



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 a **Special Meeting** on Wednesday, February 4, 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. Review of Public Hearing Procedures
8. Approval of Minutes
 - a. Approval of the Minutes of the January 14, 2026 Regular Meeting
9. Old 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
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. 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.

b. **PUBLIC HEARING PZC 001-2026**

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

1. Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Westmont Code of Ordinances, for miscellaneous modifications to grammar and formatting, as well as amendments to definitions, use permissions, development standards, planning processes, and other zoning regulations.

11. Open Forum

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

12. Miscellaneous

a. General Updates

1. Next Regular PZC 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

31 West Quincy Street, Westmont, Illinois 60559

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Village of Westmont Planning & Zoning Commission January 14, 2026 - Draft Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **January 14, 2026 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, Craig Thomas, John F. Simpson IV (*arrived at 6:05 PM*)

Absent: 0

Vacant: 1

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

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

3. Pledge of Allegiance

4. Swearing-in of testifying attendees

5. Reminder to silence all electronic devices

6. Reminder to sign-in for any public testimony

7. Approval of the Minutes of the **December 11, 2025** regular meeting.

MOTION by **Thomas** to approve the regular meeting minutes from December 11, 2025.

Seconded by **Lynn**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Donoghue, Lynn, Thomas

Nays: 0

Absent: 1 - Simpson

Vacant: 1

Motion Passed

8. Review of Public Hearing Procedures

9. Old Business

None.



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10. New Business

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 Approval.

Presentation:

Michael Gatto, petitioner, presented the requests. Gatto explained that the development will be 12 two bedroom apartments, discussed the responses to the variance standards, and presented the elevations, site plan, and landscaping plan.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained that due to an error in the published newspaper notice, there is a map amendment request that is scheduled for a public hearing on February 4th, 2026, at 6:00 PM.

Public Comment:

Duane Newton, resident, referenced new infrastructure improvements in the area, but still voiced concerns about the stormwater. Newton also asked where the retaining wall is and questioned the R-3 lots. Williams responded that the three parcels were historically used as one property for a single-family home in conjunction with the subject parcels along North Cass Avenue. John Zemenak, Village Attorney, clarified that the existing retaining wall is on the property directly south.

Commissioner Comments:

Peterson: Secretary Peterson asked about overflow parking and how vehicles would turn around in the parking lot. Williams clarified that the minimum parking requirement is being met. Gatto answered that they lease one parking spot per unit and the remaining spaces would be leased on an as-needed basis. Williams explained that the parking lot design can be discussed as a part of the site plan approval even if the minimum required parking is being provided.

Peterson voiced concerns about the variances requests to allow more dwelling units and reduce the landscaping. Gatto replied that it is a tough site due to the lot's shape, and that the site plan was designed to meet the intention of the Village's Commercial Design Guidelines. Williams added that the width of the drive aisle is based on the Fire Department's requirements.

Thomas: Commissioner Thomas asked if the units will be condos or apartments. Gatto replied it will be



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apartments. Thomas asked how far the building will be from Cass Avenue. Gatto estimated that the building is about 24 feet from Cass Avenue, but is 20 feet away from the front property line.

Donoghue: Commissioner Donoghue asked for clarification on the variances. Williams explained that the open space and landscaping requirement often conflict with one another, as landscaping cannot be counted as usable open space. Donoghue asked how the open space is calculated. Williams answered that it is any outdoor open space the people can congregate in, such as grassy areas, balconies, and patios.

Donoghue asked how garbage trucks will access the site. Gatto explained that trucks should have enough space to turn around on the property. Williams noted garbage trucks sometimes back in to collect the waste.

Simpson: Simpson asked if a fire truck would be able to access the site. Williams replied that the Fire Prevention Bureau required the drive aisle to be free and clear for fire trucks to be able to serve the site.

Simpson asked if the floor area of the building is around 20,000 square feet. Gatto replied yes. Simpson voiced concerns about parking, but said that prospective tenants needing two parking spaces would likely not sign a lease for the building.

Simpson asked about stormwater. Williams explained that the Best Management Practices (BMPs) will tie-in to the south to connect to the system and that the topography would direct water south. Gatto added that the water will go into two underground volume storage areas in front of the building and under the parking lot before exiting into the storm sewer system.

Lynn: Commissioner Lynn voiced concerns about the fence being close to the property line since the sidewalk along Cass Avenue is narrow. Lynn asked about the powerlines, Williams replied that he is not aware of any changes to the existing powerlines. Lynn asked about the size of the BMPs. Williams stated the dimensions from the submitted plans, noting that it meets the Village's minimum requirement. Lynn asked questions about the maximum height in the zoning district. Williams replied it is 35 feet and there are some exemptions for penthouse and mechanical structures. Lynn and Gatto discussed the mechanical equipment and screening.

Lynn asked about the facade materials. Gatto said it would be a tile or veneer aspect that he has found to be durable and create a clean look. Lynn asked if the windows on the east elevation could be enlarged to enhance the facade. Gatto replied he can look into it, if the inside of the unit can support it. Williams explained that conditions can be placed on the site plan approval by the Commission to enhance aspects of the elevations.

Lynn and Gatto discussed the ceiling height and the Fire Department's egress requirements. Lynn recommended revising the balcony design to be less see-through.

Carmichael: Chair Carmichael asked about the setback at 2 W Naperville Road (Mrs. T's). Williams replied that it is the closest to the street and Zemenak reminded the Commission that it is in a different zoning district. Carmichael asked about the electric vehicle (EV) charging. Williams answered that there



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are State requirements to be at least EV-ready, Gatto added that they want to be over the requirement.

Lynn asked if the approved site plan for Mrs. T's can be provided and suggested the fence be no closer than Mrs. T's building. Williams replied that Staff will provide it. Gatto raised the issue with moving the front fence further back because it would impact the open space variance. Williams clarified that the fence would be an open-style metal fence, not a solid fence. Simpson asked the petitioner if he would rather move the fence or not. Gatto replied that if the fence is being kept, he would prefer for it to be closer to the property line. Williams clarified that the zoning ordinance does not require the open space to be enclosed by a fence. Gatto said that boxwoods could be planted between the property line and the fence.

Carmichael asked about the flow of the drive aisle and the retaining wall. Gatto replied that the retaining wall is on the property to the south and he would have to work with the property owner to assess impacts. Zemenak asked how excavation may affect the retaining wall. Gatto replied that a footing could be installed under the parking lot, but it would be a significant undertaking.

Peterson asked if there is a requirement for fencing between the R-4 and R-3 zoning districts. Williams confirmed the requirement and the location of the fence.

MOTION 1

Motion by **Simpson** to *continue the public hearing on all requests to a special meeting on February 4, 2026, at 6:00 PM.*

Seconded by **Donoghue**.

DISCUSSION:

Williams noted that if the plans cannot be revised in time for the special meeting, the public hearing may be continued to a later date without the petitioner present. Zemenak confirmed that at the next special meeting, the Commission may vote on recommendation to the Village Board on the requests.

VOTING:

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

Motion Passed

11. Open Forum

Nobody spoke during the Open Forum.

12. Miscellaneous Items

- a. **Next special PZC meeting on February 4, 2026.**
- b. **Next regular PZC meeting on February 11, 2026.**

Williams gave an overview of the upcoming cases to come before the Commission.



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13. Adjourn

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

The motion carried on a unanimous voice vote.

Meeting adjourned at **7:43** p.m.

