planned Unit Development (PUD);
    a. Deviation from the allowed uses in the O/R district to add self-storage facilities as an allowed use;
    b. Deviation from the maximum number of principal buildings on a lot;
2. Request for a PUD Development Plan;
3. Request for a PUD site and landscaping plan.

III. EXAMPLE TOPICS TO CONSIDER FOR DISCUSSION:

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

IV. LEGAL

A. Notification: The discussion does meet the threshold requirements for a public hearing or notification.

B. Code References: Chapter 95, Sections 5.04; 14.03

C. Other Actions: Required public notifications and public hearings will occur at a later date if the petitioner moves forward with an application.

V. DOCUMENTS ATTACHED:

1. Petitioner Attachments:
    a. Concept Plan Application
    b. Concept Plan Slideshow

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

Request for a Concept Plan

Concept plans for mandatory or optional development plans can be requested by a petitioner or are required by the Zoning Administrator. The concept plan is presented to either the Planning & Zoning Commission or the Community Development Committee.

In the meeting, the petitioner will receive nonbinding opinions and feedback from the public body. Following the presentation, the petitioner will submit a proper application (if one has not yet been submitted), make revisions to the proposal, and hold any public hearing or meeting on their request(s).

What to Submit for a Concept Plan Presentation

To ensure that the concept plan presentation is productive, the petitioner should have preliminary plans prepared. Though preliminary, the plans should have enough detail to communicate to the Planning & Zoning Commission or Community Development Committee what the development is. Depending on the scope, at least the following documents should be provided:

- ☐ This completed request form
- ☐ Narrative addressed to either the **Planning & Zoning Commission** or **Community Development Committee** that describes the applicable information such as the proposed zoning district, the proposed uses, location and approximate dimensions of buildings and structures, number of dwelling units, amenities, overview of the business model, operating hours, number of employees, etc.
- ☐ Plat of Survey (prepared by an Illinois Registered Land Surveyor) showing all existing conditions (preferred)
- ☐ Dimensioned site plan drawn to scale
- ☐ Preliminary building elevations (preferred)

Subject Property Information

Property Address:				701 Oakmont Lane			
Property Identification Number(s) PIN(s):				0634405014			
PZC Case Number (if assigned by staff)							
Lot Width	~341 ft	**Lot Depth**	~333 sf	**Lot Area:**	116,401 sf	**Lot Acreage:**	2.672
Current Zoning:		O/R		**Current Use:**		Vacant Lot	
Description of Request/Project Title:				Concept Plan Application Meeting: we wish to discuss our Torque Suites project and request for a special use permit for a PUD. We look forward to working with the Village of Westmont to bring our exciting project to Westmont.			

Scheduling a Concept Plan Presentation

Once all of the materials listed above are prepared, a concept plan meeting can be requested. The Planning & Zoning Commission meets once a month and the Community Development Committee meets once a quarter. Scheduling the concept plan presentation depends on the agenda load. As such, concept plans may need to wait until the next meeting to be presented.

At a minimum, complete requests, including all supplemental documents, should be submitted at least 15 business days ***before*** a meeting. This affords Village staff the time to review the proposal for compliance with the Village's codes, ordinances, and guidelines, as well as prepare documents for the meeting.

Contact Information (for those attending the meeting)

Name:	Brad Albrecht
Title:	Director
Company:	Torque Suites
Address:	[redacted]
Phone:	
Email:	

Name:	Chris Dobrozsi
Title:	EVP
Company:	Torque Suites
Address:	[redacted]
City, State and Zip	
Phone:	
Email:	

Name:	
Title:	
Company:	
Address:	
Phone:	
Email:	

Name:	
Title:	
Company:	
Address:	
Phone:	
Email:	

Signature(s)

By signing below, the petitioner certifies that all of the above statements in this Application and statements on any documents or drawings submitted with this Application are true and correct to the best of my (our) information and belief.

BY SIGNING BELOW, THE PROPERTY OWNER GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO PRESENT A CONCEPT PLAN ON ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE REQUEST FOR THE PROPERTY.

By signing below, the petitioner and property owner acknowledge that submitting this form is not a guarantee that the requests will appear before the Planning and Zoning Commission or Community Development Committee. The petitioner and property owner further acknowledge that all items to be considered by the Planning and Zoning Commission and Community Development Committee shall receive technical reviews by Village Staff or consultants, as deemed appropriate by the zoning administrator, before being considered by the Planning and Zoning Commission or Community Development Committee.

