



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, January 14, 2026 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 December 10, 2025 Regular Meeting
8. Review of Public Hearing Procedures
9. Old Business
10. New Business
 - a. **PUBLIC HEARING PZC 016-2025**
Requests from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for the following:
 1. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot
 2. Zoning Ordinance Variance to the minimum front yard setback in the R-4 General Residential District
 3. Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District
 4. Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District

5. Major Site Plan

This initial public hearing will involve zoning and subdivision requests by the Petitioner as listed above. An additional public hearing scheduled for February 4th, 2026 at 6:00 P.M. will be held to consider the following:

1. Zoning Ordinance Map Amendment to rezone three (3) of the five (5) total parcels of the subject property from R-3 Single-Unit Residential District to R-4 General Residential District so that all parcels in the proposed development are uniformly zoned.

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 Special PZC Meeting on February 4, 2026
2. Next Regular PZC Meeting on February 11, 2026

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

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Village of Westmont Planning & Zoning Commission December 10, 2025 - Draft Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **December 10, 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

Absent: 0

Vacant: 1

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

Staff: Scott Williams (Senior Planner), Adam Walsh (Planner), John Zemenak (Village Attorney)

3. Pledge of Allegiance

4. Swearing-in of testifying attendees

5. Reminder to silence all electronic devices

6. Reminder to sign-in for any public testimony

7. Approval of the Minutes of the **November 12, 2025** regular meeting.

MOTION by **Simpson** to approve the regular meeting minutes from November 12, 2025.

Seconded by **Thomas**.

VOTING:

Ayes: 6 - Carmichael, Peterson, Lynn, Simpson, Thomas

Nays: 0

Abstain: 1 - Donoghue

Vacant: 1

Motion Passed

Discussion:

John Zemenak, Village Attorney, reminded the Commission that they can still vote to approve the meeting minutes even if they were absent for that meeting, as long as they have reviewed the document and appear it is correct.

8. Review of Public Hearing Procedures



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9. Old Business

None.

10. New Business

PUBLIC HEARING PZC 023-2025

Requests from the Village of Westmont for the property at 328 S Wilmette Avenue, Westmont, Illinois, 60559, for the following:

- 1) Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional District.
- 2) Special Use Permit to operate a governmental use in the P/I Public and Institutional District.
- 3) Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot.
- 4) Zoning Ordinance Variance to the minimum front yard setback.
- 5) Major Site Plan.

Presentation:

Amy Ries (Director of Public Works), Greg Ulreich (Village Engineer), and Jon Yeater (Forestry & Grounds Supervisor) presented the requests. Ries explained that the Public Works Department has used the site for decades, and has always intended for the property to be improved with additional buildings for storage. Ulreich and Yeater presented the site and landscaping plans.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained the Village's process for rezoning Village-owned properties to the newly-created P/I district.

Chair Carmichael asked for clarification on the use of asphalt. Williams answered that the property has many different types of materials on-site, and that asphalt will be used instead of multiple different materials.

Carmichael asked about the site's access points and how cell providers will access their antennas on the water tower. Williams answered that the two access points on Wilmette Avenue will remain the only points of entry. Yeater explained the fencing and gates that allow cell providers to access their antennas and equipment, but not the rest of the site.

Williams explained that though the Fire Department anticipates using the subject property temporarily, they must first receive approval from the Village Board, which is outside of the scope of this Commission.

Public Comment:

Kevin Kozlowski inquired about the maximum height allowed in the P/I district. Williams answered that 45 feet is the maximum, but it can be increased to 75 feet if the setbacks are increased for each foot it is over 45 feet.

Commissioner Comments:

Thomas: Commissioner Thomas supported the requests, noting that he was impressed with how the



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Public Works Department worked to mitigate impacts on the neighboring residences.

Peterson: Secretary Peterson asked about the circulation pattern. Ries replied that the circulation pattern is to enter through the north and exit the site on the south and then turn on to 55th Street.

Peterson asked how the Fire Department would utilize the site. Ries showed a floor plan for the Fire Department's truck, ambulance, and trailers inside of the new storage building. Ries confirmed that Public Works will not begin using the site for storage until after the Fire Department returns to their new facility.

Lynn: Commissioner Lynn raised concerns about the emergency vehicles being able to safely exit the site. Williams explained that many of the details regarding the Fire Department's use of the property will be ironed out at the Village Board level.

Lynn asked if any utility equipment will be visible on the new buildings. Williams replied that since they are utilities, zoning does not always have the power to dictate location. Ries explained that the only utilities for the site are water and electricity, which should not be visible.

Lynn asked how tall the buildings will be. Ulreich replied that they will select a model below 45 feet and that the new storage building will be closer to 30 feet.

Lynn asked if it was considered to adjust the dimensions of the detention facility to avoid the setback variance. Ulreich replied that it could be possible to do so, but it would be very costly and could affect existing improvements Public Works wishes to retain.

Lynn questioned if the proposed fencing was the best design. Williams noted that a variance to the fence's height was approved in 2007, and the proposed fencing matches that approval. Yeater added that the black chain link fence with black privacy slats is durable and should look nice in comparison to other municipalities' Public Works facilities

Simpson: Commissioner Simpson asked for clarification on the trees being removed on the north side. Yeater responded that the neighbor to the north requested they be removed, which will allow for the new fence to be installed within a foot of the property line. Simpson asked if the property is all blacktop. Yeater explained that the existing blacktop is very deteriorated and is gravel in some places.

Donoghue: Commissioner Donoghue asked questions regarding access points and traffic, raising concerns about the intersection of 55th Street and Wilmette Avenue. Ries responded that Public Works' traffic has decreased since the subject property is no longer their main headquarters, and should not increase if the requests are approved.

Peterson asked for the Fire Department's timeline. Ries answered that they should be using the site temporarily for about 18 months, as they expect to be in their new facility by the end of 2027.

Zemenak explained that the Village can request that DuPage County evaluate the traffic conditions along 55th Street to see if additional traffic measures are warranted.



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Carmichael: Carmichael asked if the existing building would remain, because the salt dome could go there. Ries explained that the existing building provides valuable storage for the Department, and that the salt dome was optimally located for the flow of vehicles due to the large detention facility.

Peterson asked if the site is large enough for the trucks to easily move through the site. Ries replied yes.

Lynn asked for the height of the water tower. Ries replied that the water tower is over 100 feet tall, which is much shorter than the one on Oakwood Drive.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for the property at 328 South Wilmette Avenue, Westmont, Illinois, 60559, for a **Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional District.**

Seconded by **Donoghue.**

VOTING:

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

Motion Passed

MOTION 2

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for the property at 328 South Wilmette Avenue, Westmont, Illinois, 60559, for a **Special Use Permit to operate a governmental use in the P/I Public and Institutional District.**

Seconded by **Donoghue.**

Discussion:

Lynn asked if it could be required that a traffic study be done. Williams explained that the Village's engineers determine when a study is warranted. Zemenak added that traffic studies are often required when new uses are introduced to the property, and that since this is a continuation of an existing use and traffic is anticipated to be the same, the engineers did not require one.

VOTING:

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

Motion Passed



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MOTION 3

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for the property at 328 South Wilmette Avenue, Westmont, Illinois, 60559, for a ***Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot.***

Seconded by **Donoghue**.

VOTING:

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

Motion Passed

MOTION 4

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for the property at 328 South Wilmette Avenue, Westmont, Illinois, 60559, for a ***Zoning Ordinance Variance to the minimum front yard setback.***

Seconded by **Donoghue**.

VOTING:

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

Motion Passed

MOTION 5

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for the property at 328 South Wilmette Avenue, Westmont, Illinois, 60559, for a ***Major Site Plan.***

Seconded by **Thomas**.

VOTING:

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

Motion Passed



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PUBLIC HEARING PZC 024-2025

Request from the Village of Westmont for the property located at 31 West Quincy Street, Westmont, Illinois, 60559, for the following:

- 1) Map Amendment from the B-1 Downtown Edge District to the P/I Public and Institutional District.
- 2) Special Use Permit to operate a governmental use in the P/I District.

Presentation & Staff Comment:

Adam Walsh, Planner, presented the staff report.

Public Comment:

None.

Commissioner Comments:

The Commissioners did not have concerns or questions on the requests.

MOTION 1

Motion by **Donoghue** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for the property at 31 West Quincy Street, Westmont, Illinois, 60559, for a **Map Amendment from the B-1 Downtown Edge District to the P/I Public and Institutional District.**

Seconded by **Simpson**.

VOTING:

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

Motion Passed

MOTION 2

Motion by **Donoghue** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for the property at 31 West Quincy Street, Westmont, Illinois, 60559, for a **Special Use Permit to operate a governmental use in the P/I Public and Institutional District.**

Seconded by **Simpson**.

VOTING:

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

Motion Passed



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PUBLIC HEARING PZC 025-2025

Request from the Village of Westmont for the property located at 925 Oakwood Drive, Westmont, Illinois, 60559, for the following:

- 1) Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional District.

Presentation & Staff Comment:

Adam Walsh, Planner, presented the staff report.

Public Comment:

None.

Commissioner Comments:

Lynn: Lynn asked if the school was compensated for the conversion of the tennis courts to the water facility. Zemenak replied yes. Lynn asked if there was a minimum lot size in the P/I district. Williams replied no.

Carmichael: Carmichael asked about the access easement through 701 Oakmont Lane. Williams explained that there are two easements for access through the lot.

Peterson: Peterson asked if the Westmont High School will have any signage on the tower. Ries explained that students designed the logo that will be placed on the football field side of the tower.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont for the property at 925 Oakwood Drive, Westmont, Illinois, 60559, for a **Map Amendment from the R-3 Single-Unit Residential District to the P/I Public and Institutional District.**

Seconded by **Lynn**.

VOTING:

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

Motion Passed

Peterson asked when the rezonings will become effective. Walsh replied that all requests are on the December 11th Village Board agenda. If approved, the requests would become effective that day and be reflected on the 2026 Zoning Map.

11. Open Forum

Nobody spoke during the Open Forum.



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12. Miscellaneous Items

a. Next regular PZC on January 14, 2026

Williams said that at least one case is expected to be on the agenda.

b. Anti-Harrassment Training

Williams reminded the Commissioners to complete the Village's anti-harrassment training or provide proof of completion of similar training through their employment by next week, otherwise they would not be allowed to participate in future meetings.

c. Notice of Public Works Committee meeting on December 11, 2025

Williams notified the Commission that the Public Works Committee will be discussing stormwater regulations in the Land Development Code, which may be of interest to the Commissioners.

13. Adjourn

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

Second by **Donoghue**.

The motion carried on a unanimous voice vote.

Meeting adjourned at **7:12** p.m.

PRELIMINARY PLAN

COMPAGNO

306 N. CASS AVENUE

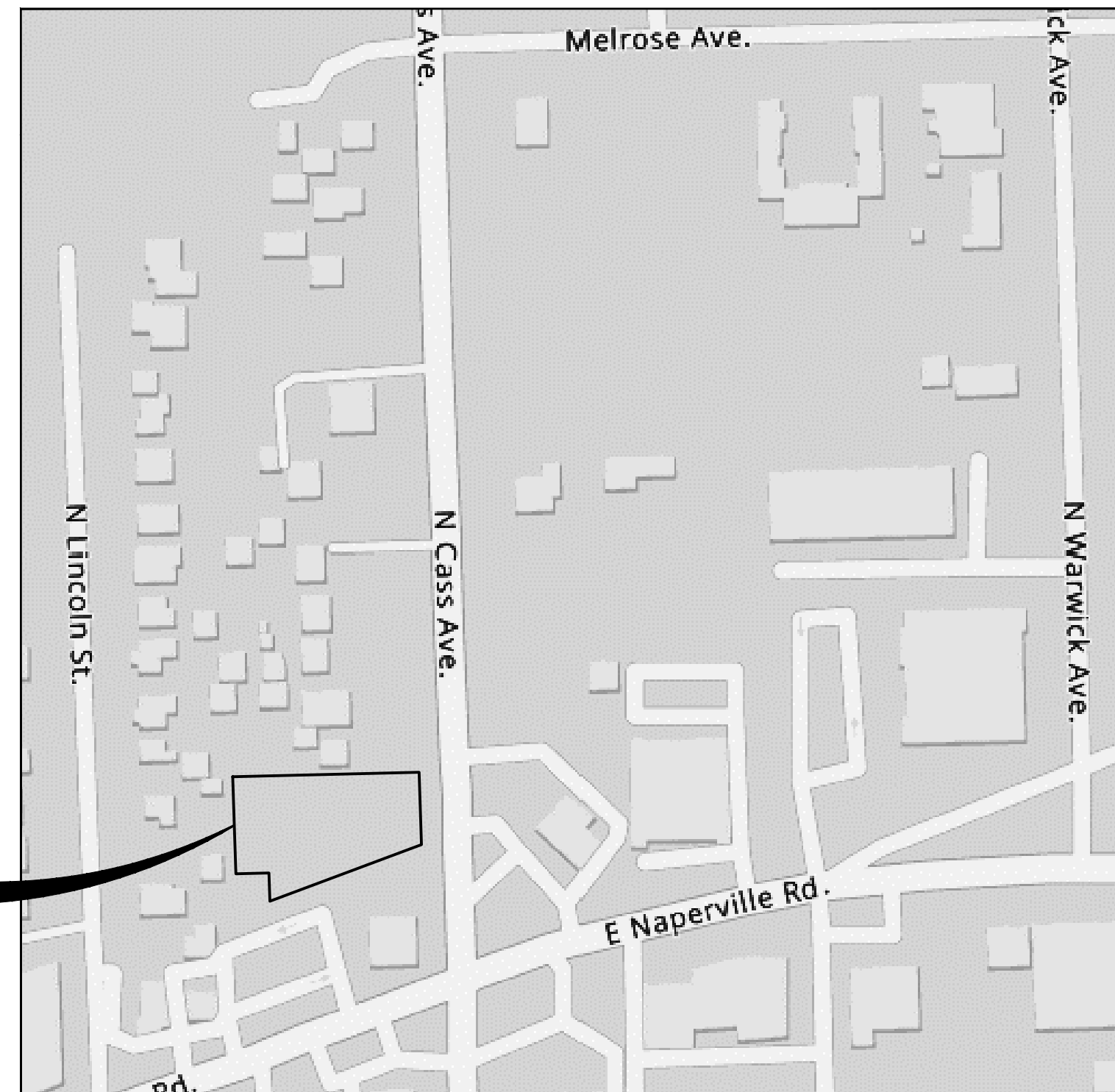
WESTMONT, ILLINOIS

INDEX OF SHEETS

1. COVER SHEET
2. SITE PLAN
3. UTILITY PLAN

LEGEND

EXISTING	PROPOSED		
○	●	MANHOLE	DECIDUOUS TREE
□	■	CATCH BASIN	EVERGREEN TREE
○	●	INLET	OVERLAND FLOOD ROUTE
○	●	CLEANOUT	DRAINAGE ROUTE
○	●	FLARED END SECTION	DOWNSPOUT
○	●	WATER VALVE BOX	SILT FENCE LINE
○	●	BUFFALO BOX (B.BOX)	INLET SILT PROTECTION
○	●	WATER VALVE & VAULT	COIR LOG SILT PROTECTION
○	●	FIRE HYDRANT	DEPRESSED CURB
○	●	WELL	SOIL EROSION GEOTEXTILE PROTECTION
○	●	GAS VALVE	CONCRETE
○	●	GAS METER	BRICK
○	●	COMMUNICATION CANISTER	ASPHALT
○	●	COMMUNICATION HANDHOLE	BUILDING
○	●	COMMUNICATION MANHOLE	GRAVEL
○	●	ELECTRIC CANISTER	STONE
○	●	ELECTRIC HANDHOLE	
○	●	ELECTRIC MANHOLE	
○	●	ELECTRIC METER	
○	●	TRAFFIC SIGNAL	
○	●	TRAFFIC HANDHOLE	
○	●	TRAFFIC CONTROL BOX	
○	●	UTILITY POLE	
○	●	UTILITY POLE W/ LIGHT	
○	●	STREET LIGHT	
○	●	STREET SIGN	
○	●	BORING LOCATION	
○	●	MAILBOX	
○	●	SPOT ELEVATIONS	
○	●	PROPERTY LINE	
○	●	ADJACENT PROPERTY LINE	
○	●	EASEMENT LINE	
○	●	SETBACK LINE	
○	●	RIGHT OF WAY LINE	
○	●	STORM SEWER LINE	
○	●	SANITARY SEWER LINE	
○	●	WATERMAIN LINE	
○	●	UNDERGROUND GAS LINE	
○	●	UNDERGROUND COMM. LINE	
○	●	UNDERGROUND ELECTRIC	
○	●	OVERHEAD UTILITY	
○	●	FENCE LINE	
○	●	GUARDRAIL LINE	
○	●	CONTOUR LINE	



PROJECT LOCATION MAP

PROJECT LOCATION

PREPARED FOR
HP VENTURES, LLC
5000 WEST LAWRENCE
CHICAGO, IL 60630

NOTICE TO CONTRACTORS

EXISTING UTILITIES

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF OVERHEAD AND/OR UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL PUBLIC AND PRIVATE UTILITY COMPANIES WHICH MAY HAVE OVERHEAD OR UNDERGROUND FACILITIES IN THE AREA BEFORE CONSTRUCTION BEGINS. (SEE SPECIFICATIONS)

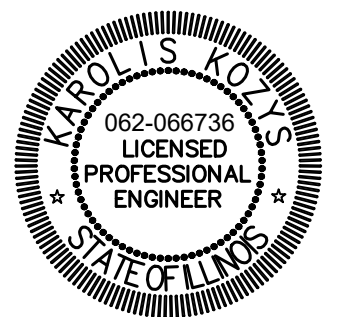
ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
) SS.
 COUNTY OF DuPAGE)

I, KAROLIS KOZYS, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY MORRIS ENGINEERING, INC. 515 WARRENVILLE ROAD, LISLE, ILLINOIS, 60532 UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS. I FURTHER STATE THAT THE PROPOSED IMPROVEMENTS WILL NOT CAUSE PONDING OR FLOODING ON THE PROPERTY OR ADJACENT PROPERTIES.