PRELIMINARY PLAN

COMPAGNO

306 N. CASS AVENUE

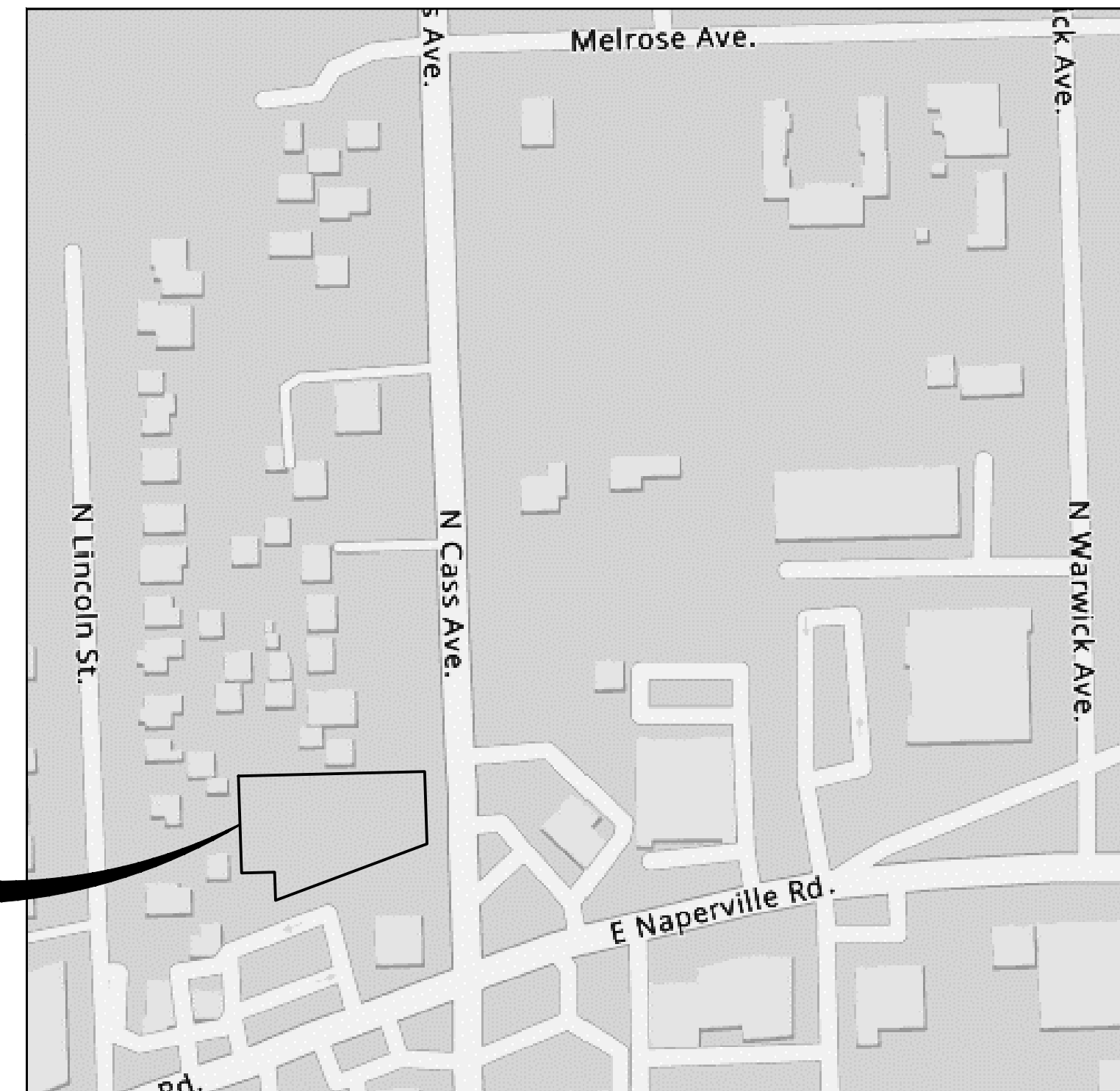
WESTMONT, ILLINOIS

INDEX OF SHEETS

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

LEGEND

EXISTING	PROPOSED		
		MANHOLE	
		CATCH BASIN	
		INLET	
		CLEANOUT	
		FLARED END SECTION	
		WATER VALVE BOX	
		BUFFALO BOX (B.BOX)	
		WATER VALVE & VAULT	
		FIRE HYDRANT	
		WELL	
		GAS VALVE	
		GAS METER	
		COMMUNICATION CANISTER	
		COMMUNICATION HANDHOLE	
		COMMUNICATION MANHOLE	
		ELECTRIC CANISTER	
		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)

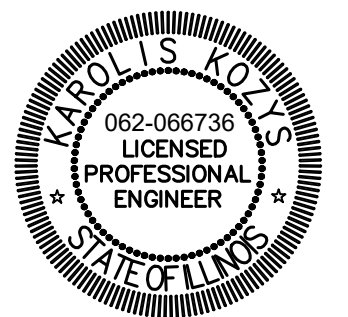
ENGINEER'S CERTIFICATION

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



Know what's below.
 Call before you dig.

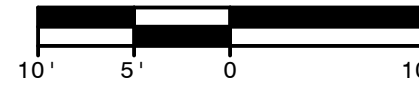
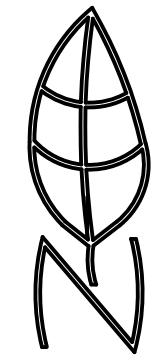
DATE	REVISION PER COMMENTS RECEIVED ON
1 08-19-2025	REVISION PER COMMENTS RECEIVED ON 07-21-2025
2 12-01-2025	REVISION PER COMMENTS RECEIVED ON 09-18-2025
3	
4	
5	
6	

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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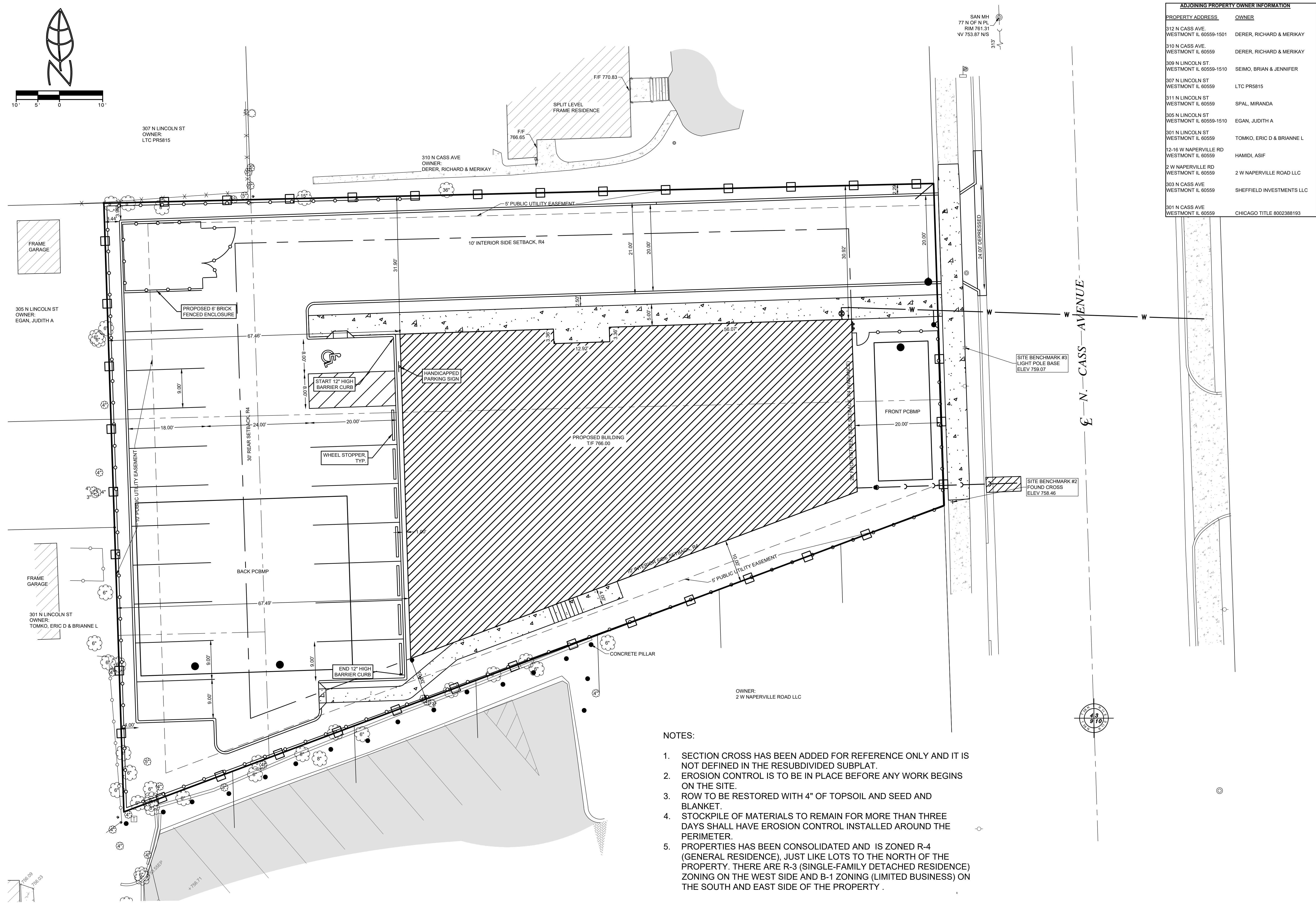
SITE PLAN

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

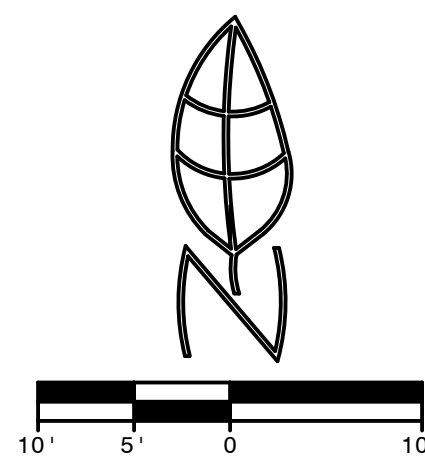


FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	KK
DATE:	6/06/2025
SCALE:	HORIZ 1"=10'
	VERT -
SHEET	
2	
OF 3 SHEETS	
PROJ # 24-12-2001	



- 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\24-12-2001 - 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