By signing below, the petitioner understands that (1) favorable feedback given by either the Planning and Zoning Commission or Community Development Committee does not constitute an approval, nor does it guarantee approval once a development application has been submitted, and (2) for a project presented in the concept plan to be approved, proper development applications must be submitted, reviewed by all necessary Village staff and consultants, and reviewed and approved by the proper decision-making body listed in Chapter 95, Section 14.01(B).

PETITIONER SIGNATURE:

Brad Albrecht

Print Name of **Petitioner**

Brad Albrecht

Signature of **Petitioner** and Date

OWNER SIGNATURE
***(if different than the petitioner)*:**

Ryan Companies US, Inc

Print Name of **Property Owner**

10/27/25

Signature of **Property Owner** and Date

Eric Nordeen
President - Great Lakes Region

Torque Suites

Concept Plan Review

701 Oakmont Lane

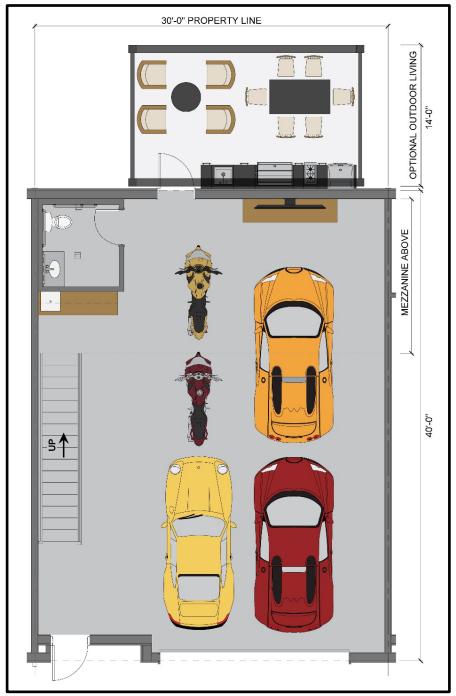
Westmont, IL

November 12, 2025

TORQUE

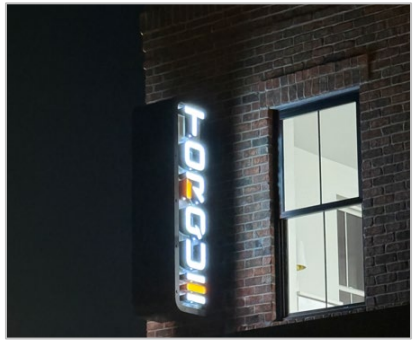
What is Torque?

- Torque Suites offers luxury, privately owned commercial units designed for individuals to keep their prized possessions and unwind
- The possibilities are endless - whether it's a personal office, a "post-retirement HQ," art gallery or auto collection, you can make it your own
- Torque is a secured and gated property for quiet and private enjoyment of its unit owners
- Torque has multiple locations across the Midwest and Southeast, strategically positioned in communities such as Fishers, IN; Blue Ash, OH; Oakley, OH; and Birmingham, AL



Renderings (Examples)

Example signage at existing Torque communities & image of Oakmont Lane (for discussion purposes only:



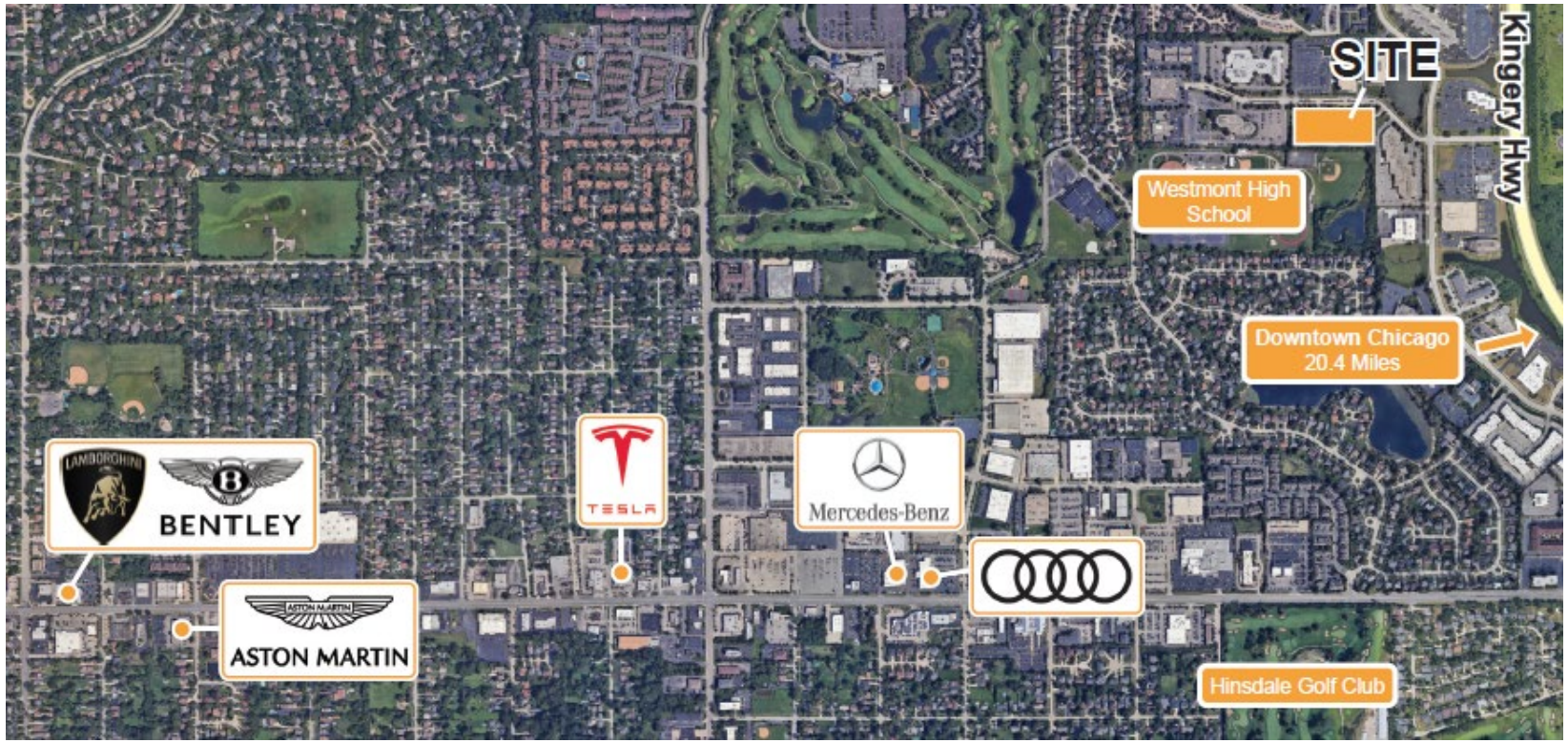
A typical unit is 30' wide x 40' deep with 18' ceiling height. Many units will include an outdoor space, restroom and mezzanine structure.

Elevations (Examples)