DATED THIS 1 ST DAY OF DECEMBER, A.D. 2025

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 062-066736
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2027



SITE BENCHMARK #1
NORTHWEST FLANGE BOLT ON HYDRANT ON THE EAST SIDE OF CASS AVENUE APPROXIMATELY 88 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER. NAVD88 ELEVATION = 754.81
SITE BENCHMARK #2
FOUND CROSS 2' EAST OF SOUTHEAST PROPERTY CORNER. NAVD88 ELEVATION = 758.46
SITE BENCHMARK #3
BASE OF LIGHT POLE APPROXIMATELY 36 FEET NORTH OF THE SOUTHWEST PROPERTY CORNER. NAVD88 ELEVATION = 759.07

SOURCE BENCHMARK
DESIGNATION - 0006 PID - DK3312 STATE/COUNTY - IL/DU PAGE USGS QUAD - WHEATON (2018)
DESCRIPTION: THE MONUMENT IS A 3.5 INCH BRASS DISK SET IN CONCRETE 0.2 FT ABOVE GRADE AT NORTHEAST CORNER OF WASHINGTON STREET AND WARREN AVENUE. THE STATION IS 57.4 FT SOUTHEAST OF A POWER POLE, 49.5 FT EAST OF A LIGHT POLE, AND 79.4 FT NORTHEAST OF A FIRE HYDRANT. NAVD88 ELEVATION: 718.78



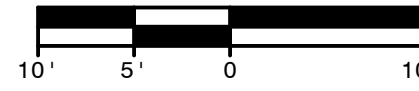
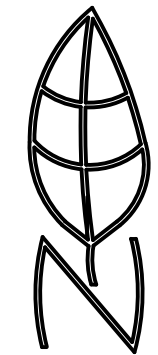
DATE	REVISION PER COMMENTS RECEIVED ON
1 08-19-2025	REVISION PER COMMENTS RECEIVED ON 07-21-2025
2 12-01-2025	REVISION PER COMMENTS RECEIVED ON 09-18-2025
3	
4	
5	
6	

COVER SHEET
 306 N. CASS AVENUE
 WESTMONT, ILLINOIS

Morris Engineering, Inc.
 Civil Engineering & Consulting
 Land Surveying
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 Fax: (630) 271-0599
 Website: www.mecivil.com



FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: KK
DATE: 0/06/2025
SCALE: HORIZ - VERT -
SHEET 1 OF 3 SHEETS
PROJ # 24-12-2001



SAN MH
77' N OF N PL
RIM 761.31
VV 753.87 N/S
313'

ADJOINING PROPERTY OWNER INFORMATION	
PROPERTY ADDRESS	OWNER
312 N CASS AVE. WESTMONT IL 60559-1501	DERER, RICHARD & MERIKAY
310 N CASS AVE. WESTMONT IL 60559	DERER, RICHARD & MERIKAY
309 N LINCOLN ST. WESTMONT IL 60559-1510	SEIMO, BRIAN & JENNIFER
307 N LINCOLN ST WESTMONT IL 60559	LTC PR5815
311 N LINCOLN ST WESTMONT IL 60559	SPAL, MIRANDA
305 N LINCOLN ST WESTMONT IL 60559-1510	EGAN, JUDITH A
301 N LINCOLN ST WESTMONT IL 60559	TOMKO, ERIC D & BRIANNE L
12-16 W NAPERVILLE RD WESTMONT IL 60559	HAMIDI, ASIF
2 W NAPERVILLE RD WESTMONT IL 60559	2 W NAPERVILLE ROAD LLC
303 N CASS AVE WESTMONT IL 60559	SHEFFIELD INVESTMENTS LLC
301 N CASS AVE WESTMONT IL 60559	CHICAGO TITLE 8002388193

DATE	REVISION
1	08-19-2025 REVISED PER COMMENTS RECEIVED ON 07-21-2025
2	12-01-2025 REVISED PER COMMENTS RECEIVED ON 09-18-2025
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4	
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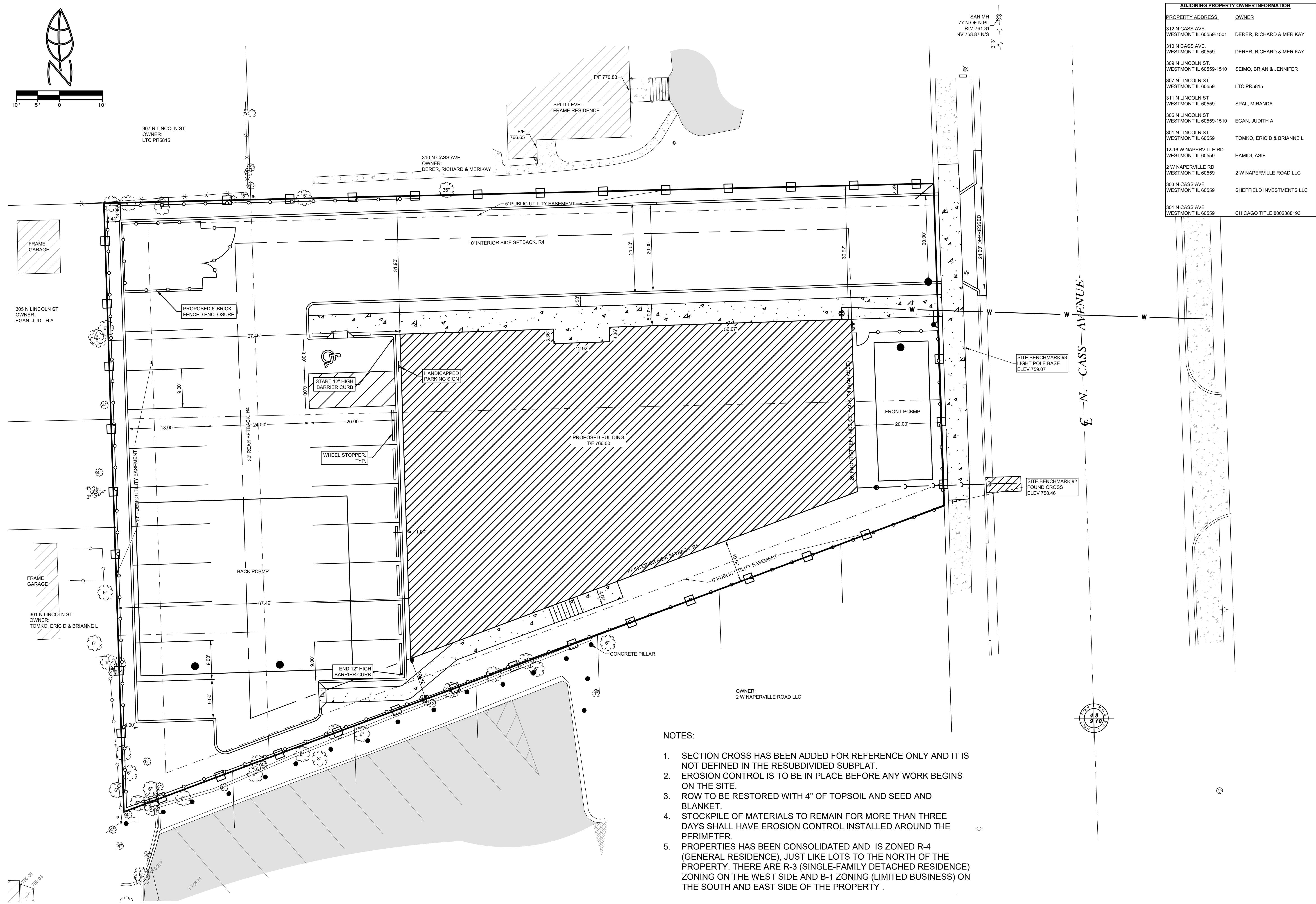
SITE PLAN

306 N. CASS AVENUE
WESTMONT, ILLINOIS

Morris Engineering, Inc.
Civil Engineering & Consulting
Land Surveying & Consulting
515 Westmoreland Ave. Suite 100
Westmont, IL 60559
Phone: (630) 271-0770
Fax: (630) 271-0774
Website: www.mecivil.com

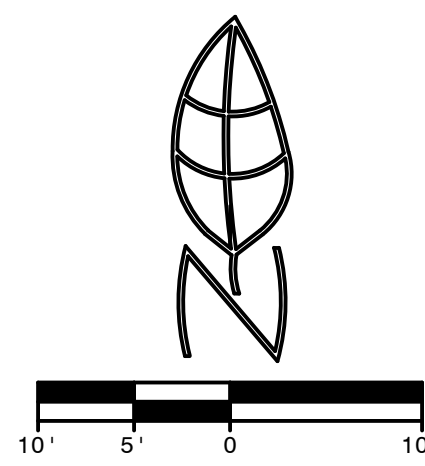


FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	KK
DATE:	6/06/2025
SCALE:	HORIZ 1"=10'
	VERT --
SHEET	
2	
OF 3 SHEETS	
PROJ # 24-12-2001	



- NOTES:
- SECTION CROSS HAS BEEN ADDED FOR REFERENCE ONLY AND IT IS NOT DEFINED IN THE RESUBDIVIDED SUBPLAT.
 - EROSION CONTROL IS TO BE IN PLACE BEFORE ANY WORK BEGINS ON THE SITE.
 - ROW TO BE RESTORED WITH 4" OF TOPSOIL AND SEED AND BLANKET.
 - STOCKPILE OF MATERIALS TO REMAIN FOR MORE THAN THREE DAYS SHALL HAVE EROSION CONTROL INSTALLED AROUND THE PERIMETER.
 - PROPERTIES HAS BEEN CONSOLIDATED AND IS ZONED R-4 (GENERAL RESIDENCE), JUST LIKE LOTS TO THE NORTH OF THE PROPERTY. THERE ARE R-3 (SINGLE-FAMILY DETACHED RESIDENCE) ZONING ON THE WEST SIDE AND B-1 ZONING (LIMITED BUSINESS) ON THE SOUTH AND EAST SIDE OF THE PROPERTY.

12/1/2025 4:04:58 PM I:\2024\24-12-24-12-2001 - 306 Cass Ave, Westmont\Engineering\Rev-01\24-12-2001 - SITE_2025-09-19.dwg



307 N LINCOLN ST
OWNER:
LTC PR5815

310 N CASS AVE
OWNER:
DERER, RICHARD & MERIKAY

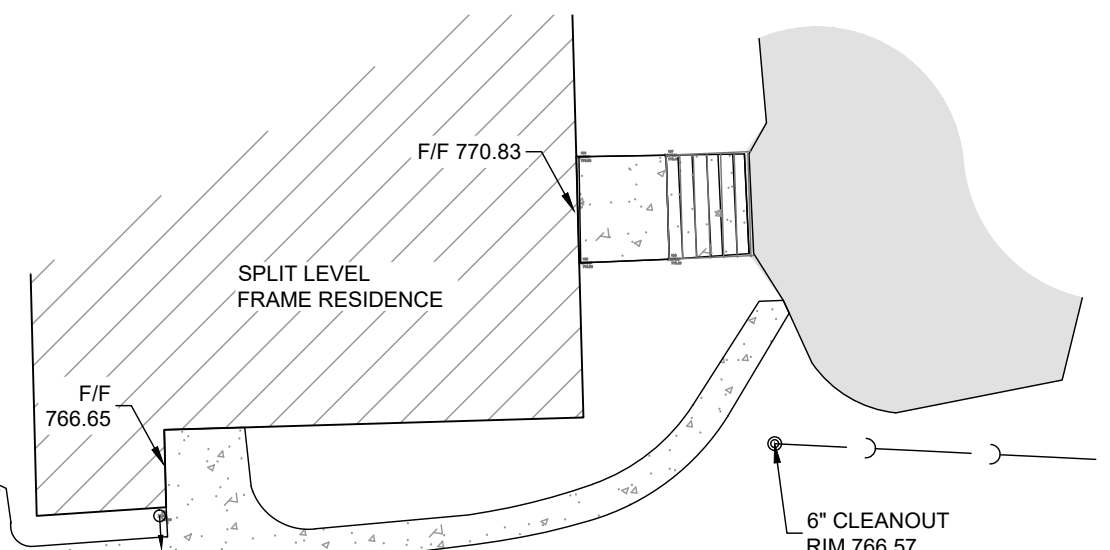
305 N LINCOLN ST
OWNER:
EGAN, JUDITH A

301 N LINCOLN ST
OWNER:
TOMKO, ERIC D & BRIANNE L

12/1/2025 4:04:58 PM
I:\2024\24-12-24-12-2001 - 306 Cass Ave, Westmont\Engineering\Rev-01\24-12-2001_SITE_2025-09-19.dwg

7799.09
-96.03

MATCH LINE 1, SEE STORM PIPE CONNECTION



SAN MH
77' N OF N PL
RIM 761.31
VV 753.87 N/S

TOTAL LOT AREA	20,670 SQ FT (0.475 ac)
EXISTING IMPERVIOUS AREA	
CONCRETE PAD	16 SQ FT
PROPOSED IMPERVIOUS AREA	
BUILDING FOOTPRINT	5,918 SQ FT
CONCRETE WALKS	1,361 SQ FT
PARKING LOT AND DRIVES	9,575 SQ FT
	16,854 SQ FT
NEW IMPERVIOUS AREA = 16,854 SQ FT	
FRONT	
REQUIRED PCBMP	
TRIB AREA	3,730 SQ FT
1.25"/12" X 3,730 SQ FT =	389 CU FT
REQ. EXCAVATION (36% VOIDS) =	1,080 CU FT
BMP DEPTH	3 FT
REQ. BMP AREA =	360 SQ FT
FRONT - PROVIDED PCBMP = 400 SQ FT	
BACK	
REQUIRED PCBMP	
TRIB AREA	13,290 SQ FT
1.25"/12" X 3,730 SQ FT =	1,385 CU FT
REQ. EXCAVATION (36% VOIDS) =	3,846 CU FT
BMP DEPTH	2 FT
REQ. BMP AREA =	1,923 SQ FT
BACK - PROVIDED PCBMP (40"49) = 1,960 SQ FT	

DATE	REVISION
08-19-2025	REVISED PER COMMENTS RECEIVED ON 07-21-2025
12-01-2025	REVISED PER COMMENTS RECEIVED ON 09-18-2025

UTILITY PLAN

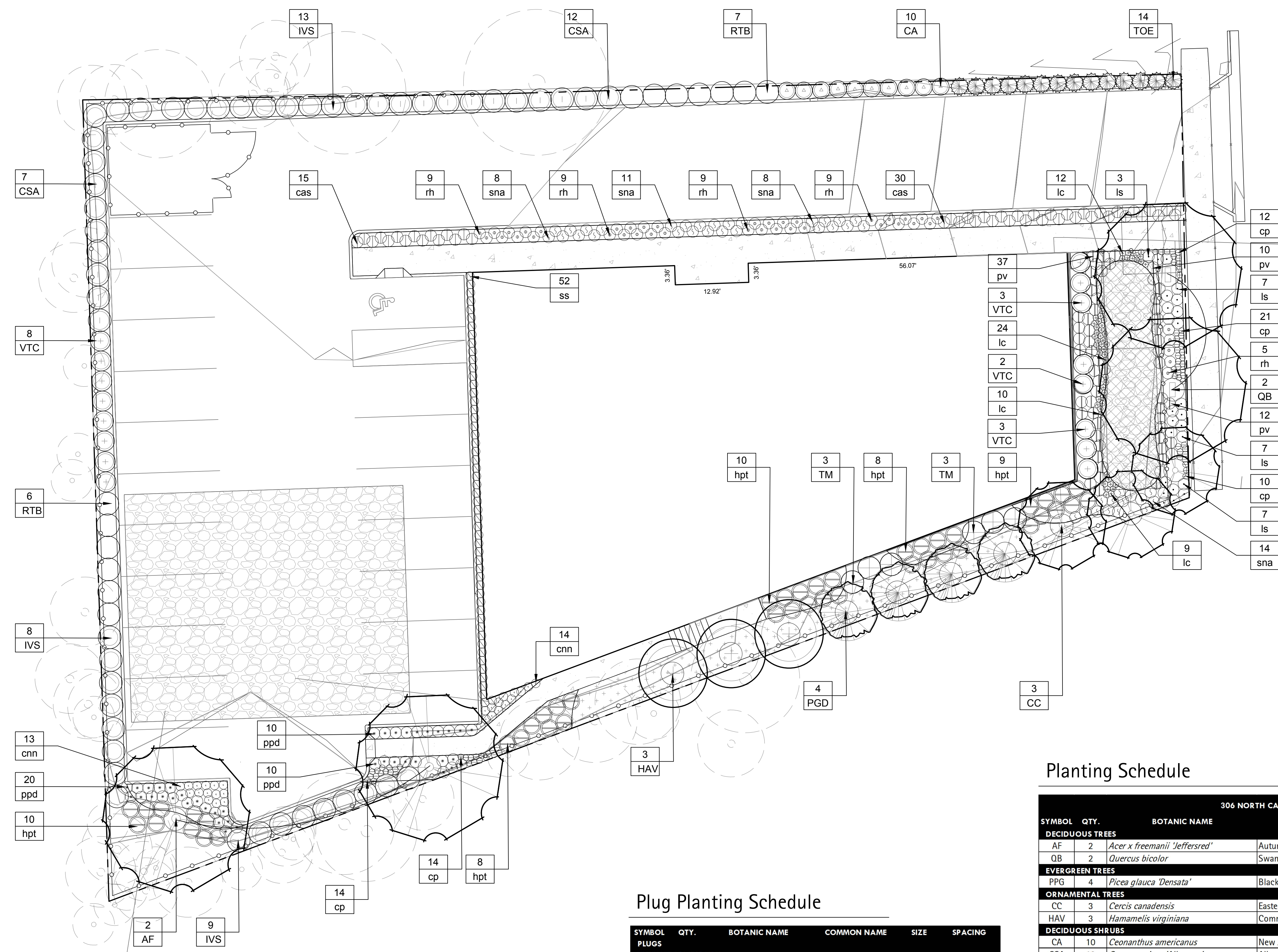
306 N. CASS AVENUE
WESTMONT, ILLINOIS

Morris Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 Westerville Road, Suite 100
Westerville, OH 43081
Phone: (614) 271-0770
Fax: (614) 271-0774
Website: www.morriseng.com



FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: KK
DATE: 6/06/2025
SCALE: HORIZ 1"=10'
VERT -

SHEET
3
OF 3 SHEETS
PROJ # 24-12-2001



Legend

- Existing Tree to Remain
- Proposed Shade Tree See Detail 1, Sheet L1.1
- Proposed Evergreen Tree See Detail 2, Sheet L1.1
- Proposed Ornamental Tree See Detail 3, Sheet L1.1
- Proposed Deciduous Shrub See Detail 4, Sheet L1.1
- Proposed Evergreen Shrub See Detail 4, Sheet L1.1
- Perennials and Ornamental Grasses See Detail 5, Sheet L1.1
- Native Bioswale Plug Mix (ALTERNATE - SEED) See Detail 7, Sheet L1.1
- Turf Sod, typ.