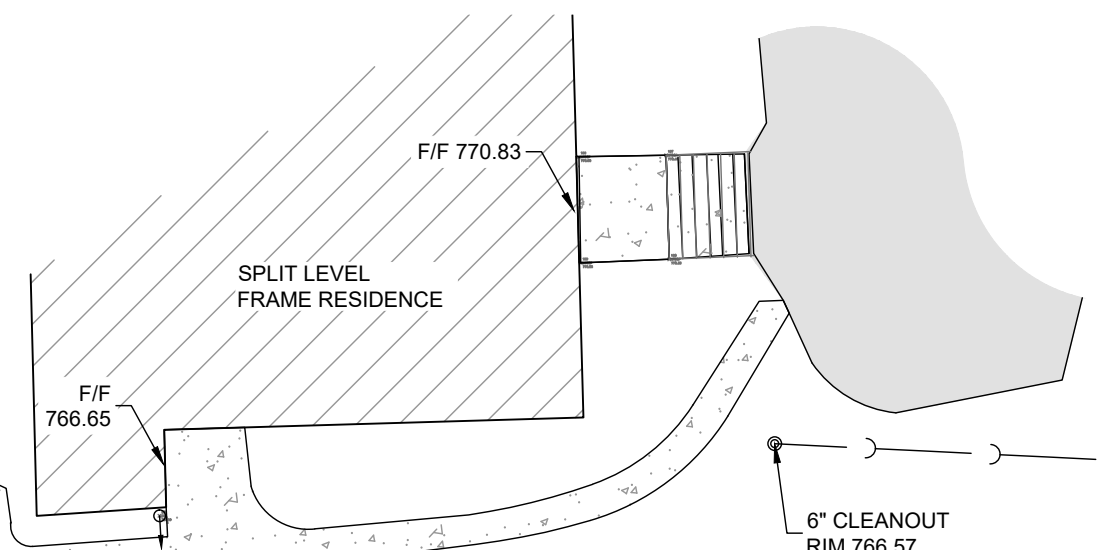
305 N LINCOLN ST
OWNER:
EGAN, JUDITH A

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

12/1/2025 4:04:58 PM
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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

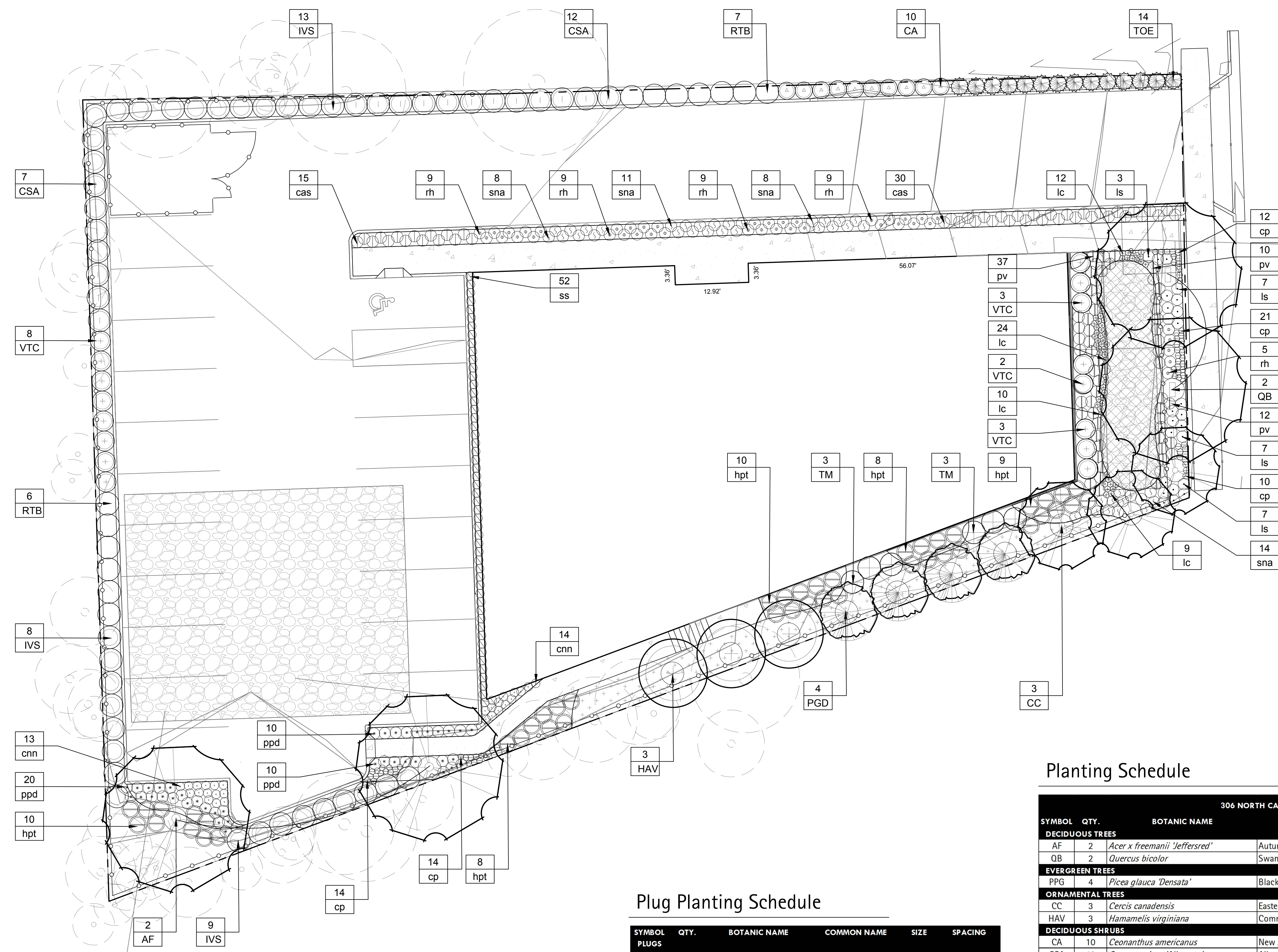
306 N. CASS AVENUE
WESTMONT, ILLINOIS

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.

THE LAKOTA GROUP.

1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PREPARED FOR
HP Ventures, LLC
5000 W. Lawrence Ave
Chicago, Illinois 60630

PROJECT
306 N Cass Ave.
Westmont,
Illinois 60559

CONSULTANTS
Civil Engineering
Morris Engineering
Liste, IL 60532
T 630. 271.0770

It's smart. It's free. It's the law.

Call before you dig. 811

ISSUED FOR PERMIT
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
©2025 The Lakota Group

Landscape Data Chart - Code Compliance

CODE	DESCRIPTION	COMPLIANCE
80	46.3	<p>a) At least 50 percent of the open space on the site shall be landscaped.</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</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,</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</p>