Indianapolis, IN

Cincinnati, OH

Proposed Location



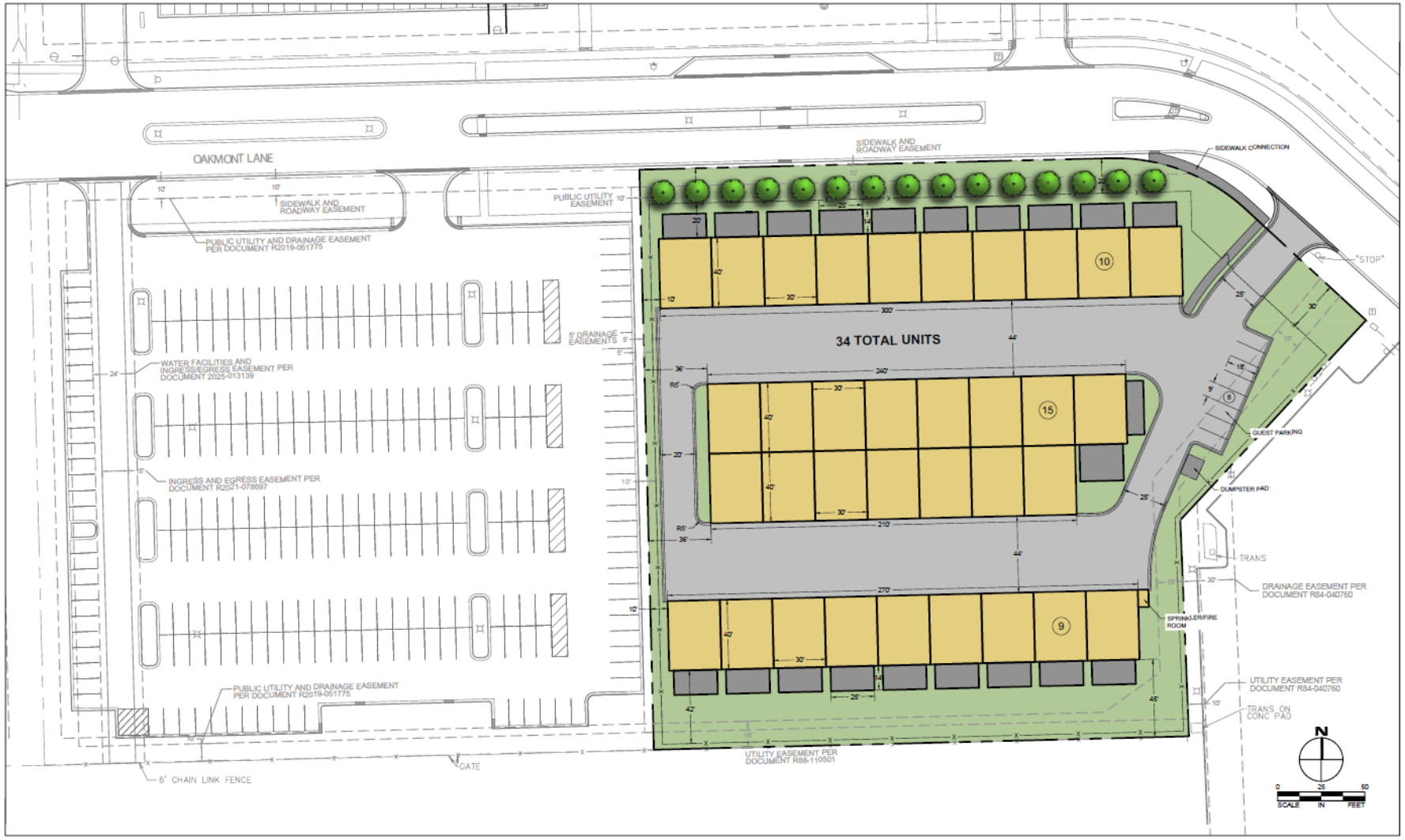
Torque is enthusiastic about the opportunity to bring our concept to the Village of Westmont. We take pride in building community and transforming land sites into a "low intensity", but high-demand use that benefits local business owners, residents, and the surrounding economy. Our approach emphasizes collaboration with neighbors, community members, and nearby businesses to foster a positive and inclusive environment. Throughout this process, feedback from the community has been positive.

TORQUE

Site Plan

Notes:

- Torque will work with the Village of Westmont to ensure proper fire safety measures are addressed with a proper turnaround and sprinklered buildings.
- Although we do not expect the need for excess parking, Torque did implement 8 guest parking spaces within our site layout.
- We are requesting a deviation to 10' building setback on the West side of the property.
- The property will be gated and secured by a 6' fence (vertical aluminum fence)
- In addition to a comprehensive landscaping plan, Torque will provide additional plant screening in-between the northern building and Oakmont Lane.



RYAN

755 Oakmont Lane • Concept Site Plan - Option 1 • 10.22.2025

TORQUE

Example Association Summary & Restrictions

Torque Westmont will be governed by an Owner's Association that functions similar to a Homeowner's Association. The goal of the Torque Owner's Association (TOA) is to ensure the enjoyment, safety and security of the unit owners and surrounding community.