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Westmont,
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September 26, 2025
REVISIONS

No	Date	Issue

CHECKED BY: MC
DRAWN BY: KD
LANDSCAPE PLAN

SCALE IN FEET
1" = 10'

0' 5' 10' 30'

NORTH

SHEET NUMBER
L1.0
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Landscape Data Chart - Code Compliance

CODE	DESCRIPTION	COMPLIANCE
CHAPTER	SECTION	
80	46.3	<p>a) At least 50 percent of the open space on the site shall be landscaped. IN COMPLIANCE: all open areas not dedicated to walks and parking are planted</p> <p>b) At least one tree shall be planted for every 500 square feet of the area required to be landscaped. One-third of the trees shall be evergreens of a minimum six feet in height, one-third of the trees shall be ornamental a minimum of three inch caliper o IN COMPLIANCE: fourteen (14) trees are proposed for the site. Four (4) trees are 8'H evergreens, six (6) trees are 6'H and 7'(H) ornamental trees, and four (4) trees are 4" cal. shade trees</p> <p>c) One shrub shall be planted for every 50 square feet of the area required to be landscaped. For shrubs that mature less than five feet in height, minimum installation size shall be two feet tall. For shrubs that mature greater than five feet in height, IN COMPLIANCE: 108 shrubs are proposed for the site, all 2' or greater in height at installation. Shrubs larger than 5' height at maturity are specified to be 3' or taller at installation.</p> <p>d) Foundation plantings of a minimum width of six feet shall be provided on all sides of the main structure except where sidewalks, driveways or other hardscape abuts the structure. Foundation plantings shall be comprised of a combination of shade trees. IN COMPLIANCE: Foundation plantings provided on all sides of the building except where sidewalk or drive is abutting. Foundation plantings consist of trees, shrubs, flowering perennials, and ornamental grasses.</p>

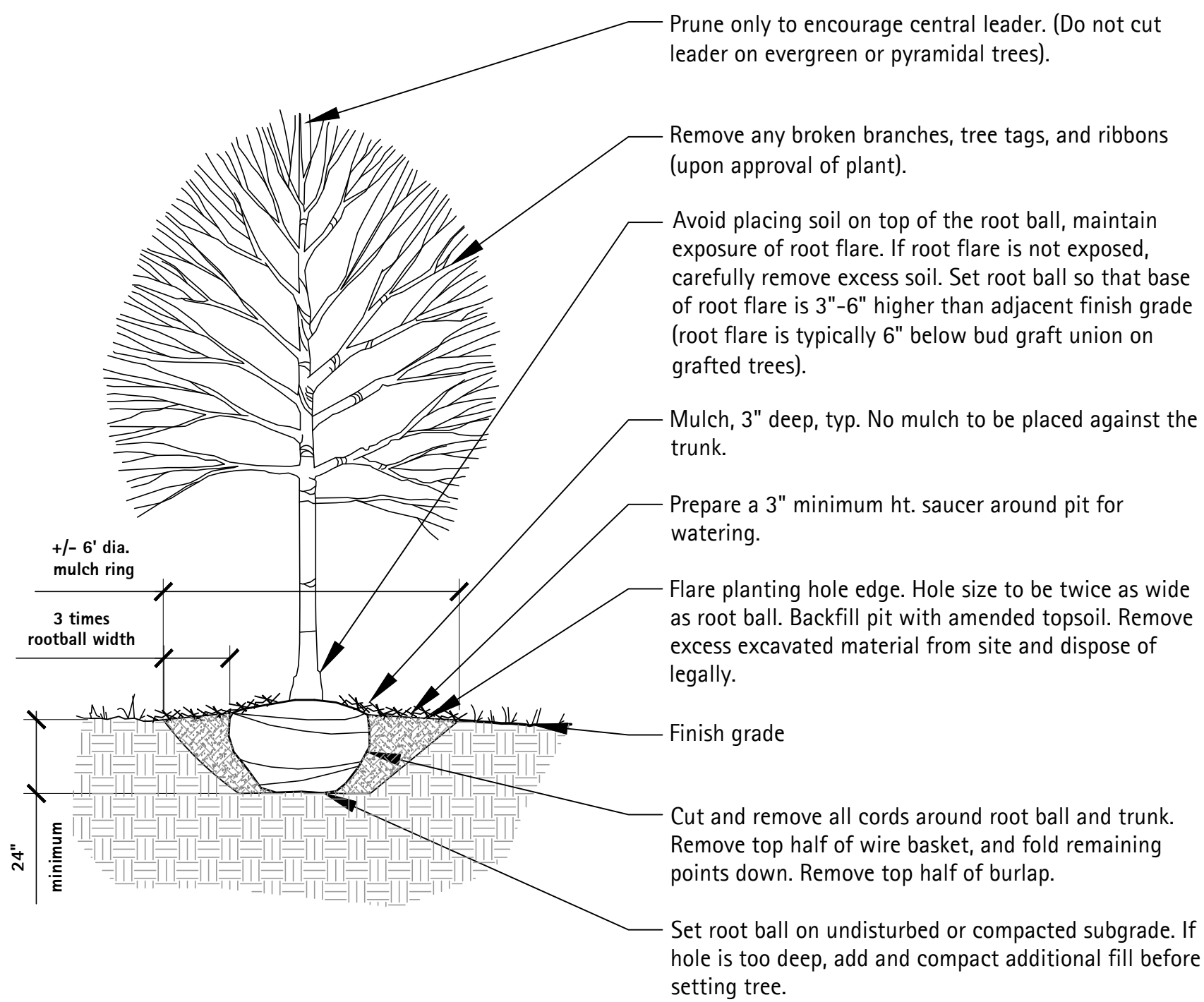
Plug Planting Schedule

SYMBOL	QTY.	BOTANIC NAME	COMMON NAME	SIZE	SPACING
PERMANENT GRASSES					
cc	28	<i>Calamagrostis canadensis</i>	Blue Joint Grass	plug	12" o.c. spacing
cv	28	<i>Carex vulpinoidea</i>	Fox Sedge	plug	12" o.c. spacing
jd	28	<i>Juncus dudleyi</i>	Dudley's Rush	plug	12" o.c. spacing
pv	28	<i>Panicum virgatum</i>	Switchgrass	plug	12" o.c. spacing
ss	28	<i>Schizacharyium scoparium</i>	Little Bluestem	plug	12" o.c. spacing
sv	28	<i>Scirpus validus</i>	Softstem Bulrush	plug	12" o.c. spacing
FORBS					
ai	28	<i>Asclepias incarnata</i>	Swamp Milkweed	plug	12" o.c. spacing
hh	28	<i>Helioopsis helianthoides</i>	Early Sunflower	plug	12" o.c. spacing
iv	28	<i>Iris virginica var. shrevei</i>	Southern Blue Flag Iris	plug	12" o.c. spacing
ls	28	<i>Lobelia siphilitica</i>	Great Blue Lobelia	plug	12" o.c. spacing
mf	28	<i>Monarda fistulosa</i>	Wild Bergamot	plug	12" o.c. spacing
sl	28	<i>Symphiotrichum laeve</i>	Smooth Blue Aster	plug	12" o.c. spacing
za	28	<i>Zizia aurea</i>	Golden Alexander	plug	12" o.c. spacing

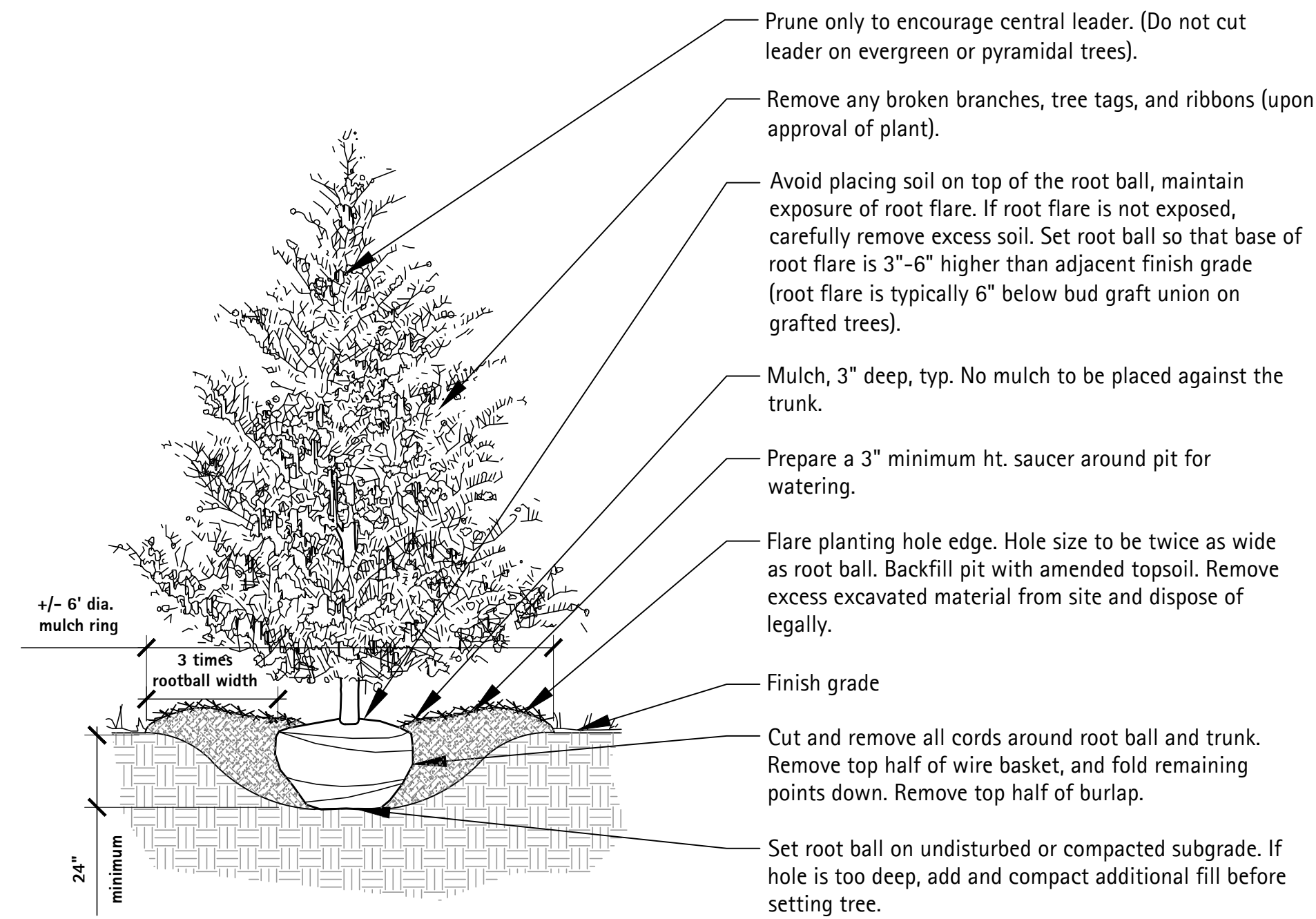
ALTERNATE - SEED
Plants listed above may be included as a seed mix rather than planted as plugs for the Native Bioswale area shown on the Planting Plan. Area to be seeded = 365 SF at a rate of 60-90 seeds/SF.

Planting Schedule

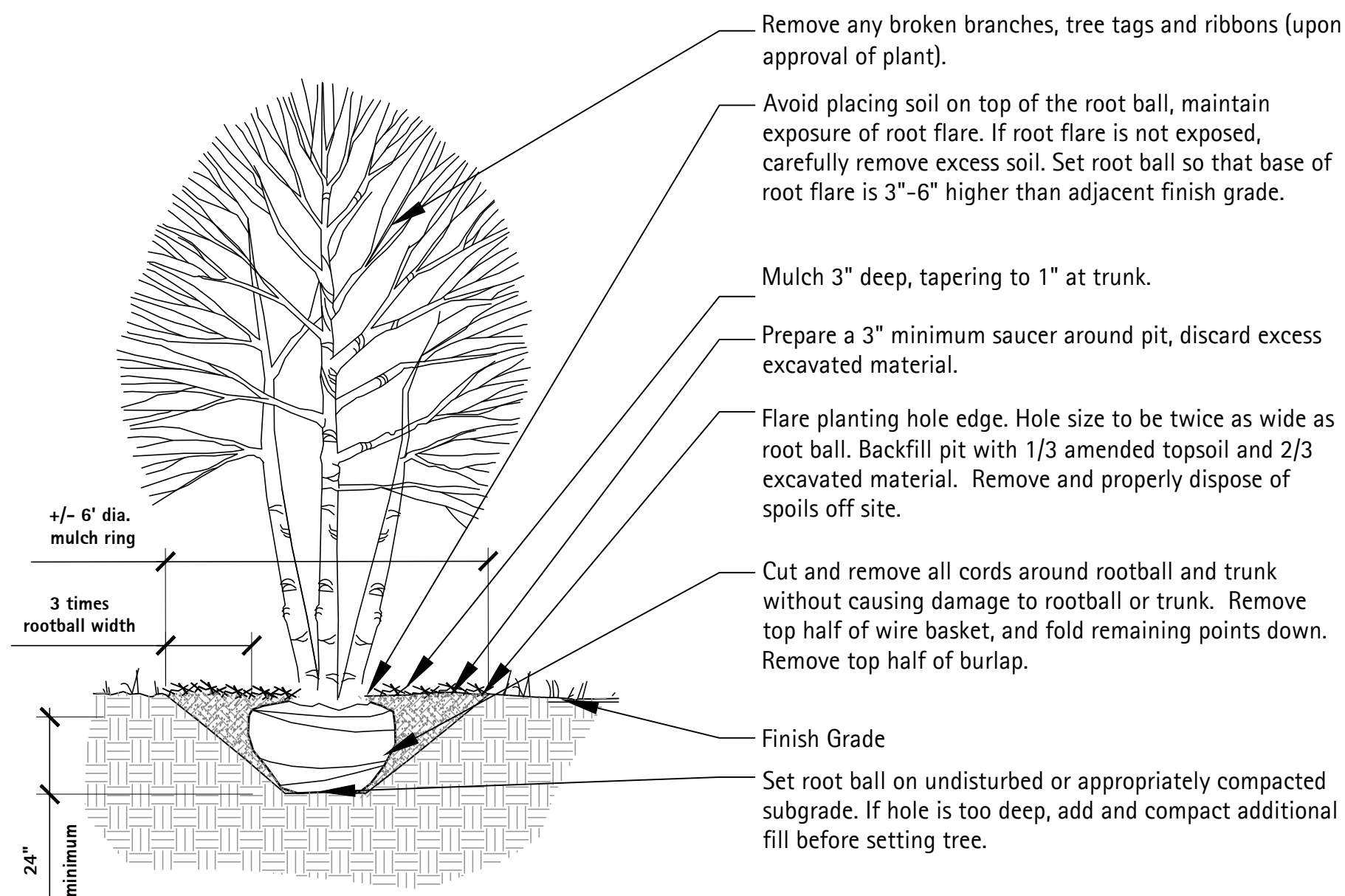
SYMBOL	QTY.	BOTANIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AF	2	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Freemanii Maple	4" caliper B&B	As shown
QB	2	<i>Quercus bicolor</i>	Swamp White Oak	4" caliper B&B	As shown
EVERGREEN TREES					
PPG	4	<i>Picea glauca 'Densata'</i>	Black Hills Spruce	8' ht. B&B	As shown
ORNAMENTAL TREES					
CC	3	<i>Cercis canadensis</i>	Eastern Redbud	7' ht. B&B/Single Stem	As shown
HAV	3	<i>Hamamelis virginiana</i>	Common Witchazel	6' ht. B&B/Multi Stem	As shown
DECIDUOUS SHRUBS					
CA	10	<i>Ceanothus americanus</i>	New Jersey Tea	18-24" ht. #5 Container	30" o.c. spacing
CSA	19	<i>Cornus sericea 'Allemans'</i>	Alleman's Compact Redtwig Dogwood	30-36" ht. B&B	4' o.c. spacing
IVS	30	<i>Itea virginica 'Spirch'</i>	Little Henry Virginia Sweetpire	18-24" ht. #5 Container	24" o.c. spacing
RTB	13	<i>Rhus typhina 'Tigereye Baittiger'</i>	Tiger Eyes Sumac	3-4' ht. B&B	36" o.c. spacing
VTC	16	<i>Viburnum trilobum compacta 'Bailey'</i>	Compact American Cranberrybush	24" ht. B&B	42" o.c. spacing
EVERGREEN SHRUBS					
TM	6	<i>Taxus media 'Densiformis'</i>	Dense Yew	24-30" spr. B&B	4' o.c. spacing
TOE	14	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae	5' ht. B&B	3' o.c. spacing
PERENNIALS					
cnn	28	<i>Calamintha nepeta ssp. Nepeta</i>	Lesser Calamintha	1 gal.	CG/12" o.c. spacing
lc	55	<i>Lobelia cardinalis</i>	Cardinal Flower	1 gal.	CG/12" o.c. spacing
ls	24	<i>Liatris spicata 'Kobold'</i>	Purple Gayfeather	1 gal.	CG/24" o.c. spacing
hpt	45	<i>Hosta 'Patriot'</i>	Patriot Hosta	1 gal.	CG/36" o.c. spacing
ppd	40	<i>Phlox paniculata 'David'</i>	David Phlox (White)	1 gal.	CG/18" o.c. spacing
rh	41	<i>Rudbeckia hirta</i>	Black-eyed Susan	1 gal.	CG/18" o.c. spacing
so	41	<i>Symphiotrichum oblongifolium</i>	New England Aster	1 gal.	CG/18" o.c. spacing
ORNAMENTAL GRASSES					
cas	45	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1 gal.	CG/24" o.c. spacing
cp	71	<i>Carex pensylvanica</i>	Pennsylvania Oak Sedge	1 gal.	CG/12" o.c. spacing
pv	58	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	1 gal.	CG/24" o.c. spacing
ss	53	<i>Schizacharyium scoparium</i>	Little Bluestem	1 gal.	CG/18" o.c. spacing