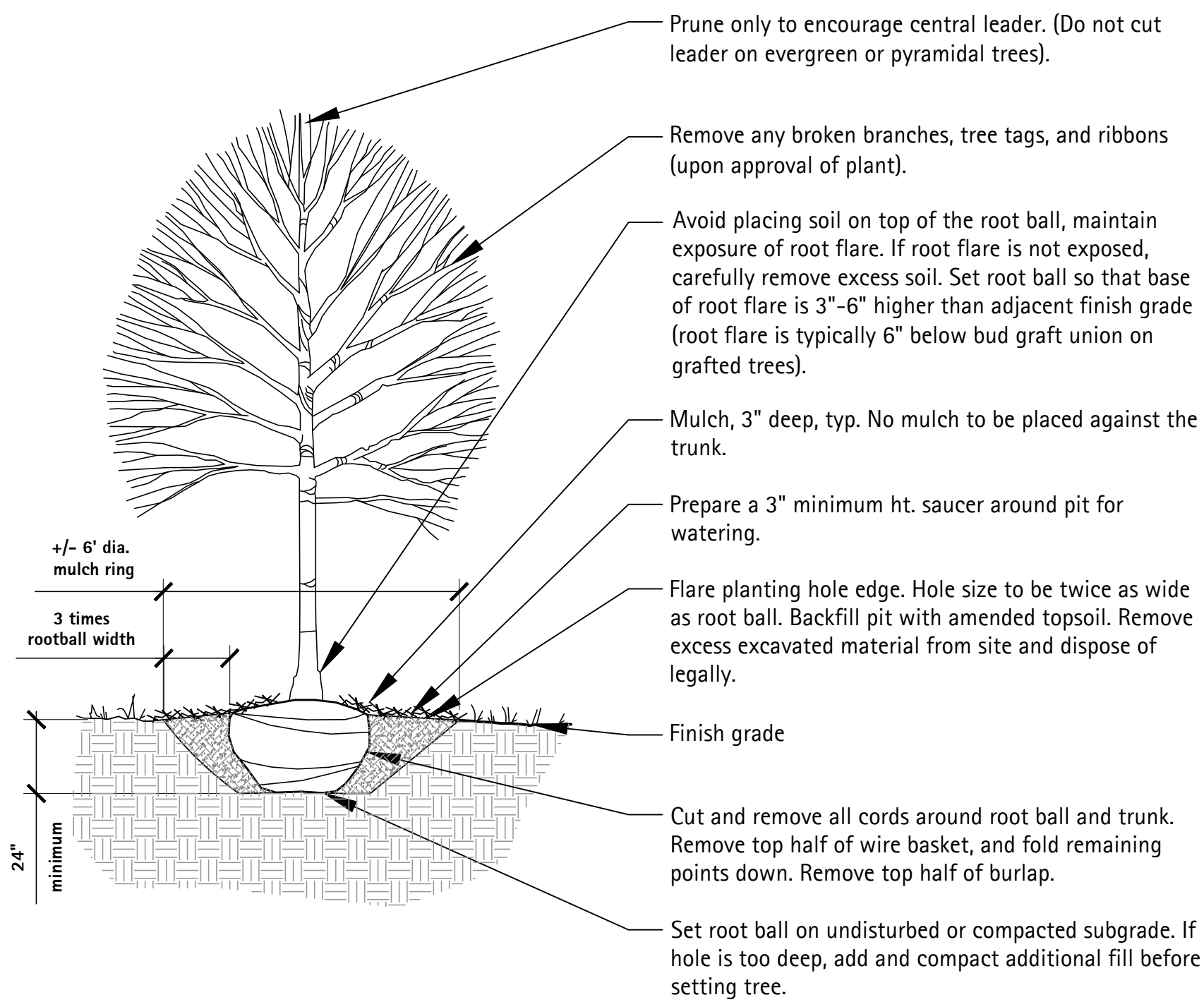
Plug Planting Schedule

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>Schizachyrium 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>Heliopsis 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

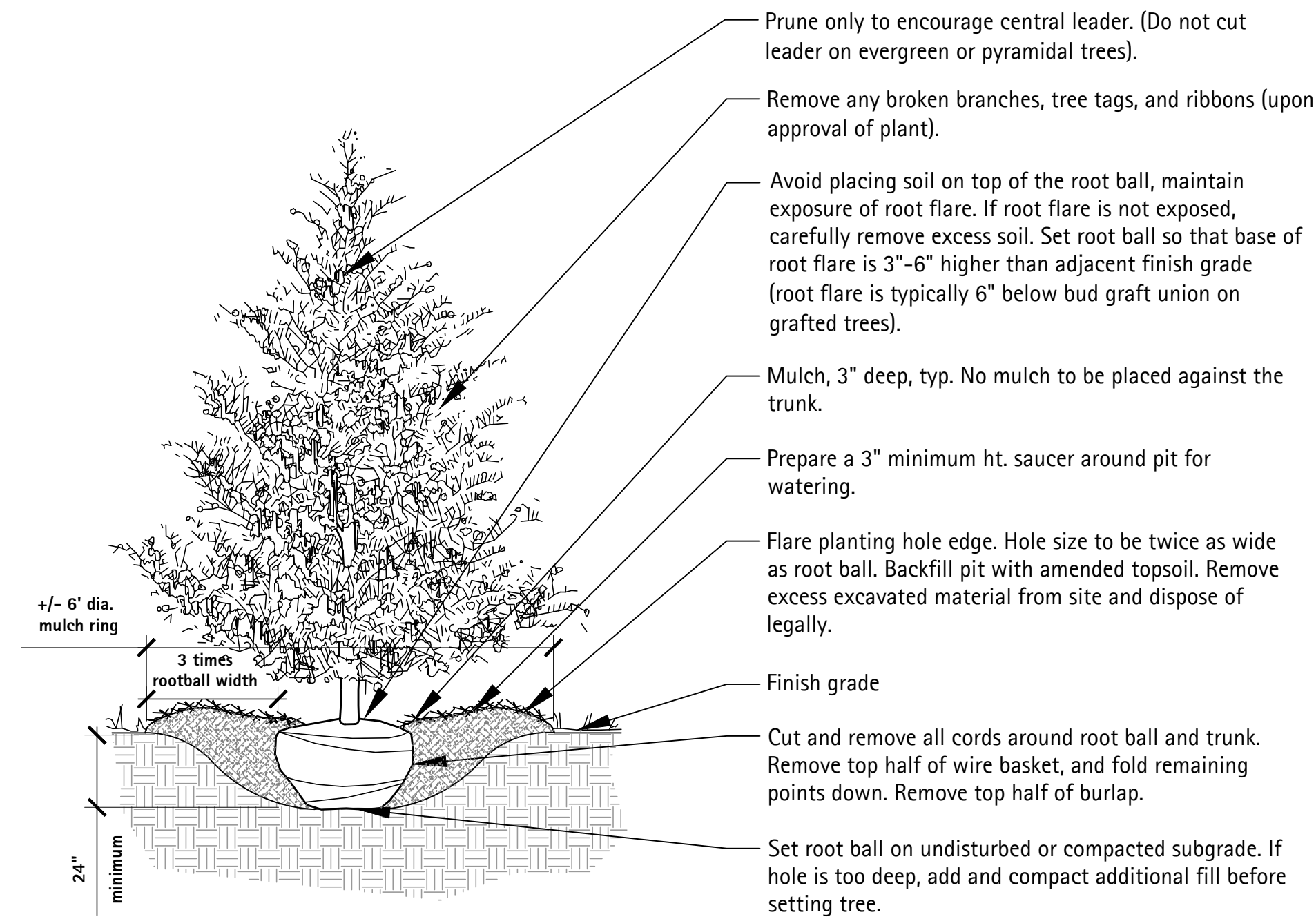
ALTERNATE - SEED
Plants listed above may be included as a seed mix rather than planted as plugs for the Native Bioswale area shown on the Planting Plan. Area to be seeded = 365 SF at a rate of 60-90 seeds/SF.

Planting Schedule

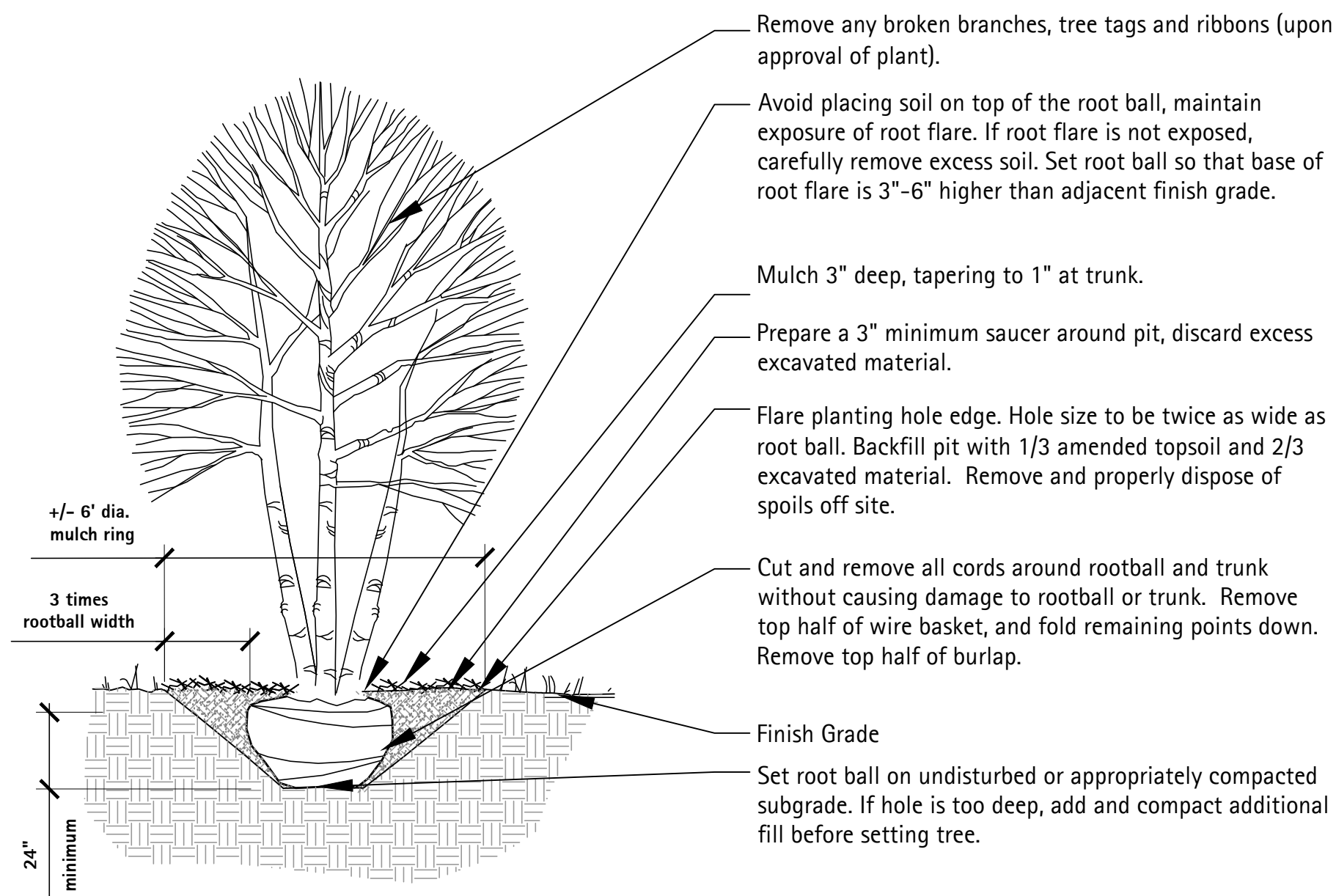
SYMBOL	QTY.	BOTANIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AF	2	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Freemanii Maple	4" caliper B&B	As shown
QB	2	<i>Quercus bicolor</i>	Swamp White Oak	4" caliper B&B	As shown
EVERGREEN TREES					
PPG	4	<i>Picea glauca 'Densata'</i>	Black Hills 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 'Spirech'</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>Schizachyrium scoparium</i>	Little Bluestem	1 gal.	CG/18" o.c. spacing