Quiet Hours:

- All unit owners and guests must observe Quiet Hours from 10pm – 8am
- Quiet Hours restrict any activity that causes noise that is heard outside of the Condominium Property
- Each unit shall ensure all exterior doors to the unit are closed during the hours of 10pm – 8am other than temporarily opening the door to enter or exit the unit
- No unit shall operate a vehicle that has excessive noise (ie. unmuffled engine) during the hours of 9pm – 8am
- Common areas: shall be kept free and clear of garbage, rubbish, debris and other unsightly materials.
- Any events hosted at the clubhouse must be approved by the Owner's Association Board

Prohibited Activities:

- Other than the construction and completed of the permanent improvements, no unit owner may paint the exterior of their units.
- No welding, fusing or brazing of any metals involving open flames or arcing of metals shall be permitted
- Heavy repairs and maintenance may not be performed
- No manufacturing, retail selling or construction may be performed in or around the units.
- Units may not be used as a consumer facing business and cannot display professional or advertising signage.
- There shall be no overnight parking in excess of 72 hours
- The condominium property shall not be used for overnight accommodations, residential housing or to facilitate transient living

Development Team

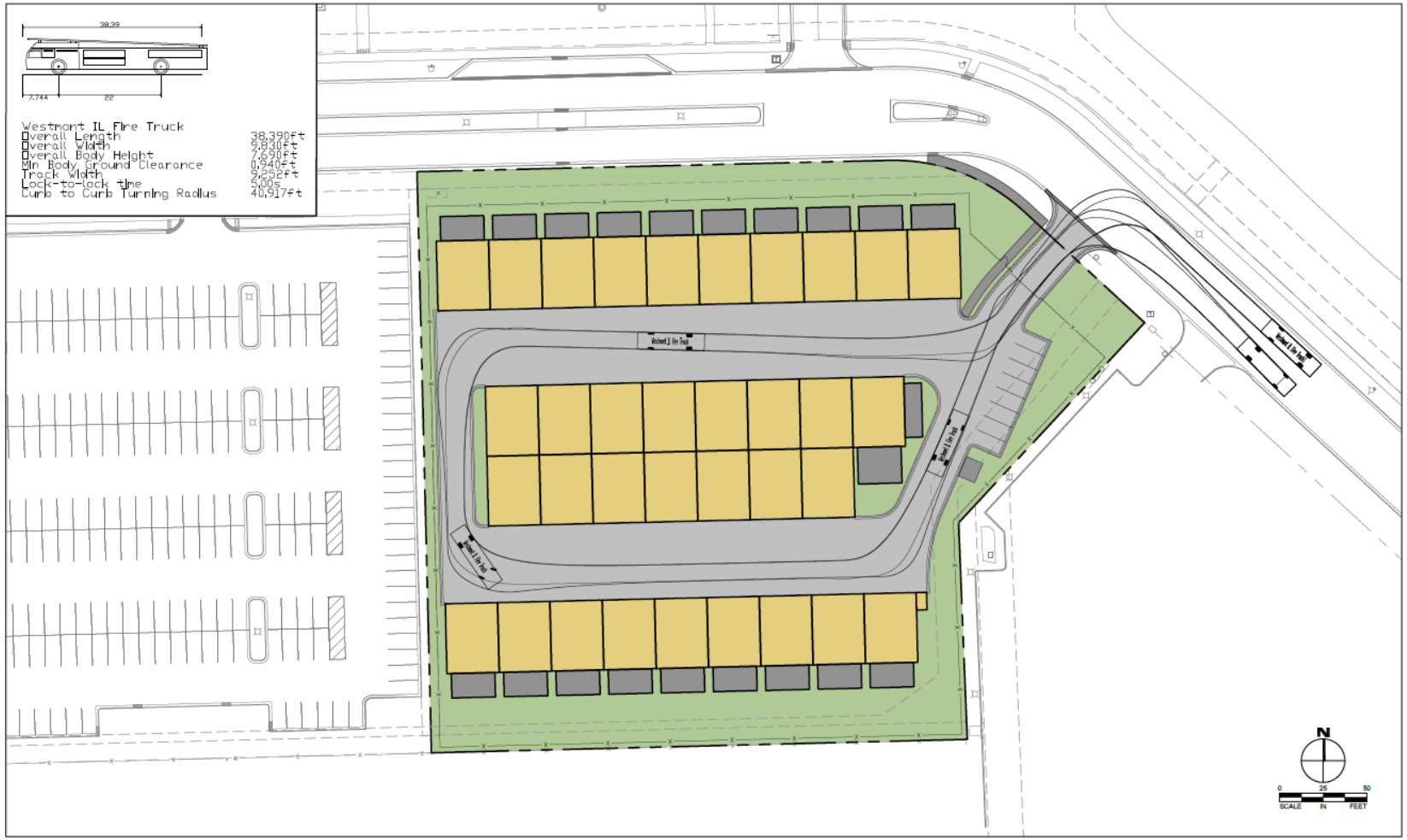
- Torque was created under the Neyer Properties umbrella in 2023 to meet the growing demand of individuals to have a privately owned space away from their home for various activities, engagement and uses.
- Torque Motor Suites is part of a long history of Neyer Properties. Since our founding in 1995, our CEO Dan Neyer has been committed to transforming the commercial real estate landscape, continuing a Neyer family tradition going back more than 100 years.
- Over the years, Neyer Properties has developed more than 3,500 acres of land and hundreds of projects totaling over $3 billion in value. By pursuing land and building sites in key locations throughout the U.S., we are able to offer clients properties that are easily accessible and have exceptional visibility.
- We believe every development should enhance the value of local real estate assets, and we're committed to excellence, adaptability, and cultivating local relationships.