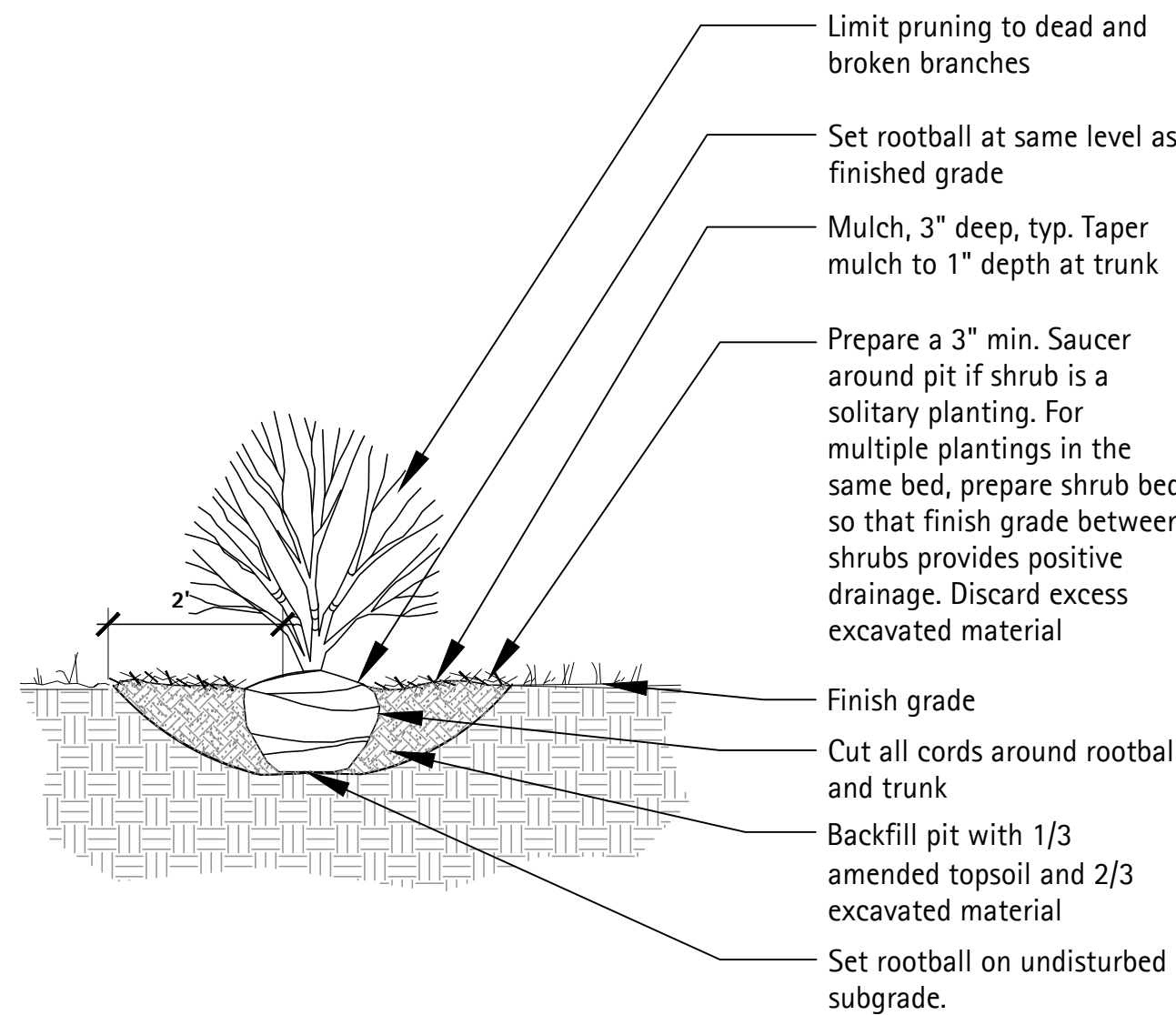
1 Section - Shade Tree Planting
Scale: 1/2" = 1'-0"



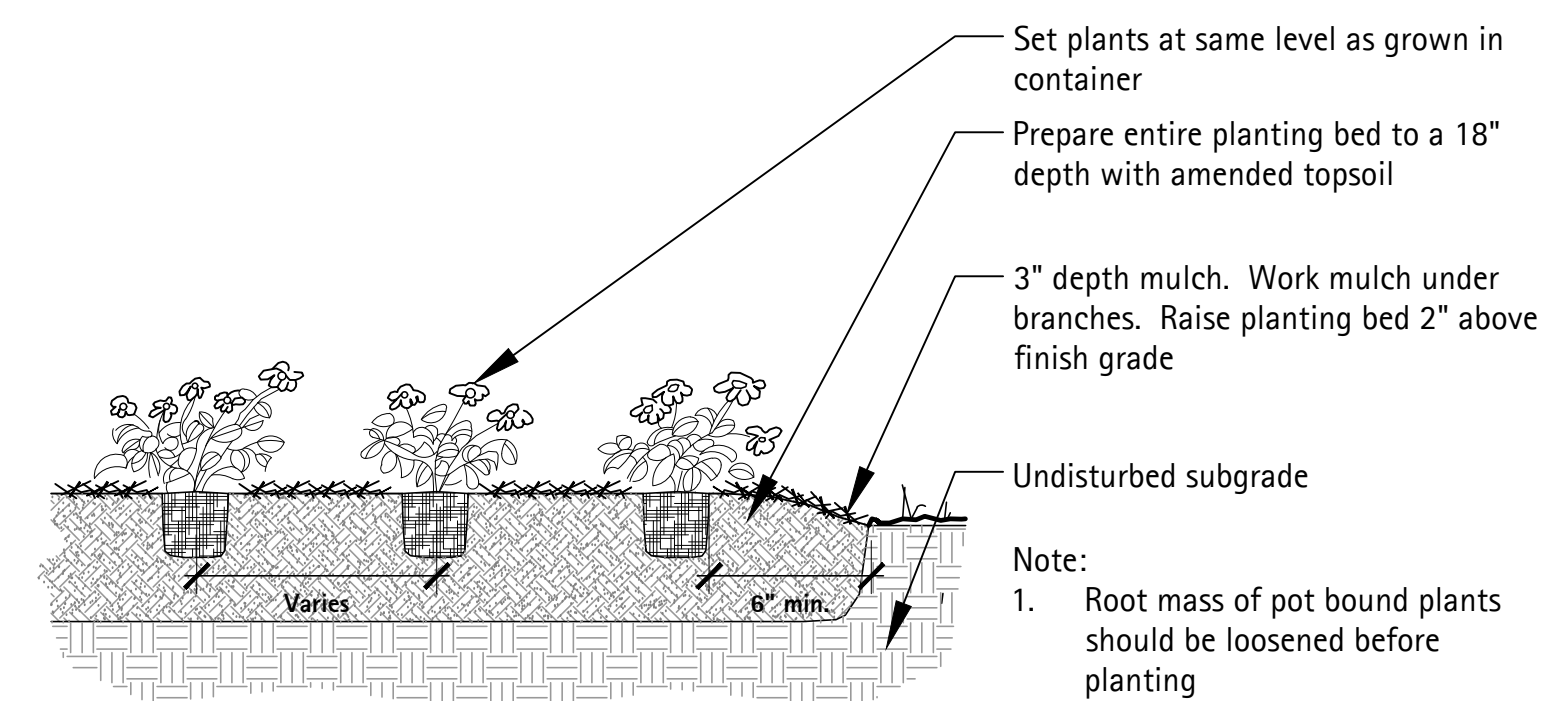
2 Section - Evergreen Tree Planting
Scale: 1/2" = 1'-0"



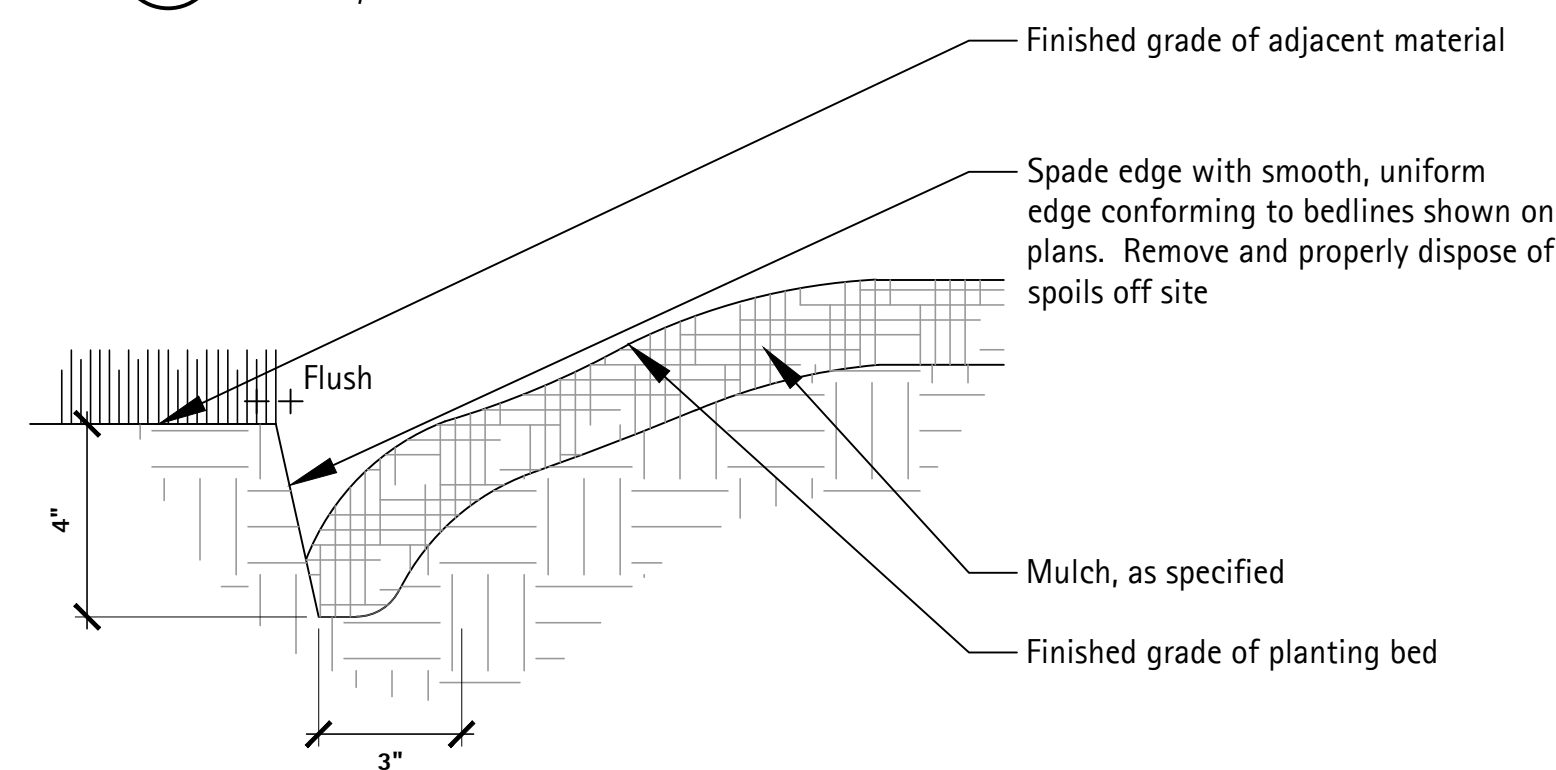
3 Section - Ornamental Tree Planting
Scale: 1/2" = 1'-0"



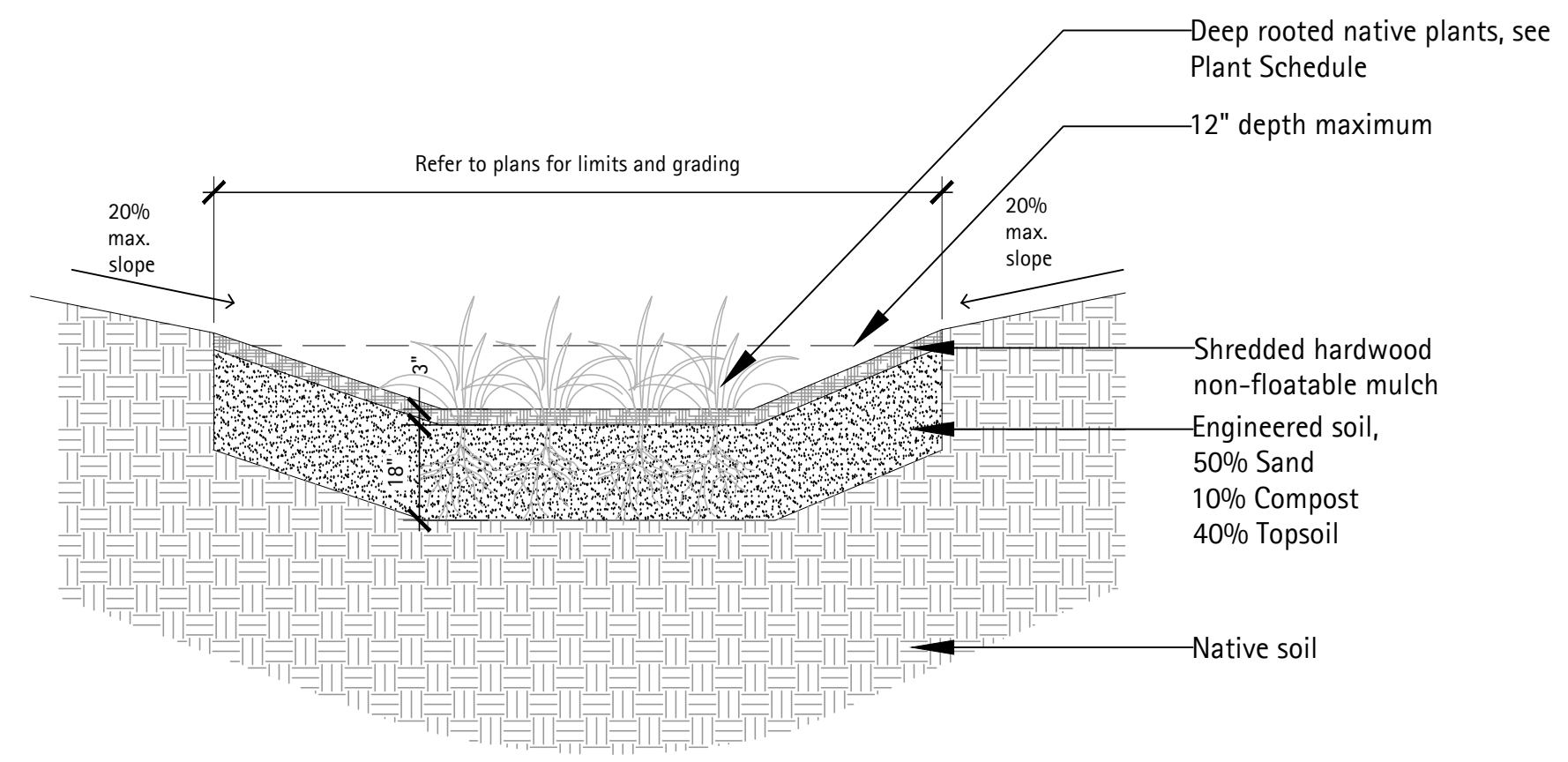
4 Section - Shrub Planting
Scale: 1/2" = 1'-0"



5 Section - Annual, Perennial, and Groundcover Planting
Scale: 1/2" = 1'-0"



6 Section - Spade Edge
Scale: 3" = 1'-0"



- Notes:
- Avoid compacting native soils. Scarify any compacted soil to 4" depth.
 - Mulch layer shall be hardwood mulch or other non-floating groundcover.
 - Minimum distance of 2 feet between bottom of basin and seasonally high groundwater level.

7 Bioswale - Section
Scale: 3/8" = 1'-0"

Planting Notes

GENERAL CONDITIONS

- Contractor shall familiarize themselves with all landscape specifications prior to commencement of work. Any questions or concerns shall be directed to Project Engineer or Landscape Architect in writing prior to landscape work commencement.
- All project limits shall be fenced with temporary plastic fencing at 48" height, staked at 4' on center, and clearly signed for construction activities. All existing, protected vegetation shall be fenced at a minimum of the plants drip line or as approved by Landscape Architect.
- The Landscape Contractor shall keep all areas clean and orderly at all times.
- The Landscape Contractor shall keep all roadways and walkways clear of mud and debris that result from landscape operations.

SOIL & PLANTING MIX

- All soil planting mix for backfill or beds, whether from on-site stockpile or new imported soil, shall be tested for approved specified pH levels and nutrient content. Submit testing agency with laboratory report to project Landscape Architect for approval, along with recommendations to amending soil as appropriate for use in planting.
- Topsoil shall be clean, pulverized soil from an acceptable source. Topsoil shall be free of debris, stones, and other material not more than one inch (1") diameter in size. Contractor shall provide the Landscape Architect with receipt of soil source and soil test results from a qualified lab upon request.
- It is anticipated that all planting areas, including lawn, shall be thoroughly tilled to a minimum of 12-18" depth. All on-site topsoil shall be amended and reused as approved, or removed off-site and disposed of properly. New planting soil mix consisting of pulverized topsoil and mushroom compost shall be installed and properly compacted to the following depths noted in the specifications and landscape planting details.
- Clean topsoil mix should have a tested and approved pH of 6.0 -- 7.0
- All planting beds shall be thoroughly tilled and amended with topsoil/compost mix to a minimum of 12" depth.
- The Landscape Contractor shall prepare planting beds by adding soil amendments to approved on-site or imported topsoil mix in the following quantities:
Trees and Shrubs: three (3) parts topsoil, (1) part peat, and one (1) part sand
Perennials and Groundcovers: three (3) parts topsoil, one (1) part peat, and two (2) parts decomposed mushroom compost. (See Specifications)
- All excess materials and spoils resulting from the landscape work shall be legally disposed of off-site by the Landscape Contractor.

PLANTING STANDARDS

- All plant material shall be top-quality grade, free of defects, and meet accepted horticultural standards established by the American Nurserymen's Association (AAN) and as deemed appropriate by Landscape Architect. Landscape Architect shall have the right to reject any, and all, plant material delivered to the site that does not meet acceptable standards.
- Sizes shown on plant schedule are minimum acceptable sizes.
- All plants to be balled-in-burlap or container-grown as specified in plant schedule. All plastic root wrapping material and metal wire baskets shall be removed.
- All new and transplanted plants to be sprayed with an antidesecant within twenty-four (24) hours after planting. Antitranspirant shall be "Wiltpruf" or an approved equal.
- Owner's Representative shall field verify and approve all final staked tree, shrub, and perennial bed locations prior to installation.
- The Landscape Contractor shall repair to its original condition any plant material which becomes damaged as a result of landscape operations.
- All perennials shall be planted at least two (2) feet from the tree trunks planted within planting areas.
- Owner's Representative shall approve all plant materials for quality, condition and specified sizes. Plant material shall be approved at nursery location, during tagging or before removal and transport to job site. Shrubs, perennials and groundcovers shall be approved at job site prior to installation.

FERTILIZER & MULCHING

- Prior to mulching tree and shrub planting areas, apply time-release fertilizer by broadcasting over entire planting areas. Rate is to manufacturer's recommendations. Fertilizer is to have no less than 10% available phosphoric acid, and 3-8% total nitrogen soluble potash.
- All plantings shall receive a slow-release fertilizer with a ratio of 10/10/10.
- All trees and shrub beds shall receive a minimum of 3" thick shredded hardwood mulch top-dressing.
- All perennials and groundcover beds shall be top-dressed with two inches (2") minimum of mushroom compost.

MAINTENANCE & WARRANTIES

- All plants shall be thoroughly watered in at time of planting and watered and maintained throughout construction until final acceptance by owner. Contractor shall water all plants immediately after planting. Flood plants twice during the first twenty-four (24) hours after planting.
- Landscape Contractor shall warranty all trees, shrubs, perennials, and ornamental grasses under this contract will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All newly sodded or seeded areas shall be maintained, watered, and mowed throughout their growing seasons during construction and until final acceptance by owner.