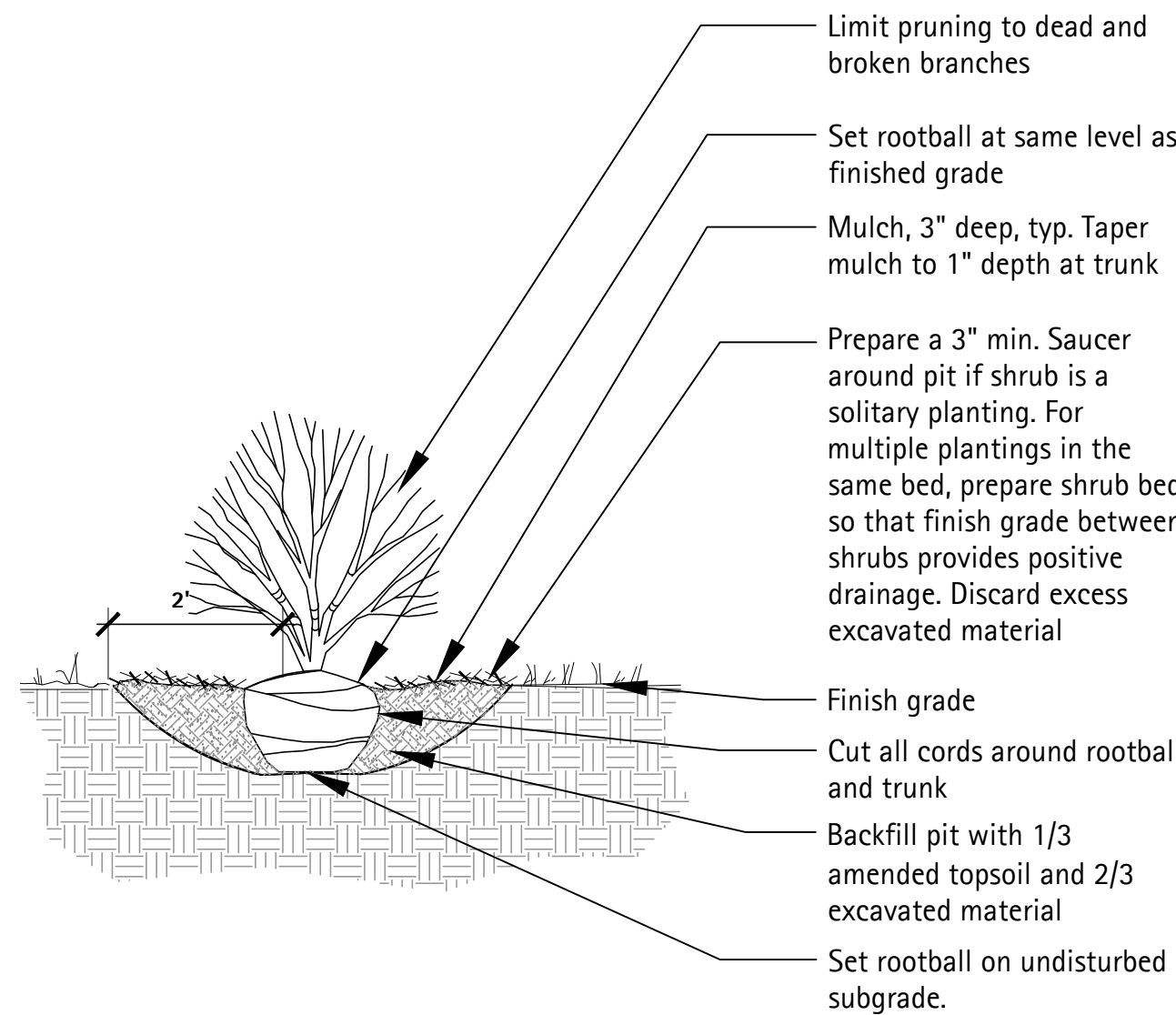
1 Section - Shade Tree Planting
Scale: 1/2" = 1'-0"



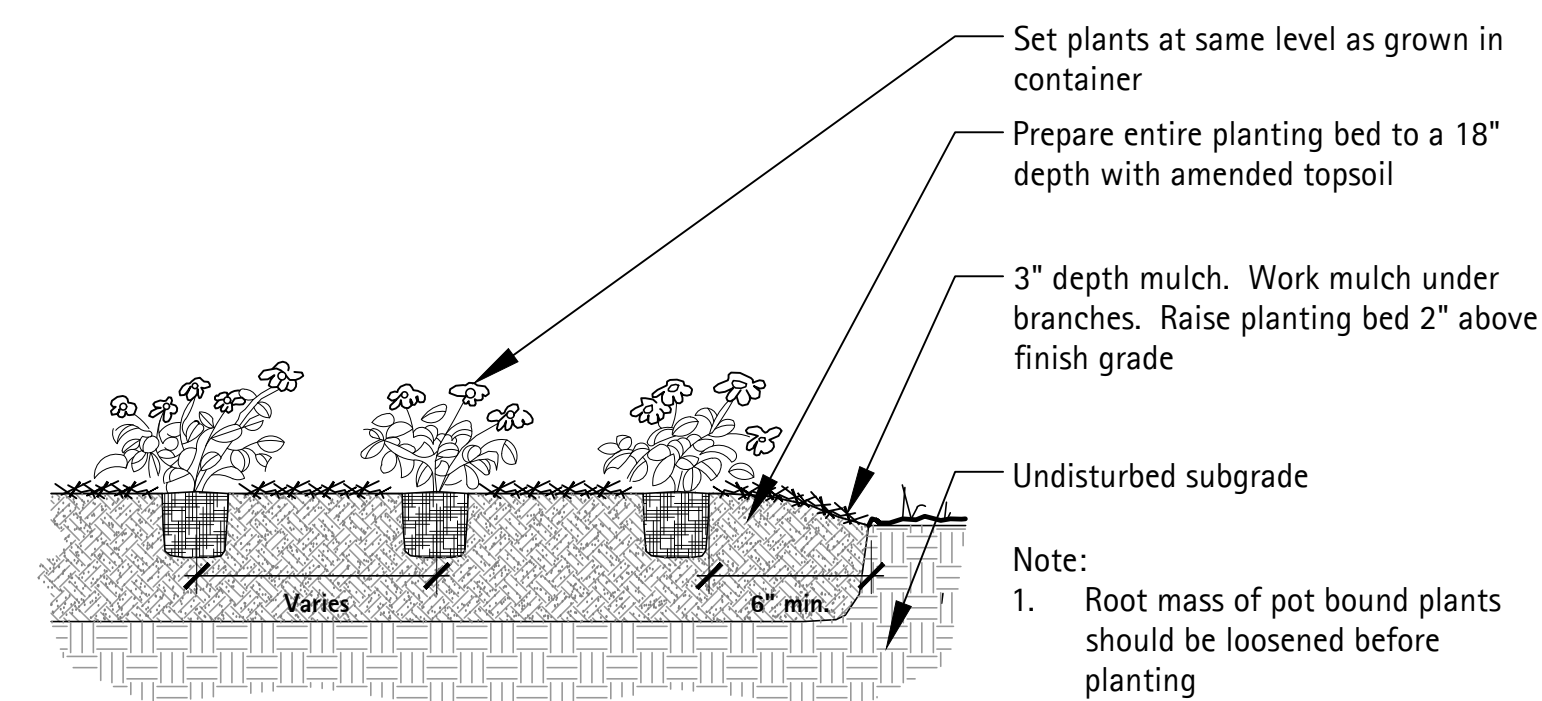
2 Section - Evergreen Tree Planting
Scale: 1/2" = 1'-0"