THANK YOU

Contact Us:
Brad Albrecht
513.706.3226
balbrecht@torquesuites.com

LEARN MORE

Fire Safety Exhibit

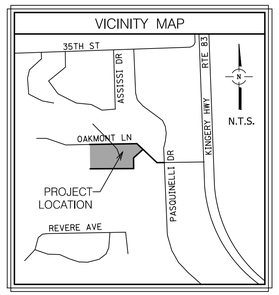


PRELIMINARY PLAT OF SUBDIVISION

ROCKWELL SECOND RESUBDIVISION

BEING A RESUBDIVISION OF LOT 2 IN ROCKWELL SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 35 AND IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DuPAGE COUNTY, ILLINOIS.

P.I.N.: 06-34-405-014-0000



N

SCALE 1" = 40'

0 40 80

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

SOURCE BENCHMARK:
NATIONAL GEODETIC SURVEY
CORS ID: DP6B
PID: DM5964
STATION IS A GPS CORS.
ELEVATION = 720.36 NAVD88 (2011)

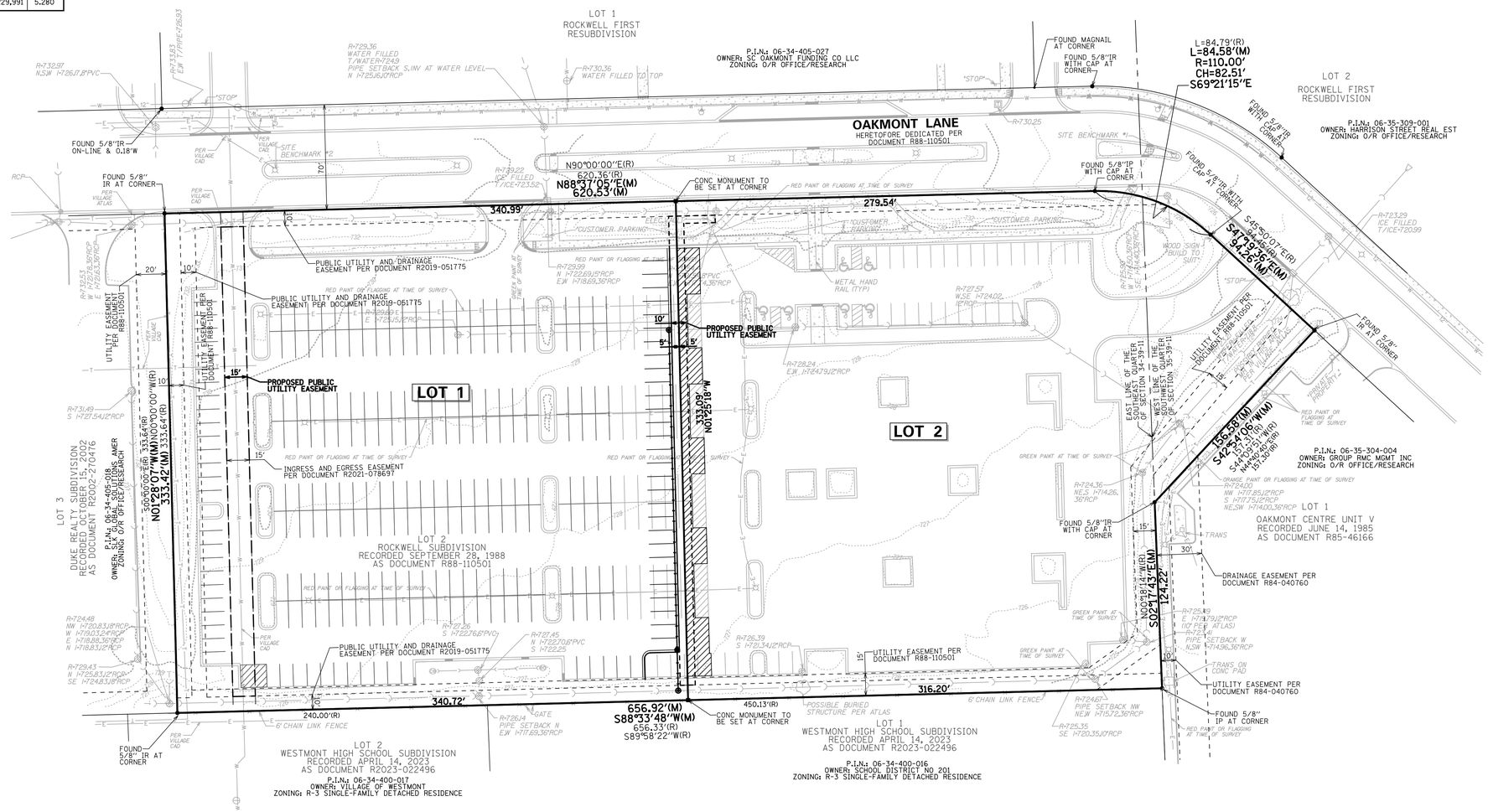
SITE BENCHMARK #1:
SQUARE CUT ON NORTH SIDE OF CONCRETE BASE ON THE FIRST LIGHT POLE WEST OF PASQUINELLI DRIVE AT THE EAST END OF MEDIAN OF OAKMONT LANE.
ELEVATION = 727.16 NAVD88 (2011)