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PREPARED FOR
HP Ventures, LLC

5000 W. Lawrence Ave
Chicago, Illinois 60630

PROJECT
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Westmont,
Illinois 60559**

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September 26, 2025

REVISIONS

No	Date	Issue

CHECKED BY MC DRAWN BY KD

PLANTING NOTES AND DETAILS

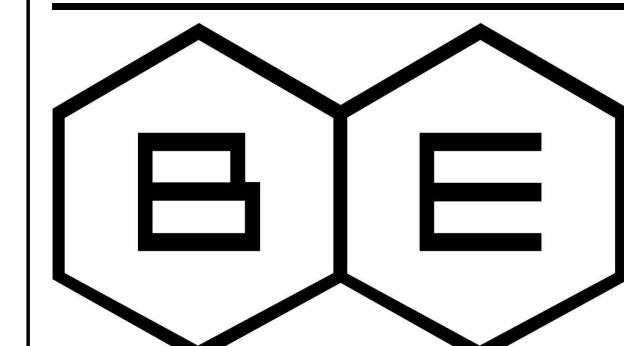
SCALE IN FEET
Varies

SHEET NUMBER

L1.1

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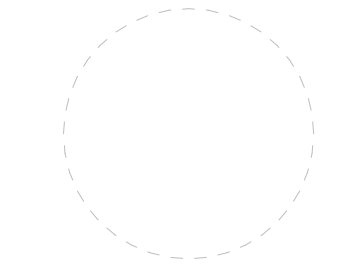
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ARCHITECTS

www.be-architects.com
Contact:
John Bennett, AIA
630.329.5367
john@be-architects.com

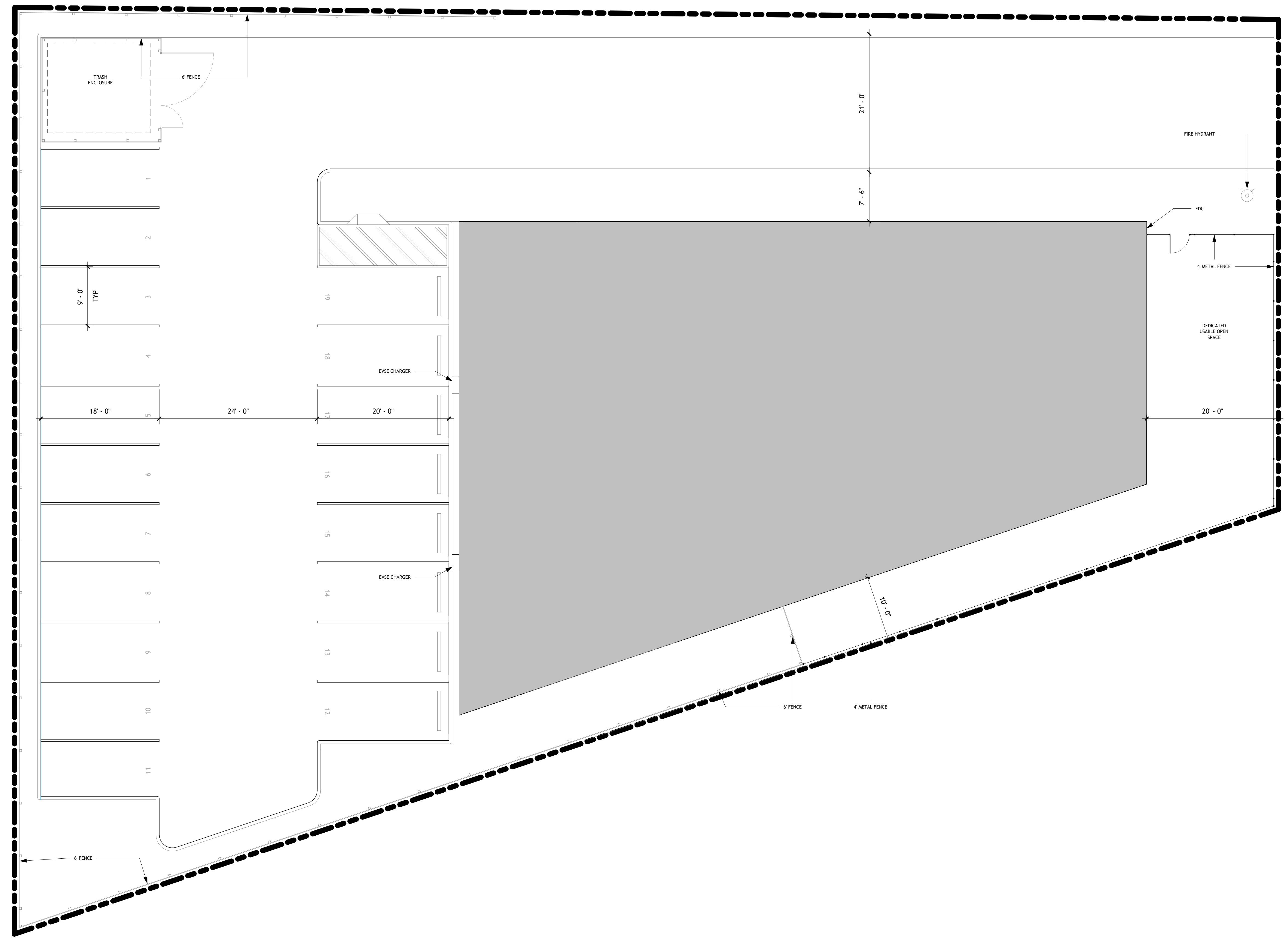
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John W. Bennett, AIA
Lic: 001-023964
Exp: 11.30.2024

I hereby certify these drawings were prepared under my supervision and to the best of my knowledge conform to the applicable codes and ordinances.

Illinois Professional Design Firm Registration No. 1840008416-0001



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306 N Cass Ave

306 N CASS AVE, WESTMONT, IL
60559

DRAWN BY: WH CHECKED: ..



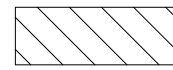
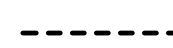
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SCALE: 1/8" = 1'-0"
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SITE PLAN

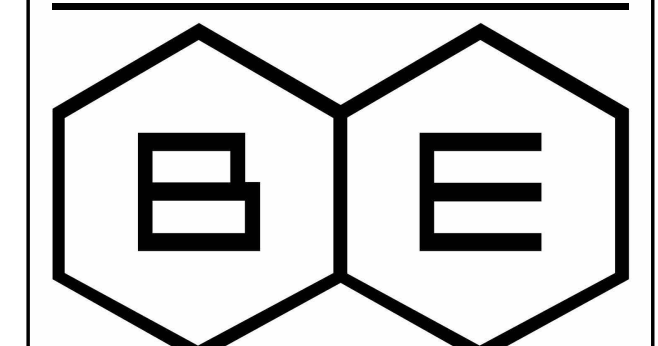
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FLOOR PLAN LEGEND

-  NEW WALL CONSTRUCTION
-  EXISTING WALL CONSTRUCTION TO REMAIN
-  AREA NOT IN CONTRACT
-  IN-WALL BLOCKING

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 john@be-architects.com
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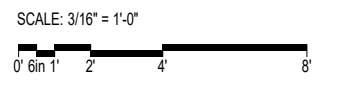
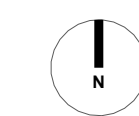
Illinois Professional Design Firm Registration No. 1840008416-0001

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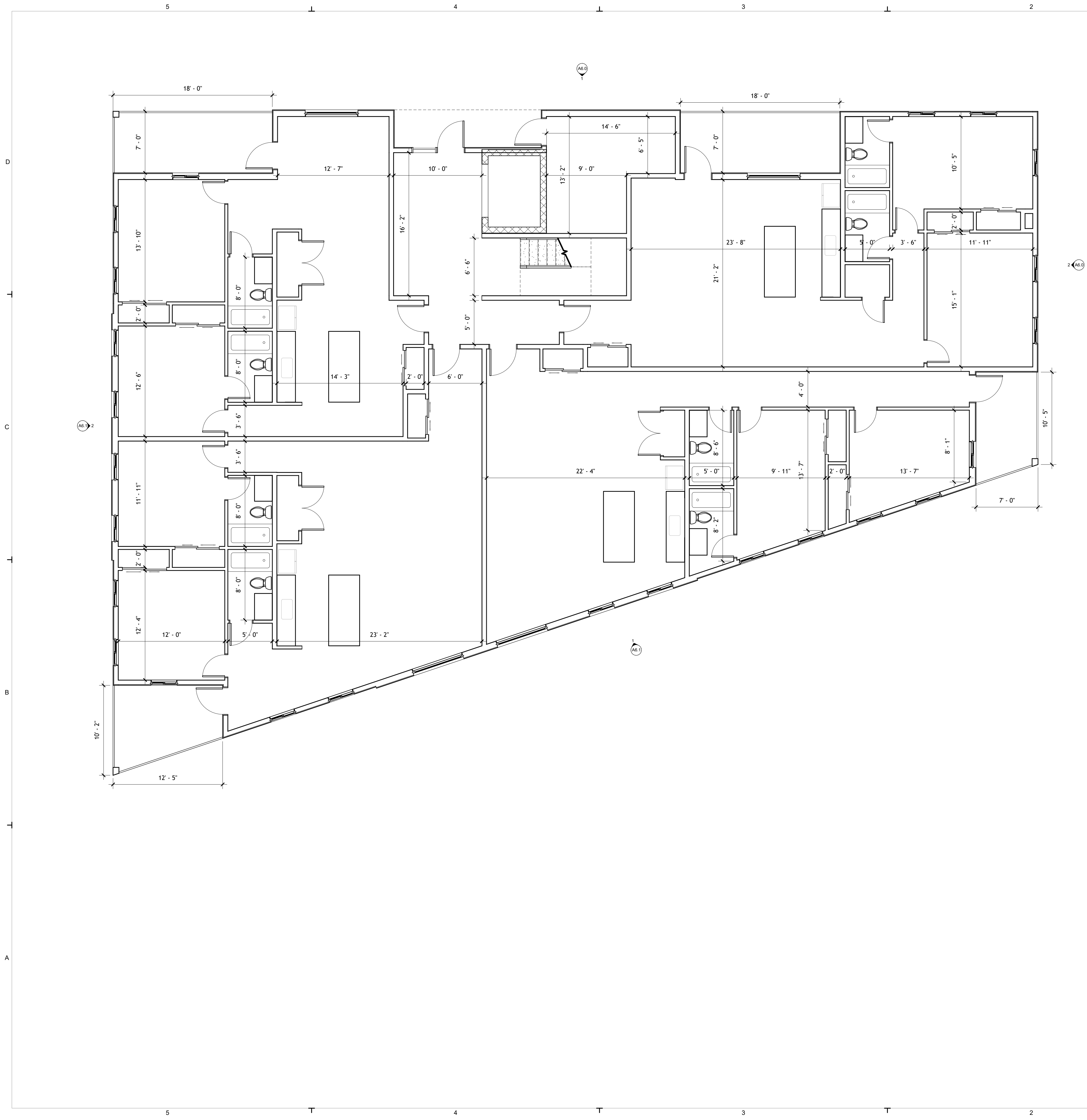
306 N CASS AVE, WESTMONT, IL
 60559

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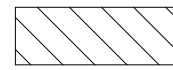
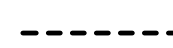
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 SCALE: 3/16" = 1'-0"
 

CONSTRUCTION PLAN - LEVEL 1

SHEET NO.: **A1.0**



FLOOR PLAN LEGEND

-  NEW WALL CONSTRUCTION
-  EXISTING WALL CONSTRUCTION TO REMAIN
-  AREA NOT IN CONTRACT
-  IN-WALL BLOCKING

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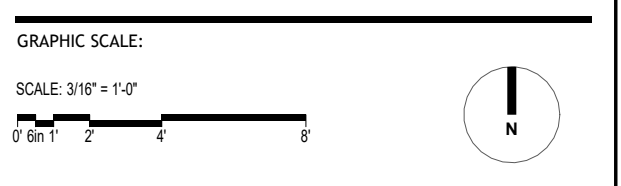
Illinois Professional Design Firm Registration No. 1840008416-0001

NO.	ISSUED FOR:	DATE

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306 N CASS AVE, WESTMONT, IL
 60559

DRAWN BY: WH CHECKED: ..

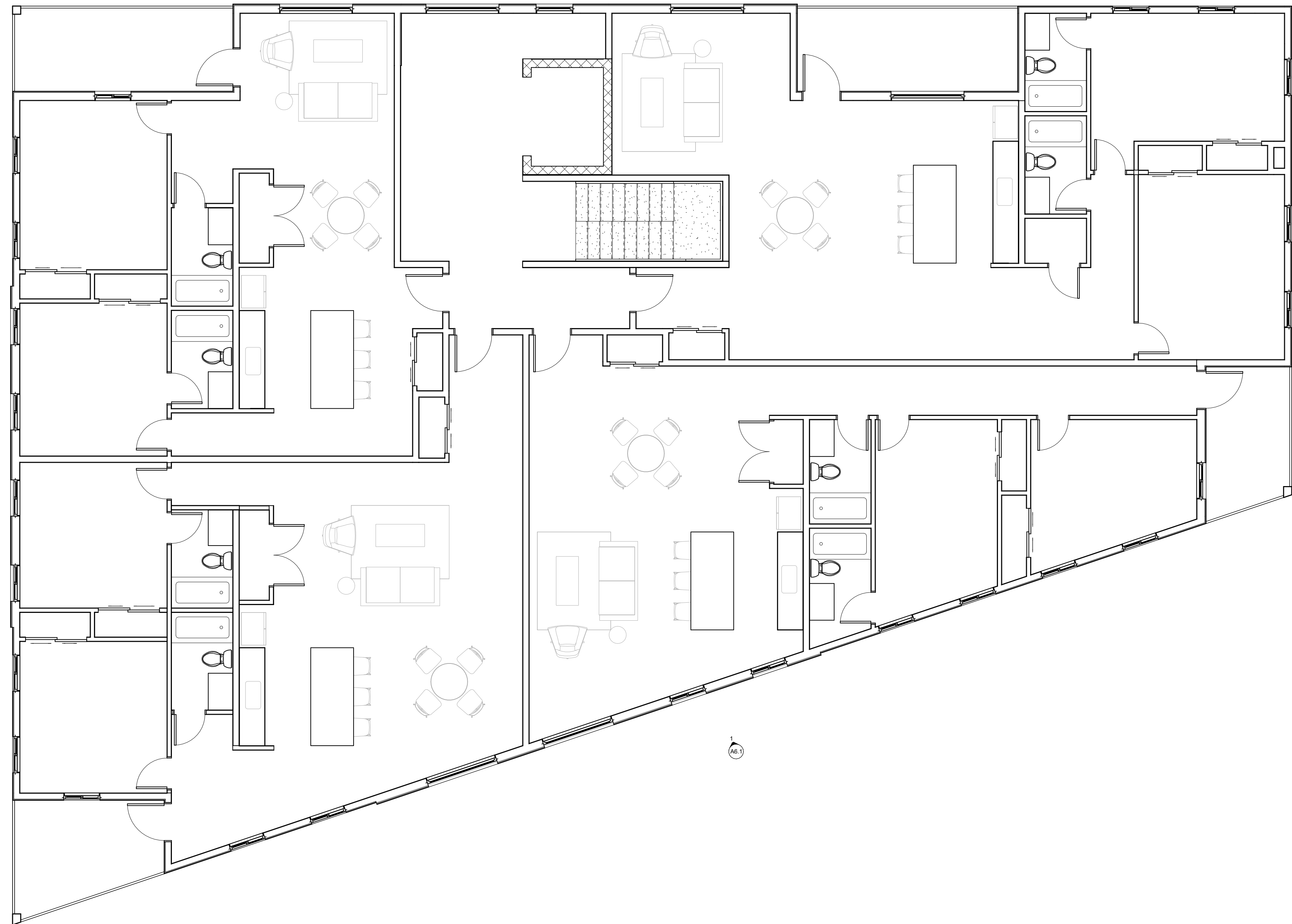


CONSTRUCTION PLAN - LEVEL 1
 DIMENSIONED PLAN



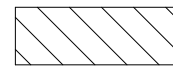
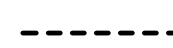
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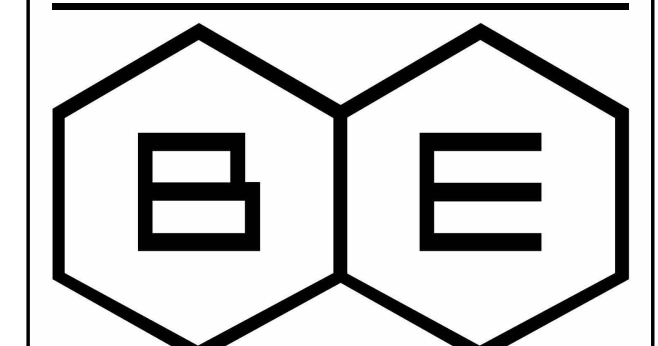
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FLOOR PLAN LEGEND

-  NEW WALL CONSTRUCTION
-  EXISTING WALL CONSTRUCTION TO REMAIN
-  AREA NOT IN CONTRACT
-  IN-WALL BLOCKING

NOT FOR CONSTRUCTION



ARCHITECTS

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 Exp: 11.30.2024

I hereby certify these drawings were prepared under my supervision and to the best of my knowledge conform to the applicable codes and ordinances.

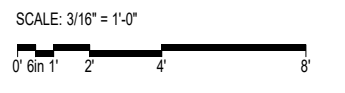
Illinois Professional Design Firm Registration No. 1840008416-0001

NO. _____ ISSUED FOR: _____ DATE _____

306 N Cass Ave

306 N CASS AVE, WESTMONT, IL
 60559

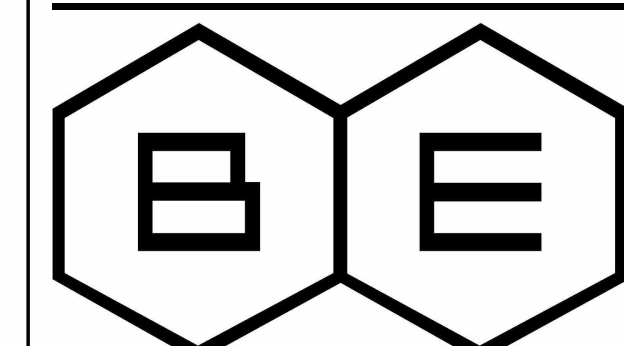
DRAWN BY: WH CHECKED: ..