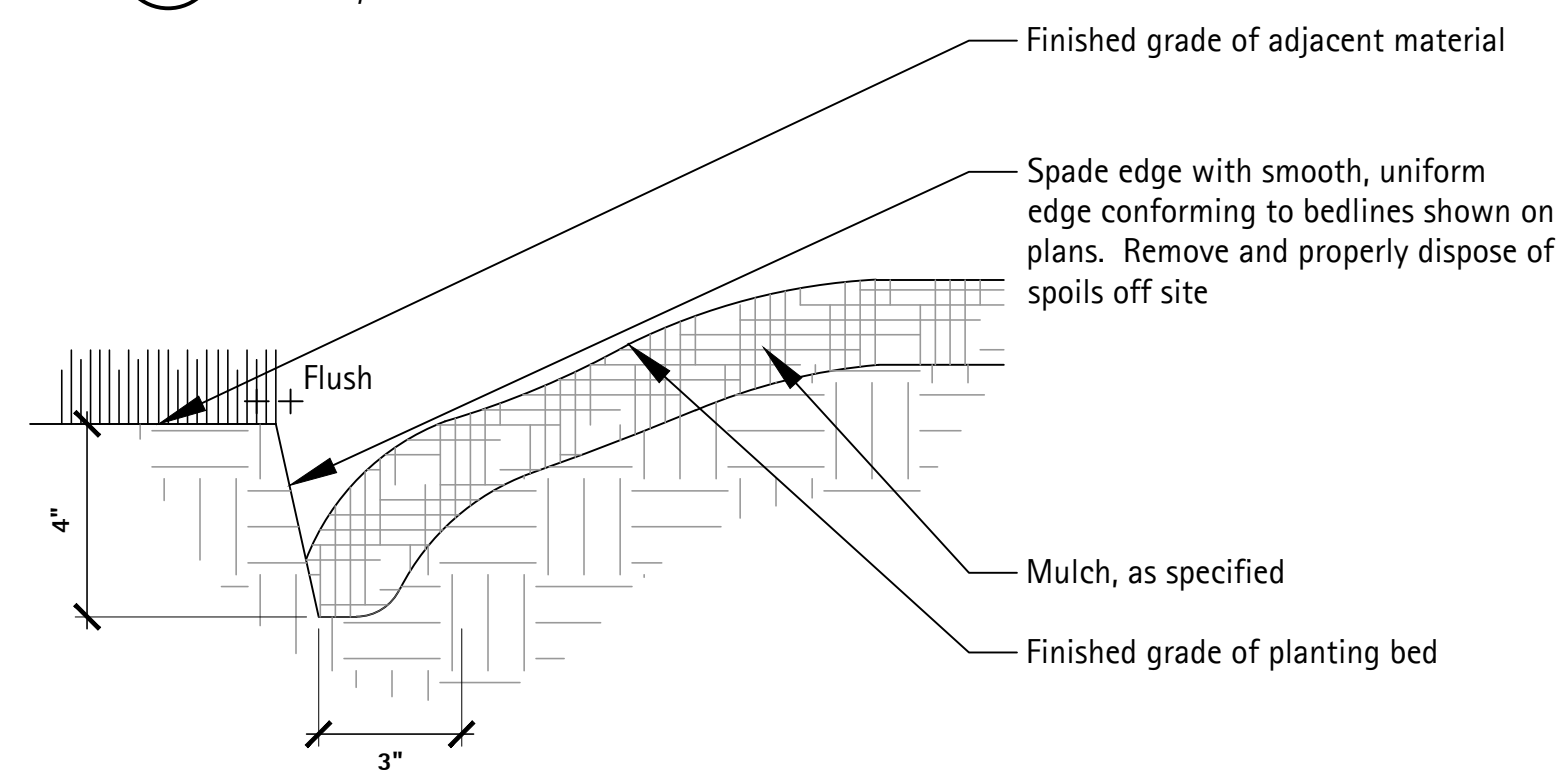
3 Section - Ornamental Tree Planting
Scale: 1/2" = 1'-0"



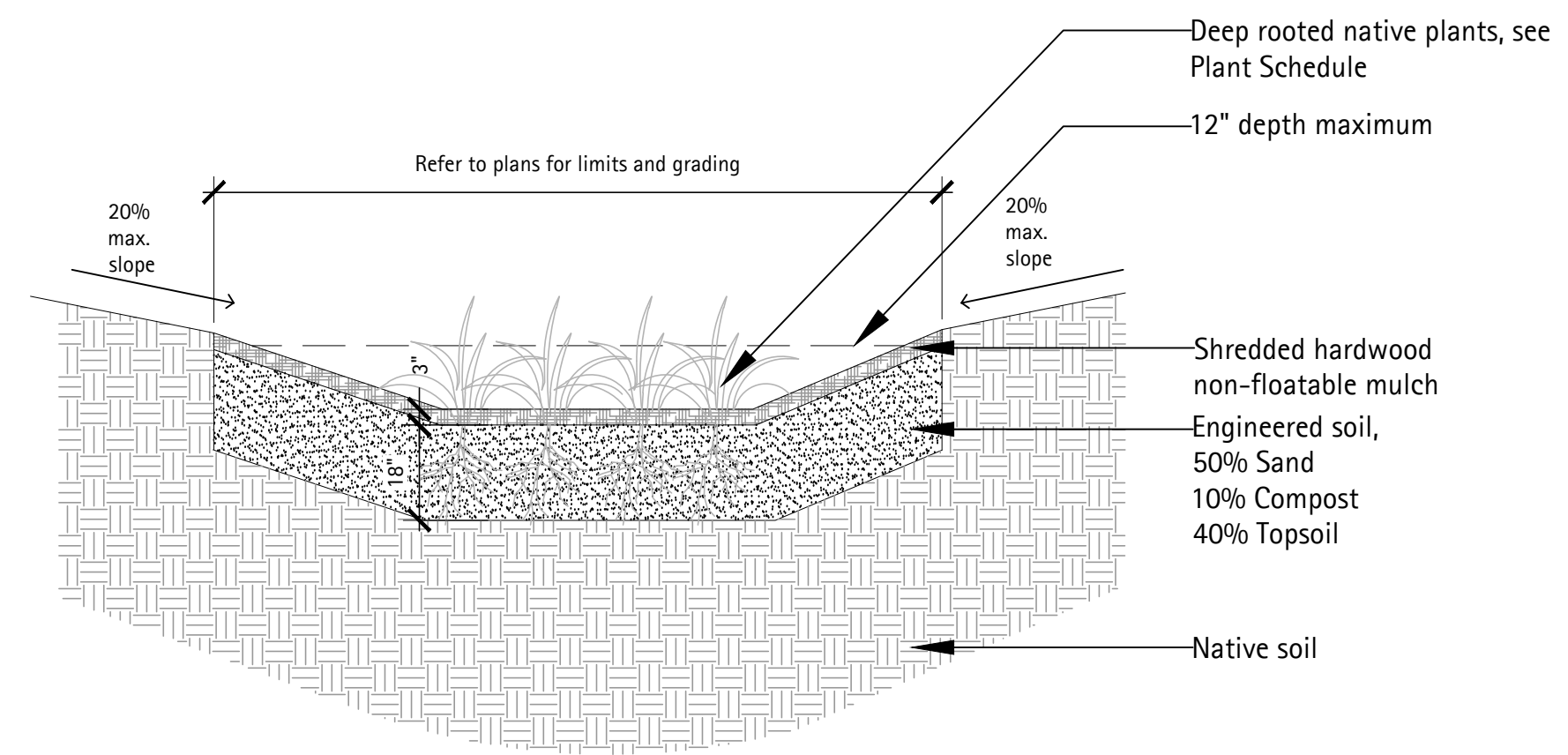
4 Section - Shrub Planting
Scale: 1/2" = 1'-0"



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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5000 W. Lawrence Ave
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PROJECT
**306 N Cass Ave.
Westmont,
Illinois 60559**

CONSULTANTS
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Morris Engineering
Lisle, IL 60532
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REVISIONS

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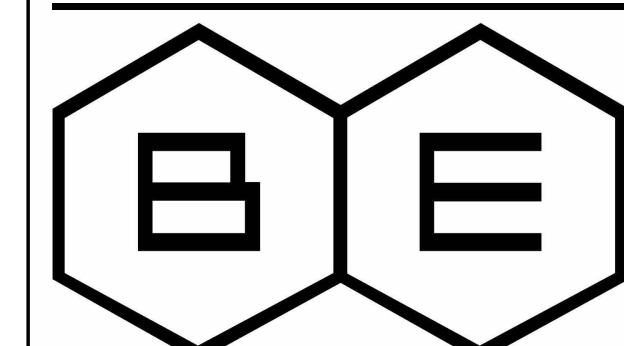
PLANTING NOTES AND DETAILS