SITE BENCHMARK #2:
SQUARE CUT ON NORTH SIDE OF CONCRETE BASE OF A LIGHT POLE AT THE WEST END OF MEDIAN OF OAKMONT LANE AT THE SOUTHWEST ENTRANCE TO PARKING LOT FOR THE NORTH PROPERTY.
ELEVATION = 732.62 NAVD88 (2011)

BOUNDARY SHOWN HEREON BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY SPACECO, INC. UNDER PROJECT 9574.04, LAST DATED AND SIGNED 12/19/2024

FEMA NOTE:
BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL/MAP NUMBER 17043C0179J WITH EFFECTIVE DATE AUGUST 1, 2019, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" AREA AS IDENTIFIED BY SAID F.I.R.M. MAP.

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	113,590	2.608
LOT 2	116,401	2.672
TOTAL	229,991	5.280



LEGEND

STORM SEWER
SANITARY SEWER
COMBINED SEWER
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND CATV LINE
OVERHEAD WIRE(S) ON UTILITY POLES
FIBER OPTIC LINE
RAILROAD
FENCE
GUARDRAIL
EDGE OF WATER
WETLAND LIMITS
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
INLET
FLARED END SECTION
ELECTRIC MANHOLE
TELEPHONE MANHOLE
TELEPHONE UPRIGHT
ELECTRIC UPRIGHT
CABLE TV UPRIGHT
FIRE HYDRANT
VALVE AND VAULT
WATER VALVE
B BOX
AUXUARY VALVE
WELL
GAS VALVE
HAND HOLE
STREET LIGHT
UTILITY POLE
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
SPRINKLER HEAD
BOLLARD
MAILBOX
SIGN
UNIDENTIFIED MANHOLE
CONTOUR
× 999.99 SPOT ELEVATION
RIGHT-OF-WAY MONUMENT
DISC
IRON / STEEL ROD
IRON PIPE
CUT CROSS
PK / MAG NAIL
RAILROAD SPIKE
SOIL BORING
TREE WITH SIZE
FIR TREE WITH SIZE
BUSH
ASPHALT
CONCRETE
GRAVEL

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: NOVEMBER 22, 2024.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PRELIMINARY PLAT OF SUBDIVISION

701 OAKMONT ROAD
WESTMONT, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 9574.04PREPLAT-01

DATE: 02/12/2025

JOB NO. 9574.04

SHEET 1 OF 1

SUBDIVIDER/OWNER:
RYAN COMPANIES US, INC.
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559

N:\Projects\9574\9574.04\SURVEY\9574.04PREPLAT-01.dgn Default User=ropeck