GRAPHIC SCALE:
 SCALE: 3/16" = 1'-0"
 

CONSTRUCTION PLAN - LEVELS 2+3

SHEET NO.: **A1.1**

NOT FOR CONSTRUCTION



ARCHITECTS

www.be-architects.com
Contact:
John Benoit, AIA
630.329.5367
john@be-architects.com

© 2023 BE Architects, Inc.

John W Benoit, AIA
Lic: 001-023964
Exp: 11.30.2024

I hereby certify these drawings were prepared under my supervision and to the best of my knowledge conform to the applicable codes and ordinances.

Illinois Professional Design Firm Registration No. 1840008416-0001

NO. ISSUED FOR: DATE

306 N Cass Ave

306 N CASS AVE, WESTMONT, IL
60559

DRAWN BY: WH CHECKED: ..

GRAPHIC SCALE:

SCALE: 3/16" = 1'-0"
0 1 2 3 4

EXTERIOR ELEVATIONS

SHEET NO.:

A6.0

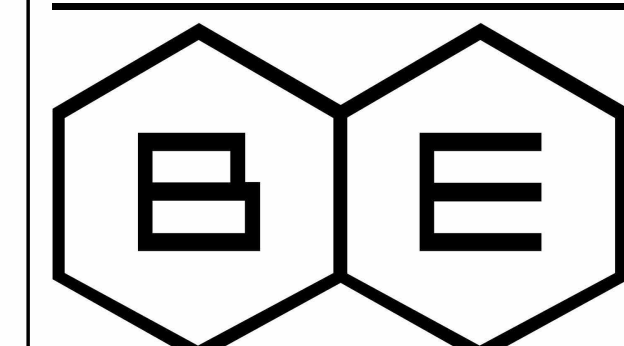


1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION



ARCHITECTS

www.be-architects.com
Contact:
John Bennett, AIA
630.329.5367
john@be-architects.com

© 2023 BE Architects, Inc.

I hereby certify these drawings were prepared under my supervision and to the best of my knowledge conform to the applicable codes and ordinances.
Illinois Professional Design Firm Registration No. 1840008416-0001

John W. Bennett, AIA
Lic: 001-023964
Exp: 11.30.2024



1 SOUTH/SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

NO. _____ ISSUED FOR: _____ DATE: _____

306 N Cass Ave

306 N CASS AVE, WESTMONT, IL
60559

DRAWN BY: WH CHECKED: ..

GRAPHIC SCALE:
SCALE: 3/16" = 1'-0"
0' 1' 2' 4' 8'

EXTERIOR ELEVATIONS

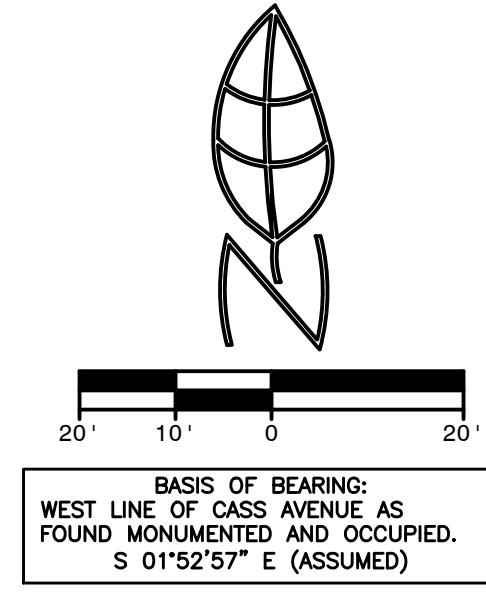
SHEET NO.:
A6.1

COMPAGNO CONSOLIDATION PLAT

OF

LOTS 9 AND 10 AND THE EAST 34 FEET OF LOTS 22, 23 AND 24, ALL IN BLOCK 1 IN THE RESUBDIVISION OF LOTS 8 TO 27, BOTH INCLUSIVE IN BLOCK 8 IN ARTHUR T. MC INTOSH AND COMPANY'S FAIRMONT GARDENS, 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 DU PAGE COUNTY, ILLINOIS.

LAND AREA = 20,670 SF OR 0.475 ACRES MORE OR LESS



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY 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, FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

C E MILLER ELEMENTARY SCHOOL, DISTRICT 201
 JT MANNING ELEMENTARY SCHOOL, DISTRICT 201
 WESTMONT JUNIOR HIGH SCHOOL, DISTRICT 201
 WESTMONT HIGH SCHOOL, DISTRICT 201

OWNER: 2 W. NAPERVILLE ROAD LLC

ADDRESS: 5410 GROVESIDE LANE, ROLLING MEADOWS, IL 60008

DATED THIS _____ DAY OF _____, AD 20____

NOTARY'S PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, 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 _____ DAY OF _____ AD 20____.

NOTARY PUBLIC _____ COMMISSION EXPIRES _____

CERTIFICATE OF PLANNING & ZONING COMMISSION

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, CHAIRMAN OF THE VILLAGE OF WESTMONT PLANNING & ZONING COMMISSION, CERTIFY THAT ON THE _____ DAY OF _____, THIS PLAT OF CONSOLIDATION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

BY: _____ ATTEST: _____
 CHAIRMAN SECRETARY

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, EXECUTIVE DIRECTOR FOR THE _____ 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 CONSOLIDATION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____ AD 20____.

BY: _____ EXECUTIVE DIRECTOR

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, 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 _____ 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 _____ DAY OF _____.

BY: _____ VILLAGE CLERK

CERTIFICATE OF SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, 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 APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT WESTMONT, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY _____.

OF _____.

 VILLAGE TREASURER

VILLAGE ENGINEER

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR 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 _____ DAY _____.

OF _____.

 VILLAGE ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS

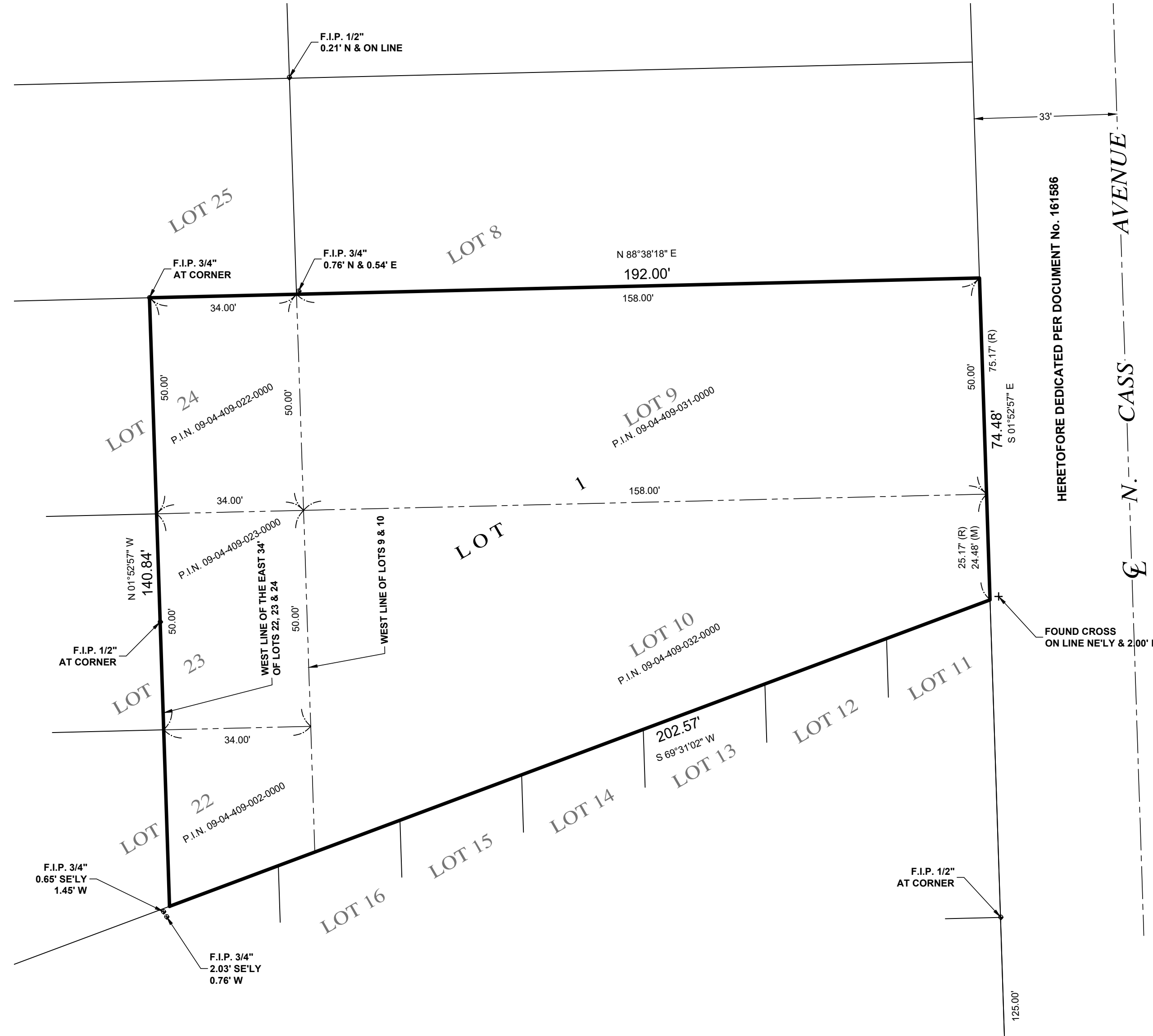
DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

THIS PLAT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID ON THE _____ DAY OF _____, AT _____

O'CLOCK _____ M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

BY: _____ RECORDER



UPON RECORDING, MAIL TO:

SEND TAX BILL TO:

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, THOMAS J. CESAL, HEREBY CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY HEREON DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT.

LOTS 9 AND 10 AND THE EAST 34 FEET OF LOTS 22, 23 AND 24, ALL IN BLOCK 1 IN THE RESUBDIVISION OF LOTS 8 TO 27, BOTH INCLUSIVE IN BLOCK 8 IN ARTHUR T. MC INTOSH AND COMPANY'S FAIRMONT GARDENS, 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 DU PAGE COUNTY, ILLINOIS.

I, FURTHER CERTIFY THAT BASED ON EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NUMBER 17043C0186J, EFFECTIVE DATE OF AUGUST 1ST, 2019 THAT THE PARCEL INCLUDED IN THIS RECORD OF DEED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FURTHERMORE, I DESIGNATE THE VILLAGE OF WESTMONT TO ACT AS MY AGENT, FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

I FURTHERMORE CERTIFY THAT UPON COMPLETION OF MASS GRADING, IRON PIPES WILL SET AT ALL LOT CORNERS.

DATED, THIS 25TH DAY OF JUNE, A.D., 2025, AT LISLE, ILLINOIS.

Thomas J. Cesal

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
 MY LICENSE EXPIRES NOVEMBER 30, 2026
 ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
 ENGINEERING CORPORATION NO. 184-001245

CLIENT: COMPAGNO LLC



Morris Engineering, Inc.
 Civil Engineering • Consulting
 Land Surveying
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 Survey: (630) 271-0599
 FAX: (630) 271-0774
 Website: www.ecivil.com

BOUNDARY SURVEY

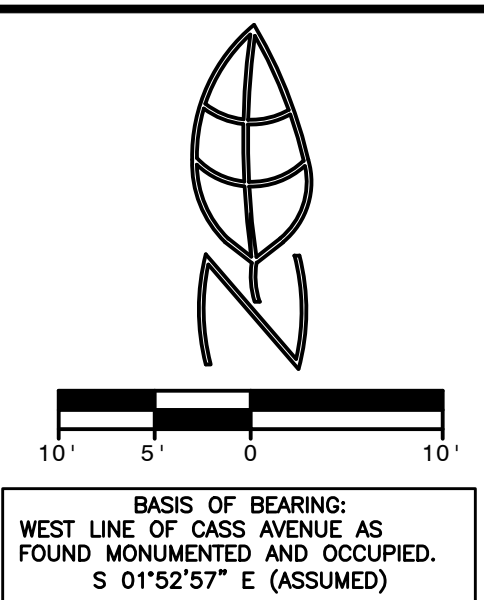
OF

LOTS 9 AND 10 AND THE EAST 34 FEET OF LOTS 22, 23 AND 24. ALL IN BLOCK 1 IN THE RESUBDIVISION OF LOTS 8 TO 27, BOTH INCLUSIVE IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRMONT GARDENS, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

LAND AREA = 20,670 SF OR 0.475 ACRES MORE OR LESS

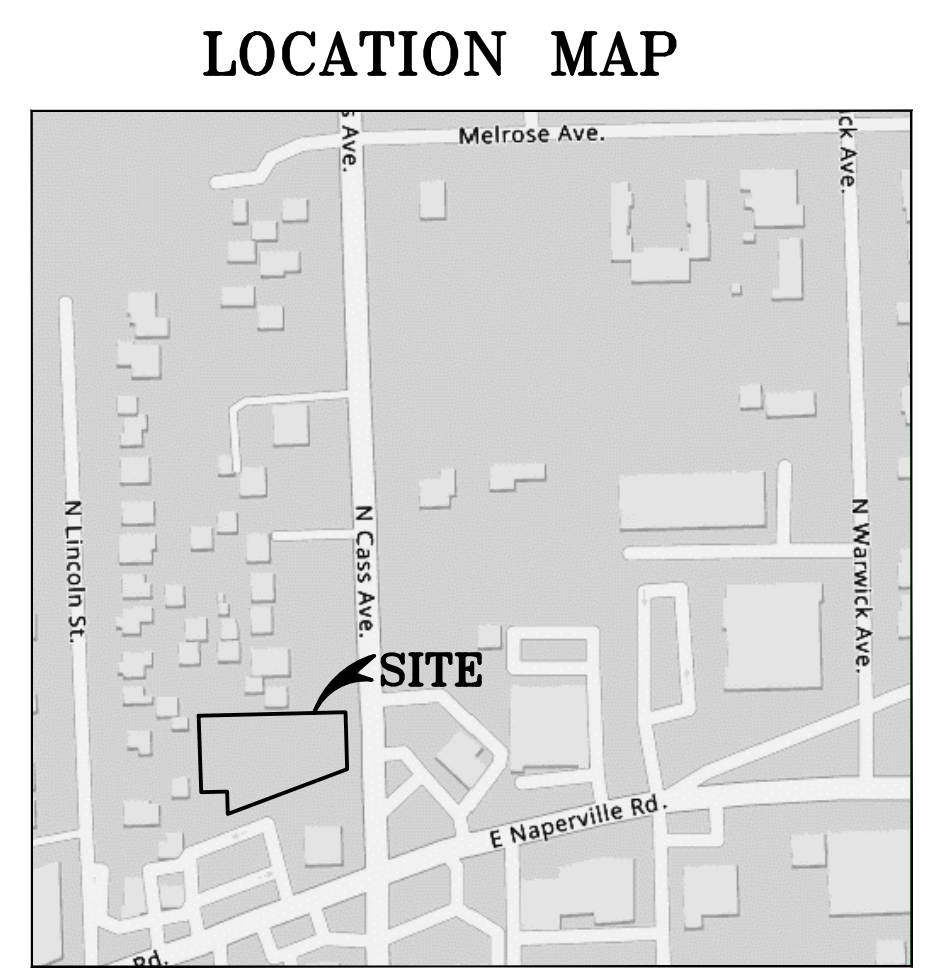
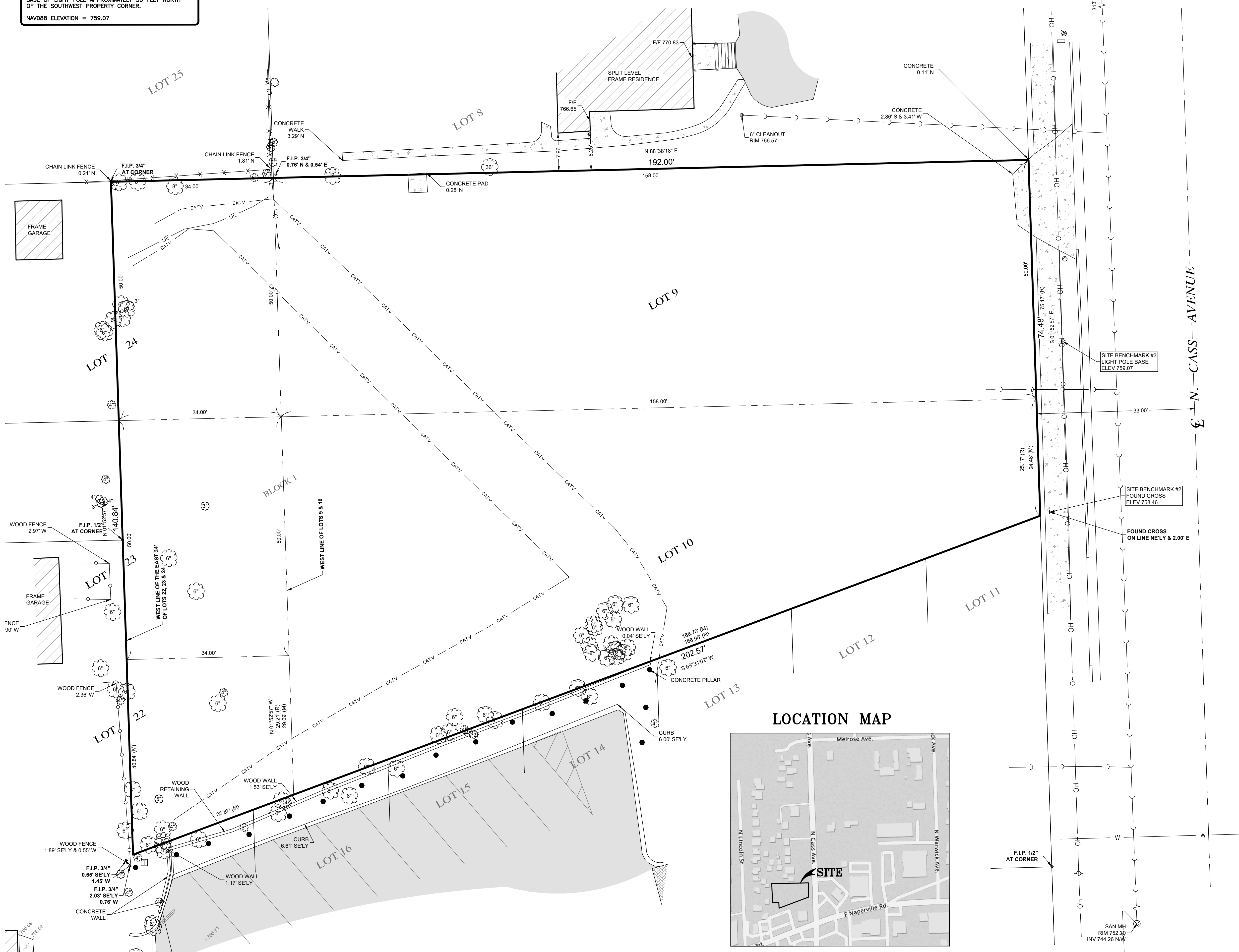
SITE BENCHMARK #1
NORTHWEST FLANGE BOLT ON HYDRANT ON THE EAST SIDE OF CASS AVENUE APPROXIMATELY 88 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER. NAVD88 ELEVATION = 754.81
SITE BENCHMARK #2
FOUND CROSS 2' EAST OF SOUTHEAST PROPERTY CORNER. NAVD88 ELEVATION = 758.46
SITE BENCHMARK #3
BASE OF LIGHT POLE APPROXIMATELY 36 FEET NORTH OF THE SOUTHWEST PROPERTY CORNER. NAVD88 ELEVATION = 759.07