SCALE IN FEET
Varies

SHEET NUMBER

L1.1
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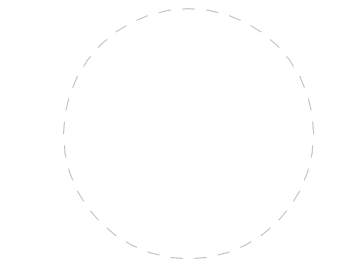
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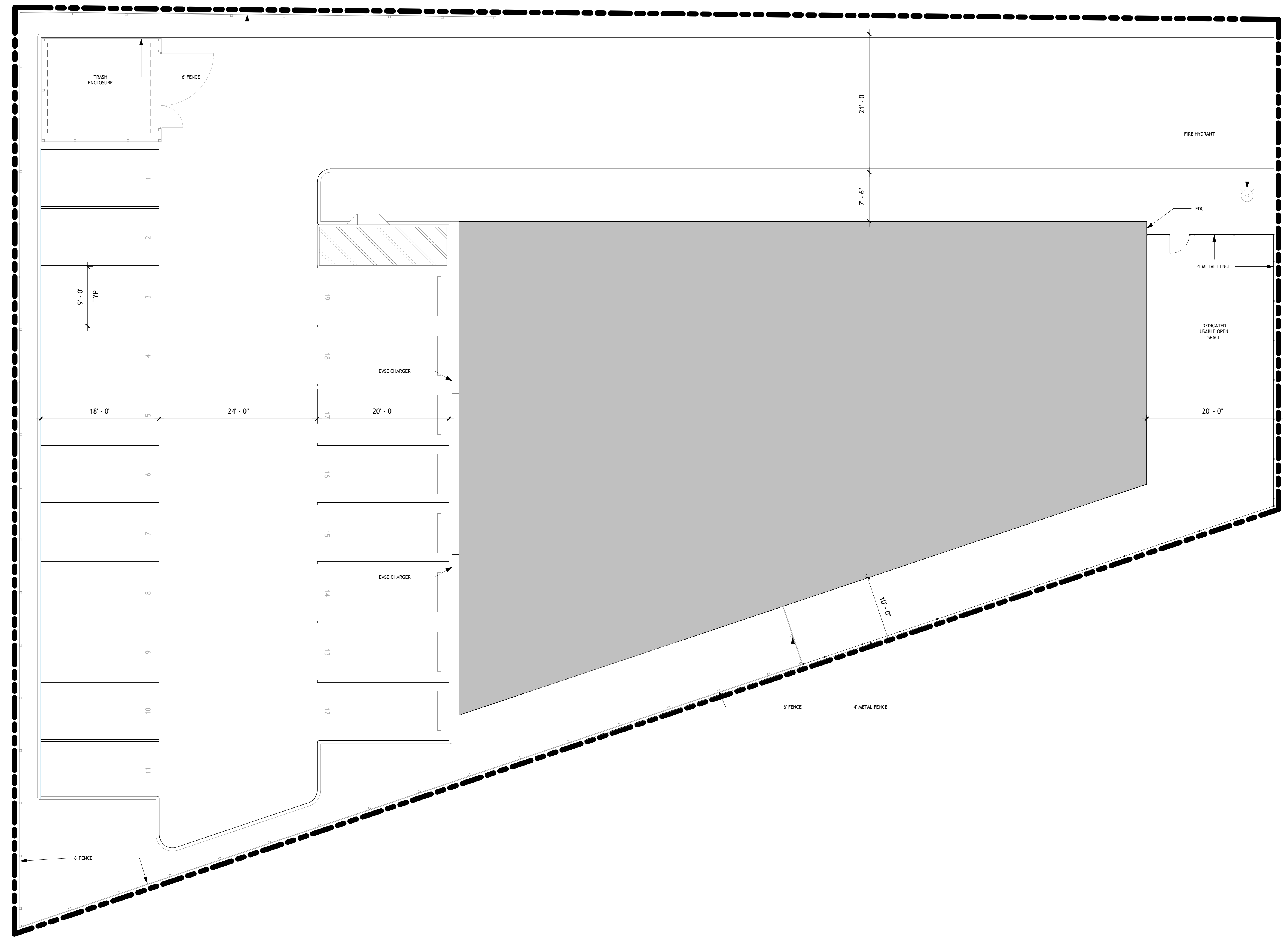
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Exp: 11.30.2024

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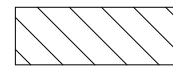
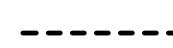
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SITE PLAN

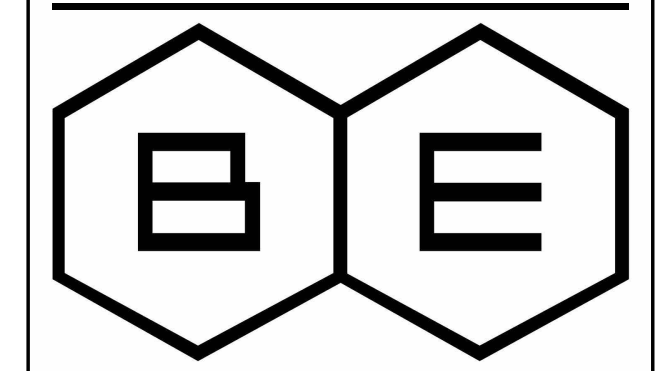
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S1.0



FLOOR PLAN LEGEND

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

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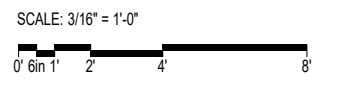
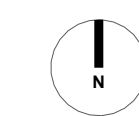
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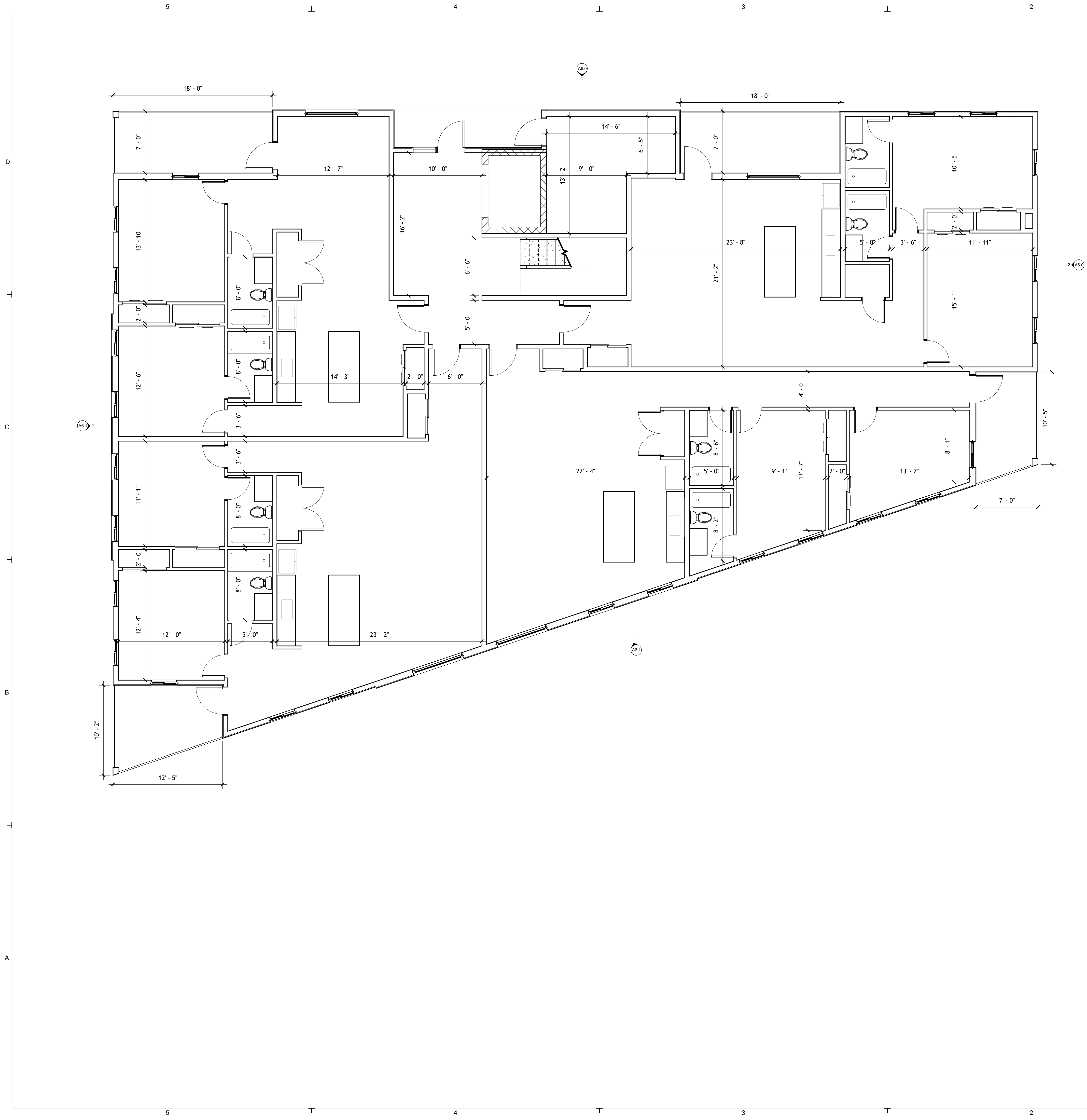
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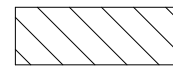
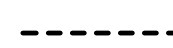
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CONSTRUCTION PLAN - LEVEL 1