SOURCE BENCHMARK
DESIGNATION - 0006 PID - DK3312 STATE/COUNTY - IL/DU PAGE USGS QUAD - WHEATON (2018)
DESCRIPTION: THE MONUMENT IS A 3.5 INCH BRASS DISK SET IN CONCRETE 0.2 FT ABOVE GRADE AT NORTHEAST CORNER OF WASHINGTON STREET AND WARREN AVENUE. THE STATION IS 57.4 FT SOUTHWEST OF A POWER POLE, 49.5 FT EAST OF A LIGHT POLE, AND 79.4 FT NORTHEAST OF A FIRE HYDRANT. NAVD88 ELEVATION: 718.78



LEGEND

	EXISTING BOUNDARY
	EXISTING EASEMENT
	EXISTING SETBACK
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING METAL FENCE
	EXISTING VINYL FENCE
	EXISTING BUILDING
	CENTER LINE
	B.L. BUILDING LINE
	F.I.P. FOUND IRON PIPE
	T/F TOP OF FOUNDATION
	F/F FINISHED FLOOR
	G/F GARAGE FLOOR
	ELEVATION
	(C) CALCULATED
	(R/M) RECORD/MEASURED
	SF SQUARE FEET
	ASPHALT SURFACE
	BUILDING/STRUCTURE
	CONCRETE SURFACE
	BRICK SURFACE
	MANHOLE
	EXIST. CATCH BASIN
	EXIST. CURB INLET
	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER VALVE
	BUFFALO BOX (B-BOX)
	WATER VALVE & VAULT
	FIRE HYDRANT
	WATER METER
	WELL
	WATER LINE
	GAS METER
	GAS VALVE
	GAS LINE
	ELECTRIC METER
	ELECTRIC PEDESTAL
	HANDHOLE
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC
	UTILITY POLE
	PHONE PEDESTAL
	PHONE MANHOLE
	UNDERGROUND TELEPHONE
	CABLE TV PEDESTAL
	CABLE HANDHOLE
	CABLE METER
	UNDERGROUND CABLE
	LIGHT POST
	STREET SIGN
	DOWNSPOUT
	BOLLARD
	MAILBOX
	DECIDUOUS TREE
	DECIDUOUS BUSH
	CONIFEROUS TREE
	CONIFEROUS BUSH



STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY;" AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

FIELD WORK WAS COMPLETED ON 12/16/2024

DATED, THIS 28TH DAY OF MARCH, A.D., 2025, AT LISLE, ILLINOIS.

Thomas J. Cress

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2026.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245

CLIENT: ROSEWOOD SIGNATURE HOMES



DATE	1	2	3	4	5	6
	1	2	3	4	5	6

BOUNDARY AND TOPOGRAPHIC SURVEY
306 N. CASS AVENUE
WESTMONT, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0699
FAX: (630) 271-0774
Website: www.ecivil.com

MEI
BETTER INFRASTRUCTURE
BETTER ENVIRONMENTS
BETTER LIFE

FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: TC
APPROVED BY: TC
DATE: 12/16/2024
SCALE: HORIZ 1"=10'
VERT NONE

SHEET
1
OF 1 SHEETS
PROJ # 24-12-2001

PUBLIC NOTICES

PUBLIC NOTICE

VILLAGE OF LA GRANGE
NOTICE OF PUBLIC HEARING
Plan Commission Case #2837

Notice is hereby given that the Plan Commission will conduct a public hearing on Tuesday, January 13, 2026 at 7:00 p.m. in the Auditorium of the La Grange Village Hall, 53 South La Grange Road, La Grange, Illinois on applications filed by Dr. Alex Georgiou to consider a Text Amendment to Zoning Code Article V, Commercial Districts, relating to the regulation of uses classified in NAICS category 446199 (All Other Health and Personal Care Stores) / SIC category 5999 (Miscellaneous Retail Stores, NEC (hearing aids and artificial limbs) in the C-1 Central Commercial District. The above application is open to inspection at the office of the Community Development Department of the Village of La Grange. All persons interested should attend the public meeting and will be given an opportunity to be heard.

Dated: December 25, 2025
Greg Paice, Chairman
Plan Commission
Village of La Grange
Individuals with disabilities and who require certain accommodations to participate at this meeting are requested to contact the La Grange ADA Coordinator at 579-2315, to allow the Village to make reasonable accommodations.
(Published in La Grange Suburban Life Dec. 25, 2025) 2294840

*** 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, January 14, 2026 at 8:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559. The purpose of the hearing is to consider requests from Compagno LLC (Petitioner) and 2 W Noperville Road, LLC (Owner), for 306 North Cass Avenue, Westmont, Illinois, 60559, for the following:

1. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot
 2. Zoning Ordinance Variance to the minimum front yard setback in the R-4 General Residential District
 3. Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District
 4. Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District
 5. Major Site Plan
- PINs: 09-04-409-022
09-04-409-023
09-04-409-031
09-04-409-032
09-09-204-002
- More Common Location:
306 North Cass Avenue,
Westmont, Illinois, 60559
Village Code(s) Applicable:
Chapter 95, Sections: 2.05-
14.05; 14.06 Appendix B.

PUBLIC NOTICES

Article II
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 Dec. 25, 2025) 2294669

PUBLIC NOTICE

VILLAGE OF LA GRANGE
NOTICE OF PUBLIC HEARING
ZONING CASE #654

Notice is hereby given that the Zoning Board of Appeals will conduct a public hearing on Thursday, January 15, 2026 at 7:00 p.m. in the Auditorium of the La Grange Village Hall, 53 S. La Grange Road, La Grange, Illinois, on an appeal filed by Tom & Jennie Hoekstra to Zoning Interpretations issues by the Village Manager on the meaning of Section 14-303.E.1 of the La Grange Zoning Code. The granting of the appeal would allow the appellants to apply for variations to for the reconstruction of a previously existing legal non-conforming garage with a second story accessory dwelling unit in the R-4 zoning district on the property located at 300 S La Grange Road (PIN: 18-04-322-015-0000).

The above appeal is open to inspection at the office of the Community Development Department of the Village of La Grange. All persons interested should attend and will be given an opportunity to be heard.

Dated: December 25, 2025
Greg Paice, Chairman
Plan Commission
Village of La Grange
Individuals with disabilities and who require certain accommodations to participate at this meeting are requested to contact the La Grange ADA Coordinator at 579-2315, to allow the Village to make reasonable accommodations.
(Published in La Grange Suburban Life Dec. 25, 2025) 2294844

PUBLIC NOTICE

VILLAGE OF LA GRANGE
NOTICE OF PUBLIC HEARING
ZONING CASE #655

Notice is hereby given that the Zoning Board of Appeals will conduct a public hearing on Thursday, January 15, 2026 at 7:00 p.m. in the Auditorium of the La Grange Village Hall, 53 S. La Grange Road, La Grange, Illinois, on a Petition by Tom & Jennie Hoekstra to consider variations from Paragraphs 12-102H and 12-103H (Nonconforming Uses of Land Nonconforming Uses in Structures Designed for a Permitted Use and Nonconforming Uses in Structures Not Designed for a

PUBLIC NOTICES

Permitted Use) to allow for the reconstruction of a previously existing legal non-conforming garage with a second story accessory dwelling unit in the R-4 zoning district. The property is commonly known as 300 S La Grange Road (PIN: 18-04-322-015-0000).

The above application is open to inspection at the office of the Community Development Department of the Village of La Grange. All persons interested should attend and will be given an opportunity to be heard.

Dated: December 25, 2025
Greg Paice, Chairman
Plan Commission
Village of La Grange
Individuals with disabilities and who require certain accommodations to participate at this meeting are requested to contact the La Grange ADA Coordinator at 579-2315, to allow the Village to make reasonable accommodations.
(Published in La Grange Suburban Life Dec. 25, 2025) 2294847

PUBLIC NOTICE

VILLAGE OF LA GRANGE
NOTICE OF PUBLIC HEARING
ZONING CASE #656

Notice is hereby given that the Zoning Board of Appeals will conduct a public hearing on Thursday, January 15, 2026 at 7:00 p.m. in the Auditorium of the La Grange Village Hall, 53 S. La Grange Road, La Grange, Illinois, on a Petition by Alexis & Dennis Bone to consider variations from Paragraphs 3-1106.12 (Minimum Setback for Garages), 3-1106.9 (Side and Rear Yard Regulations for Accessory Uses and Structures), and 9-105D (Fence Prohibited Locations). The properties are commonly known as 512 W. Elm Avenue (PIN: 18-04-309-001-0000) and 211 S. Waldo Avenue (PIN: 18-04-309-002-0000).

The above application is open to inspection at the office of the Community Development Department of the Village of La Grange. All persons interested should attend and will be given an opportunity to be heard.

Dated: December 25, 2025
Greg Paice, Chairman
Plan Commission
Village of La Grange
Individuals with disabilities and who require certain accommodations to participate at this meeting are requested to contact the La Grange ADA Coordinator at 579-2315, to allow the Village to make reasonable accommodations.
(Published in La Grange Suburban Life Dec. 25, 2025) 2294841

BUY IT!

SELL IT!

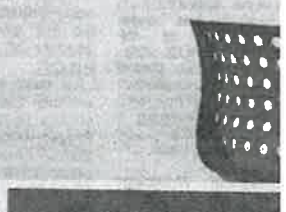
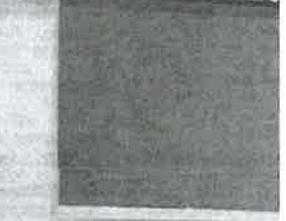
FIND IT!

FAST!

Call us at 833-584-NEWS



CUSTOM BLINDS



BUY GET
on Custom

CALL
FREE in-h
wi

86

WE DESIGN, WE M

*Offer valid on 3 Day Blinds brand products only 2nd qualifying window covering of equal or lesser previous purchases or with any other offer or discount only, products may not be available in/with the e Consultant for availability State Contractor and Hc New Jersey 13WH09390200, Oregon 209181 Pe Nassau County, NY H0107310100, Rockland County West Virginia WV061238, Various City Licenses



Village of Westmont Planning and Zoning Application and Instructions

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

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

PROJECT NAME: Highpoint Living- Westmont

Subject Property Street Address: 306 N Cass Ave.

PIN Number(s): 0909204002; 0904409023; 0904409022; 0904409031; 0904409032

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

Petitioner (and corporation if applicable): Compagno LLC

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Relationship of Petitioner to Property Owner: Contract Purchaser

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

PETITIONER SIGNATURE:

Type or print name: Michael Gatto
Signature: 

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

Notary Public

OWNER SIGNATURE:

Type or print name: 2 W. Naperville Rd. LLC
Signature:  AS MANAGER OF 2 W. NAPERVILLE
TED. LLC


SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2ND DAY OF JUNE, 20 25


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: Compagno LLC, Michael Gatto as Agent
Signature: 

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30 DAY OF June, 2025
Mary Lappe Kureja
Notary Public



OWNER SIGNATURE:

Type or print name: _____
Signature: _____

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

Notary Public



January 5, 2026
Scott Williams
Senior Planner
Village of Westmont
31 W Quincy Street
Westmont, IL 60559

Re: Highpoint Living Westmont
306 N. Cass
PZC Application

Dear Mr. Williams,

We are pleased to submit the following application to construct a 12 unit multi-family building located at 306 N. Cass Ave. The following cover letter explains the project request, entitlements sought, and the list of materials included with this application.

Project Summary:

The proposed development seeks to turn a long vacant lot into a well appointed 12 unit luxury multi-family building. The proposed development will be comprised of 12 two bedroom, two bath units. The current lot is 20,670 sf and is underutilized as vacant property. The proposed development is a three story elevator building, clad in high quality materials: masonry; Hardie architectural panels; and Hardie architectural lap siding. The proposed interior finishes include: gourmet kitchens, individual mechanical systems, upgraded bathrooms with tile shower surrounds and glass enclosures; private balconies; and oversized windows.

Entitlements Requested:

- *Request for a preliminary and final plat of subdivision (consolidation);*
- *Request for a Major site and landscaping plan;*
- *Request for a Variance to the minimum front yard setback;*
- *Request for a Variance to the maximum density.*
- *Request for a Variance to the minimum usable outdoor open space*
- *Request for a Variance to the stormwater management requirements*
- *Request for a Zoning Ordinance Map Amendment*

Materials Included with this Application:

- Application Documents
 - Signed Application
 - Legal Description
 - Copy of Purchase Contract
 - Signed Escrow Form
 - Neighbor List
- Architectural Designs
 - Schematic Designs
 - Color Elevations
- Civil Engineering Designs
 - Topographic Survey
 - Preliminary and Final Plat of Consolidation
 - Preliminary Civil Designs
 - Traffic Memorandum
 - Stamped Landscape Design
- Variances and Waivers
 - Findings of Fact

If you have any questions regarding this submittal, please do not hesitate to call us. We look forward to receiving your feedback.

Very Truly Yours,

Compagno, LLC

Michael Gatto
Founder



306 N Cass- Variance Standards

Variance to the Minimum Front Yard Setback

- 1. Practical Hardship or Practical Difficulty:**
 - a. Due to the unique site geometrics, the physical topography of the site, and the village mandated parking in the rear, strict compliance with the front yard setback would create a difficulty in meeting this regulation**
- 2. Unique Physical Condition:**
 - a. The lot is trapezoidal in shape and geometrics. The lot also has a significant topography change. These unique conditions require a unique massing plan in order to achieve a viable and marketable project**
- 3. Not Self-Created:**
 - a. The lot shape and topography is not caused by ownership**
- 4. Denied Substantial Rights:**
 - a. Due to the unique physical condition, this particular lot would lose redevelopment viability if strict compliance was sought**
- 5. Not Merely Special Privilege:**
 - a. Due to the physical condition of the existing site, this is a unique situation specific to the lot and would exist regardless of the financial implications.**
- 6. Zoning Ordinance and Comprehensive Plan:**
 - a. The variance would be in line with other requests granted in the immediate vicinity. The proposed development would also be adjacent to the more dense zoning district and would create a transitional use consistent with the comprehensive plans.**
- 7. Essential Character of the Area:**
 - a. The variance, if granted, would not be materially detrimental to public welfare or materially injurious to the other properties in the vicinity.**
 - b. The variance, if granted, would not materially impair the supply of light or air to the properties in the vicinity**
 - c. The variance, if granted, would not increase the danger of flooding or fire**
 - d. The variance, if granted, would not unduly tax the public utilities, facilities, or services in the area**
 - e. The variance, if granted, would not endanger the public health or safety of the community**
- 8. No Other Remedy**
 - a. Due to the physical condition of the property, there is no other means to satisfy the practical difficulty in redevelopment of the subject property.**



Variance to the Maximum Density

- 1. Practical Hardship or Practical Difficulty:**
 - a. Due to the unique site geometrics, the physical topography of the site, and the village mandated parking in the rear, strict compliance with the front yard setback would create a difficulty in meeting this regulation**
- 2. Unique Physical Condition:**
 - a. The lot is trapezoidal in shape and geometrics. The lot also has a significant topography change. These unique conditions require a unique massing plan in order to achieve a viable and marketable project**
- 3. Not Self-Created:**
 - a. The lot shape and topography is not caused by ownership**
- 4. Denied Substantial Rights:**
 - a. Due to the unique physical condition, this particular lot would lose redevelopment viability if strict compliance was sought**
- 5. Not Merely Special Privilege:**
 - a. Due to the physical condition of the existing site, this is a unique situation specific to the lot and would exist regardless of the financial implications.**
- 6. Zoning Ordinance and Comprehensive Plan:**
 - a. The variance would be in line with other requests granted in the immediate vicinity. The proposed development would also be adjacent to the more dense zoning district and would create a transitional use consistent with the comprehensive plans.**
- 7. Essential Character of the Area:**
 - a. The variance, if granted, would not be materially detrimental to public welfare or materially injurious to the other properties in the vicinity.**
 - b. The variance, if granted, would not materially impair the supply of light or air to the properties in the vicinity**
 - c. The variance, if granted, would not increase the danger of flooding or fire**
 - d. The variance, if granted, would not unduly tax the public utilities, facilities, or services in the area**
 - e. The variance, if granted, would not endanger the public health or safety of the community**
- 8. No Other Remedy**
 - a. Due to the physical condition of the property, there is no other means to satisfy the practical difficulty in redevelopment of the subject property.**



Variance to the Minimum Usable Outdoor Open Space

- 1. Practical Hardship or Practical Difficulty:**
 - a. Due to the unique site geometrics, the physical topography of the site, and the village mandated parking in the rear, strict compliance with the front yard setback would create a difficulty in meeting this regulation**
- 2. Unique Physical Condition:**
 - a. The lot is trapezoidal in shape and geometrics. The lot also has a significant topography change. These unique conditions require a unique massing plan in order to achieve a viable and marketable project**
- 3. Not Self-Created:**
 - a. The lot shape and topography is not caused by ownership**
- 4. Denied Substantial Rights:**
 - a. Due to the unique physical condition, this particular lot would lose redevelopment viability if strict compliance was sought**
- 5. Not Merely Special Privilege:**
 - a. Due to the physical condition of the existing site, this is a unique situation specific to the lot and would exist regardless of the financial implications.**
- 6. Zoning Ordinance and Comprehensive Plan:**
 - a. The variance would be in line with other requests granted in the immediate vicinity. The proposed development would also be adjacent to the more dense zoning district and would create a transitional use consistent with the comprehensive plans.**
- 7. Essential Character of the Area:**
 - a. The variance, if granted, would not be materially detrimental to public welfare or materially injurious to the other properties in the vicinity.**
 - b. The variance, if granted, would not materially impair the supply of light or air to the properties in the vicinity**
 - c. The variance, if granted, would not increase the danger of flooding or fire**
 - d. The variance, if granted, would not unduly tax the public utilities, facilities, or services in the area**
 - e. The variance, if granted, would not endanger the public health or safety of the community**
- 8. No Other Remedy**
 - a. Due to the physical condition of the property, there is no other means to satisfy the practical difficulty in redevelopment of the subject property.**



Findings of Fact Standards

(Specific to Stormwater Management Variance Requests)

- A. The development activity cannot be located outside the special flood hazard area;
- B. An exceptional hardship would result if the variance were not granted;
- C. The relief requested is the minimum necessary;
- D. There will be no additional threat to public health, safety, or beneficial stream uses and functions, especially aquatic habitat, or creation of a nuisance;
- E. There will be no additional public expense for flood protection, lost environmental stream uses and functions, rescue or relief operations, policing, or repairs to streambeds and banks, roads, utilities, or other public facilities;
- F. The provisions of sections 34-39(c) and 34-41(c) shall still be met;
- G. The activity is not in a designated floodway;
- H. The applicant's circumstances are unique and do not represent a general problem; and
- I. The granting of the variance will not alter the essential character of the area involved, including existing stream uses.

Variance to the Stormwater Management Requirements

- A. The development site is wholly located outside the special flood hazard area
- B. If the variance were not granted, an exceptional hardship would exist for the development. The site topography and grading create significant challenges when employing a detention facility per the Village design guidelines
- C. Although the development is requesting a variance to the stormwater management requirements, the alternative method and means of construction will meet, or exceed the current county standards for the area.
- D. There will be no additional threat to public health, safety, or beneficial stream uses and functions. This variance and alternative design will not create a nuisance.
- E. There will be no additional public expense for flood protection, lost environmental stream uses and functions, rescue or relief operations, policing, or repairs to streambeds and banks, roads, utilities, or other public facilities
- F. The proposed alternative design meets section 34-39(c): "Preventing increased damages. No development in the flood fringe shall create a threat to public health and safety". The proposed alternative design meets section 34-41(c): "Preventing increased damages."
- G. The activity is not in a designated floodway
- H. The proposed development site is unique due to the topography and site massing.
- I. The granting of the variance will not alter the essential character of the area involved, including existing stream uses.



TO: **HP Ventures, LLC**
FROM: Morris Engineering, Inc.
DATE: June 13, 2025

RE: Parking Impact Study
Residential Condominium
306 N. Cass Ave
Westmont, Illinois

This memorandum analyzes the parking demand for the redevelopment of 306 N. Cass Ave. from the residential lot to 12 Unit Residential Condominium in Westmont, Illinois. The purpose of this study is to determine the impact of the proposed residential development in the area.

Redevelopment Plan

The redevelopment site is located at 306 N. Cass Avenue on the Northwest corner of Cass Avenue and E Naperville Road. Property is within 0.5 mi from Westmont Downtown with commuter parking and railroad tracks.

Existing lost previously was single family house.

The three-story condominium will be constructed to about 17,800 square feet. The proposed outdoor 19 space parking lot is proposed on the West side of the building and will incorporate required VCBMP per Village of Westmont requirements.

National Parking Data

National parking data for existing and proposed use was reviewed to estimate the parking demand for the site. The Institute of Transportation of Engineers' (ITE) publication Parking Generation, 10th Edition provides parking survey data for Single Family Detached Housing (0.99 per dwelling unit) and for Multifamily Housing (mid-rise 0.18 trips per unit) within dense multi-use urban area.

- Based on single-family detached housing, PM peak hour would generate 0.99 trips.
- Proposed multi-family housing would generate 2.16 trips per PM peak hour.

Total increase of 1.17 trips per PM peak hour.

Real Estate Sales Contract

1. Compagno LLC, an Illinois limited liability company, or nominee ("Purchaser") agrees to purchase at a price of [REDACTED] ("Purchase Price") on the terms set forth herein, the following described real estate in Westmont, DuPage County, Illinois:

commonly known as 306 N. Cass Avenue, Westmont, Illinois (the "Property").

2. 2 W. Naperville Road, LLC, an Illinois limited liability company ("Seller") agrees to sell the Property described above at the Purchase Price, and to convey or cause to be conveyed to Purchaser or its nominee title thereto by a recordable special warranty deed, with release of homestead rights, if any, subject only to: general taxes for the year 2024 and subsequent years and Permitted Exceptions (as defined in the "Rider" attached hereto and made a part hereof

3. Purchaser shall deposit [REDACTED] in escrow with the Title Company (as defined herein) as Earnest Money within three (3) business days of Effective Date hereof to be credited towards the Purchase Price at Closing, and further agrees to pay or satisfy the balance of the Purchase Price, plus or minus prorations, at the time of Closing.

4. The closing ("Closing") shall occur thirty (30) days following expiration or waiver of the Inspection Period, as may be extended, or such other date that is mutually agreed to by both parties, at the office of the Title Company.

5. The Earnest Money shall be held by Chicago Title Insurance Company ("the Title Company"), as escrowee for the mutual benefit of the parties pursuant to its standard Strict Joint Order Escrow ("SJOE") Instructions.

6. Seller warrants that Seller has received no notices from any city, village or other governmental authority of environmental zoning, building, fire or health code violations in respect to the Property that have not been heretofore corrected.

7. The attached Rider is a binding part of this contract and governs where conflicting.

This contract is subject to the Conditions and Stipulations set forth on the back page hereof, which Conditions and Stipulations are made a part of this contract.

Effective Date: October __, 2024

PURCHASER:

Compagno LLC,
an Illinois limited liability company

By: [Signature]
Name: Michael Gatto, Its Manager

[REDACTED]

SELLER:

2 W. Naperville Road, LLC,
an Illinois limited liability company

By: [Signature]
Name: George Kazantzis, Its Manager

[REDACTED]



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

MEETING DATE: January 14, 2026

PZC 016-2025

TITLE: Requests from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for the following:

1. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot
2. Zoning Ordinance Variance to the minimum front yard setback in the R-4 General Residential District
3. Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District
4. Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District
5. Major Site Plan

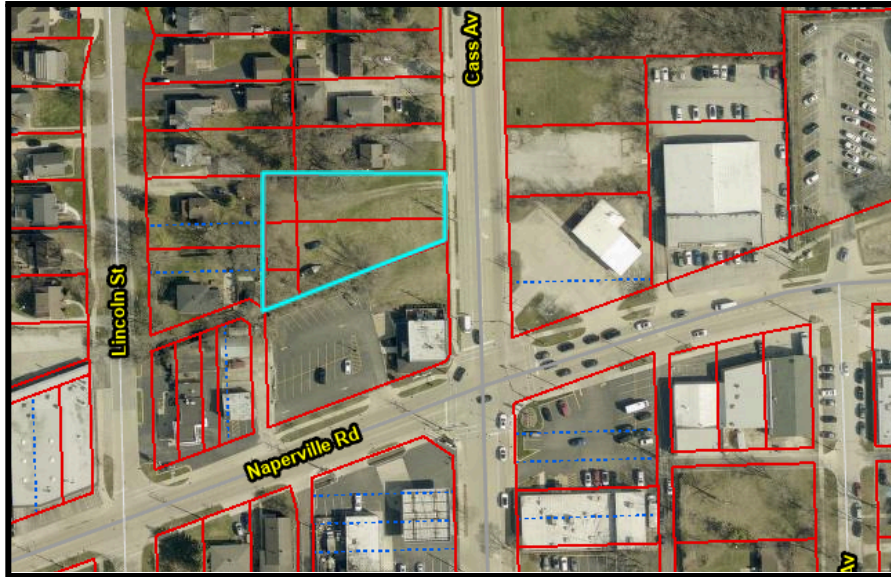
This initial public hearing will involve zoning and subdivision requests by the Petitioner as listed above. An additional public hearing scheduled for February 4th, 2026 at 6:00 P.M. will be held to consider the following:

1. Zoning Ordinance Map Amendment to rezone three (3) of the five (5) total parcels of the subject property from R-3 Single-Unit Residential District to R-4 General Residential District so that all parcels in the proposed development are uniformly zoned.

More information may be found on the Village of Westmont's website when available.

I. BACKGROUND OF ITEM

- A. Location: 306 North Cass Avenue is located just north of the intersection of Cass Avenue and Naperville Road. It is a part of A.T. McIntosh & Co.'s Fairmont Gardens Resubdivision of Lots 8-27, which was recorded in 1922. The property is currently split between five lots/parcels, for a total area of 0.475 acres, or roughly 20,670 square feet. Two lots front Cass Avenue, while the other three are the rear 34 feet of lots fronting North Lincoln Street. Based on aerial images, it appears that these five lots were used for one single-family home. The home was demolished by 2010, and the property has been vacant since.



Aerial Map - 306 North Cass Avenue (source: DuPage County Parcel Viewer)

Zoning Map - 306 North Cass Avenue

B. Zoning Designations:

SUBJECT PROPERTY:

- R-4 General Residential &
- R-3 Single-Unit Residential

NORTH:

- R-4 General Residential &
- R-3 Single-Unit Residential

SOUTH:

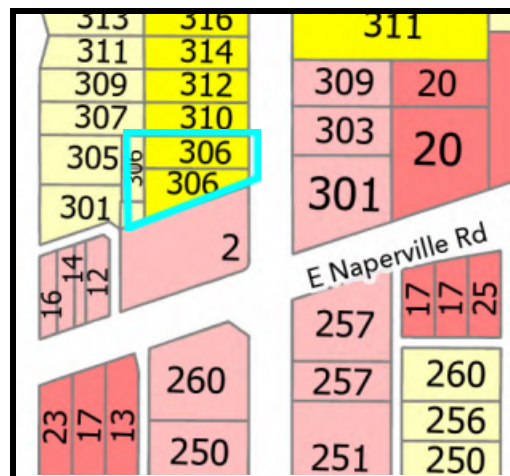
- B-1 Downtown Edge

EAST:

- B-1 Downtown Edge

WEST:

- R-3 Single-Unit Residential



C. Neighborhood Characteristics

306 North Cass Avenue serves as a transitional piece of property to two distinct parts of the Village. Along Cass Avenue, the subject property transitions from Downtown Westmont to the south into a myriad of housing types to the north. Additionally, the subject property buffers the established detached home neighborhood to the west from Cass Avenue. A variety of uses surround the property ranging from restaurant, retail, service and residential related uses.



Street View - 306 North Cass Avenue (Source: Google Street View)

II. PETITIONER REQUEST:

The Petitioner is seeking approval for a three-story, twelve-unit residential building, a project that requires multiple zoning entitlements. As part of the proposal, the Petitioner is requesting a Preliminary Plan of Subdivision to consolidate five existing lots into a single lot. The Petitioner is also seeking several variances from the Zoning Ordinance, including relief from the minimum front yard setback, the minimum lot area per dwelling unit, and the outdoor open space requirement in the R-4 General Residential District, along with a Major Site Plan review.

A related action will be considered at a separate public hearing on February 4, 2026, at 6:00 P.M. At that time, a proposed Zoning Ordinance Map Amendment will be reviewed, which, if approved, would rezone three of the five parcels from the R-3 Single-Unit Residential District to the R-4 General Residential District. This amendment is intended to establish consistent zoning across the entire development site.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is split between R-3 Single-Unit Residential, which primarily allows detached houses, and R-4 General Residential, which allows for many residential types from detached houses to multi-unit buildings, and every type in between.

The Comprehensive Plan designates the future land use in this area as Single-Family Attached Residential. This designation finds that housing types like duplexes, townhomes, and rowhomes are appropriate, as they increase residential density near the Downtown and “...serve as a *transitional land use between business uses and single family neighborhoods.*”

Furthermore, the subject property is located within the Naperville & Cass subarea’s Commercial Node. This area is described as being appropriate for prominent commercial development, although it is a tertiary commercial core. The Commercial Node should target “...*local retail, restaurant, or service uses that benefit from the visibility of Naperville Road and Cass Avenue. It should also create an environment that is highly accessibly by foot or bicycle from surrounding neighborhoods.*”

Though the Comprehensive Plan’s Future Land Use Plan and the Naperville & Cass subarea plan disagree on the future land use of the property, the proposed multi-unit building is a permitted land

use in the R-4 General Residential District.

B. Entitlement Request

The petitioner has provided a project narrative and supporting documentation for the following requests. Any corresponding zoning ordinance sections for entitlement approval consideration can be referenced in item V(B).

1. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot [Chapter 95 Section 2.05 and Appendix B]

The property consists of five underlying lots, all of which are addressed as 306 North Cass Avenue and include the following Parcel Identification Numbers (PINs): 09-04-409-022, 09-04-409-023, 09-04-409-031, 09-04-409-032, and 09-09-204-002. This consolidation is required due to the unified development being proposed. The minimum lot area, lot width, and lot depth requirements are being met with a total area of 20,670 square feet (0.47 acres), a lot width of ~83.5 feet, and average lot depth of 197.25 feet.

2. Zoning Ordinance Variance to the minimum front yard setback in the R-4 General Residential District [Chapter 95, Section 2.05]

The petitioner is seeking approval to construct a multi-unit residential building that would encroach into the required front yard setback within the R-4 General Residential District. The proposed principal structure would sit 20 feet from the front property line, where a 25-foot setback is normally required, along Cass Avenue.

According to the petitioner, the variance is necessary due to the lot's unusual shape, which limits placement options while still providing an appropriate buffer from the single-unit residence to the west and accommodating rear-yard parking. The petitioner also notes that several neighboring properties to the north and south along Cass Avenue have historically and organically developed within this same reduced front yard setback.

3. Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District (Density) [Chapter 95, Section 2.05]

The petitioner is also seeking approval to include 12 dwelling units within the proposed multi-unit building. The R-4 District requires a minimum lot area of 2,500 square feet per dwelling unit. With an approximate lot size of 20,670 square feet, the property could accommodate 8 dwelling units by right. The request for 12 units would reduce the lot area per unit to 1,722.5 square feet and represents an increase of approximately 145% above the maximum permitted density.

The petitioner cites the property's unusual shape, size, and location as justification for the variance, noting that the site is uniquely situated within an area undergoing transition and its relation to the Village's Downtown.

4. Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District [Chapter 95, Section 2.05]

Per Sec 16.06 Outdoor open space is defined as "...outdoor private space required per unit must be open air and available specifically for the use of the building occupants." Additionally, outdoor open space must meet one or a combination of the following: "The space must be attached to the unit in the form of a patio, balcony, or terrace, located in any abutting yard, with a minimum dimension of 6 feet in any direction; or the space must be common space for residents only in the form of one or

more of the following: a garden, courtyard, roof deck, or terrace; each with a minimum dimension of 10 feet in any direction. Common space must be accessible and available to all occupants.”

The petitioner has also requested a relief from the minimum requirement for outdoor open space within the R-4 District. That requires 250 square feet per unit at 12 dwelling units are being proposed which would mean that 3,000 square feet of outdoor open space is required. As proposed, the petitioner has provided each unit with balconies at sizes ranging approximately 82 square feet to 127 square feet for a total of 1,311 square feet in addition to the provided communal open space of approximately 959 square feet courtyard/garden at the east and south of the site. However, due to the required improvements and the required landscaping, a significant portion of this defined area does not constitute as outdoor open space. Overall, the petitioner is providing 2,270 square feet of outdoor open space between the communal area and private balconies, which is approximately 25% less than the minimum requirement. In contrast, the downtown zoning districts (B-1(A) & B-1) only require 50 square feet of outdoor open space per dwelling unit, which is normally achieved through private balconies.

The petitioner has cited that the variance is being sought due to the site’s unusual geometry and topographic conditions, which limit feasible placement of the building and associated site elements. These characteristics are inherent to the property and not owner-created, and they create practical challenges in meeting the minimum usable outdoor open space requirement and that the proposed configuration would align with the established development pattern and serve as an appropriate transition to adjacent zoning districts

5. Major Site Plan [Chapter 95 Section 14.05]

The Major Site Plan request consists of an overall site plan, elevations of the building, and an accompanying landscape plan. The petitioner has provided a set of plans in addition to a floor plan for each story of the building.

The proposed site includes a 12 unit residential building with an overall footprint of approximately 5,983 square feet and an overall height of 32 feet, not including the parapet wall and penthouse structure for mechanical equipment. The exterior of the building is proposed to include a combination of stone siding and a hardie panel. Additionally, a six foot high cedar fence will partially enclose the rear and sides of the property with a four foot open metal fence to encapsulate the communal outdoor area at the front and a portion of the south property line. The proposed site also includes a dumpster enclosure consisting of fence and brick materials at the northwest corner of the drive.

The proposed parking lot and drive consists of a single 24 foot full access entrance at the north end of the property off of Cass Avenue. The parking lot itself consists of 19 available parking spaces, including an accessible space, where 18 total spaces are required.

The property's topography results in a considerable grade change at the southern property line shared by 306 North Cass Avenue and 2 West Naperville Road, a condition previously addressed with a retaining wall. This existing retaining wall appears to be in disrepair. Should the proposal be approved, improvements to this wall will be necessary. Ongoing maintenance must be agreed upon between the property owners, or the wall would need to be entirely constructed and maintained by the owner of 306 North Cass Avenue. The latter option could substantially affect the proposed site plan. This same topography also provides the proposed building with high visibility along Cass avenue when approaching from the north and south and higher quality facade materials are warranted; however, the Village's Commercial Guidelines are being met.

All other minimum requirements including setbacks and landscaping are being met, other than the variance mentioned prior.

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 Petitioner requests approval for a three-story, twelve-unit residential building requiring multiple zoning entitlements, including a Preliminary Plan of Subdivision to consolidate five lots into one lot, several variances from the Zoning Ordinance, and a Major Site Plan. Additionally, A separate public hearing is scheduled for February 4, 2026, to consider a Zoning Ordinance Map Amendment that would rezone three of the five parcels from R-3 to R-4, ensuring consistent zoning across the full development site.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on December 25, 2025.
- B. Code References: Chapter 95, Sections 2.05; 14.05; 14.06. Appendix B, Article II
- C. Other Action: A related action will be considered at a separate public hearing on February 4, 2026, at 6:00 P.M. At that time, a proposed Zoning Ordinance Map Amendment will be reviewed, which, if approved, would rezone three of the five parcels from the R-3 Single-Unit Residential District to the R-4 General Residential District. Additionally a final vote at the Village Board is required for all related zoning entitlements/requests.

VI. DOCUMENTS ATTACHED:

- 1. Publication notice appearing in the December 25, 2025 Westmont Suburban Life.
- 2. Petitioner Attachments (Edited for PZC):
 - a. Planning and Zoning Development Application
 - b. Cover Letter/Project Narrative
 - c. Responses to the variance standards
 - d. Parking Impact Study Memorandum prepared by Morris Engineering, Inc. dated June 13, 2025
 - e. Real Estate Sales Contract
 - f. Preliminary Plan prepared by Morris Engineering Inc dated December 01, 2025
 - g. Landscape Plan prepared by The Lakota Group dated September 26, 2025
 - h. Architectural Plans prepared by BE Architects undated
 - i. Boundary Survey prepared by Morris Engineering Inc dated March 25, 2025