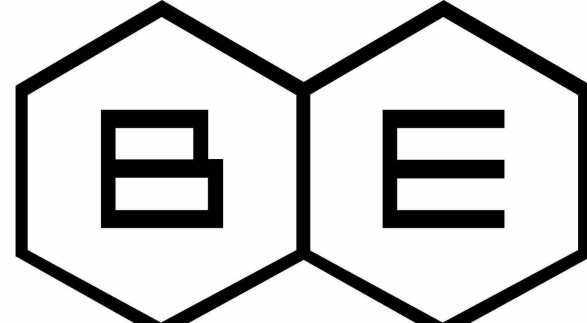
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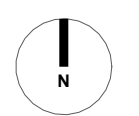
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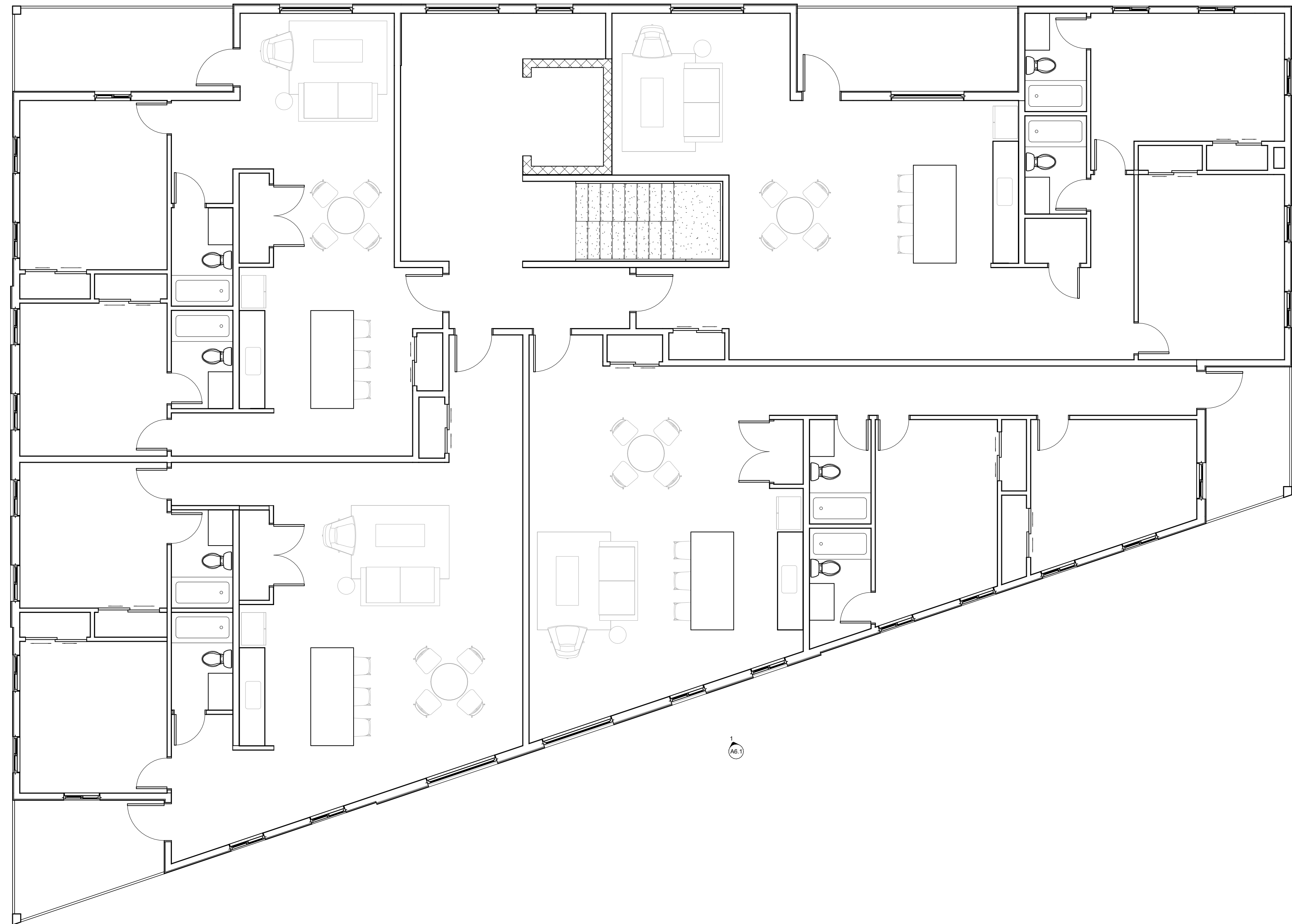
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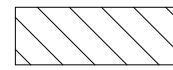
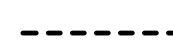


CONSTRUCTION PLAN - LEVEL 1
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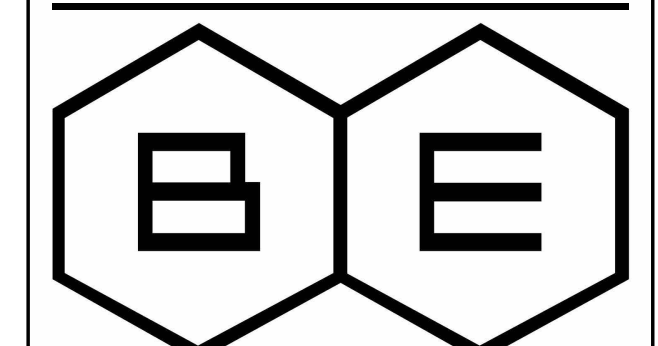
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- FLOOR PLAN LEGEND**
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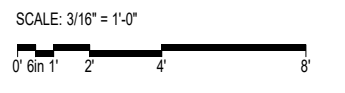
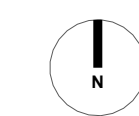
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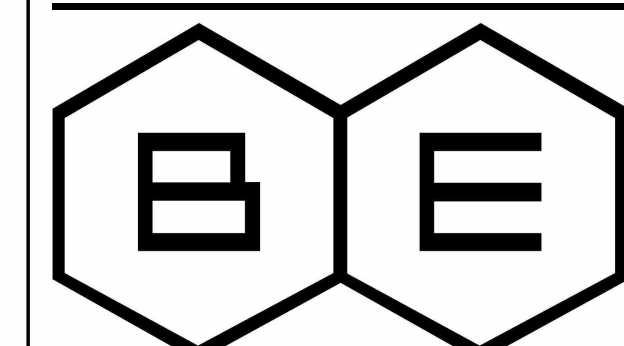
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**CONSTRUCTION PLAN - LEVELS
 2+3**

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EXTERIOR ELEVATIONS

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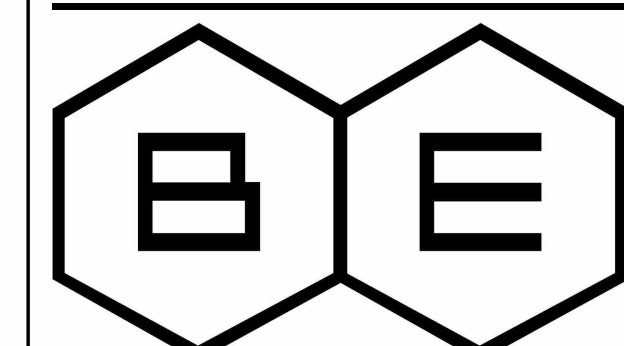


1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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

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



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

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EXTERIOR ELEVATIONS

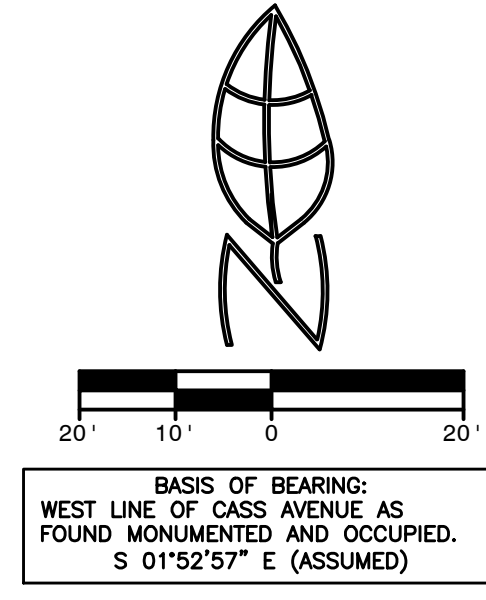
SHEET NO.: **A6.1**

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 _____.

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 _____.

OF _____.

 VILLAGE ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS

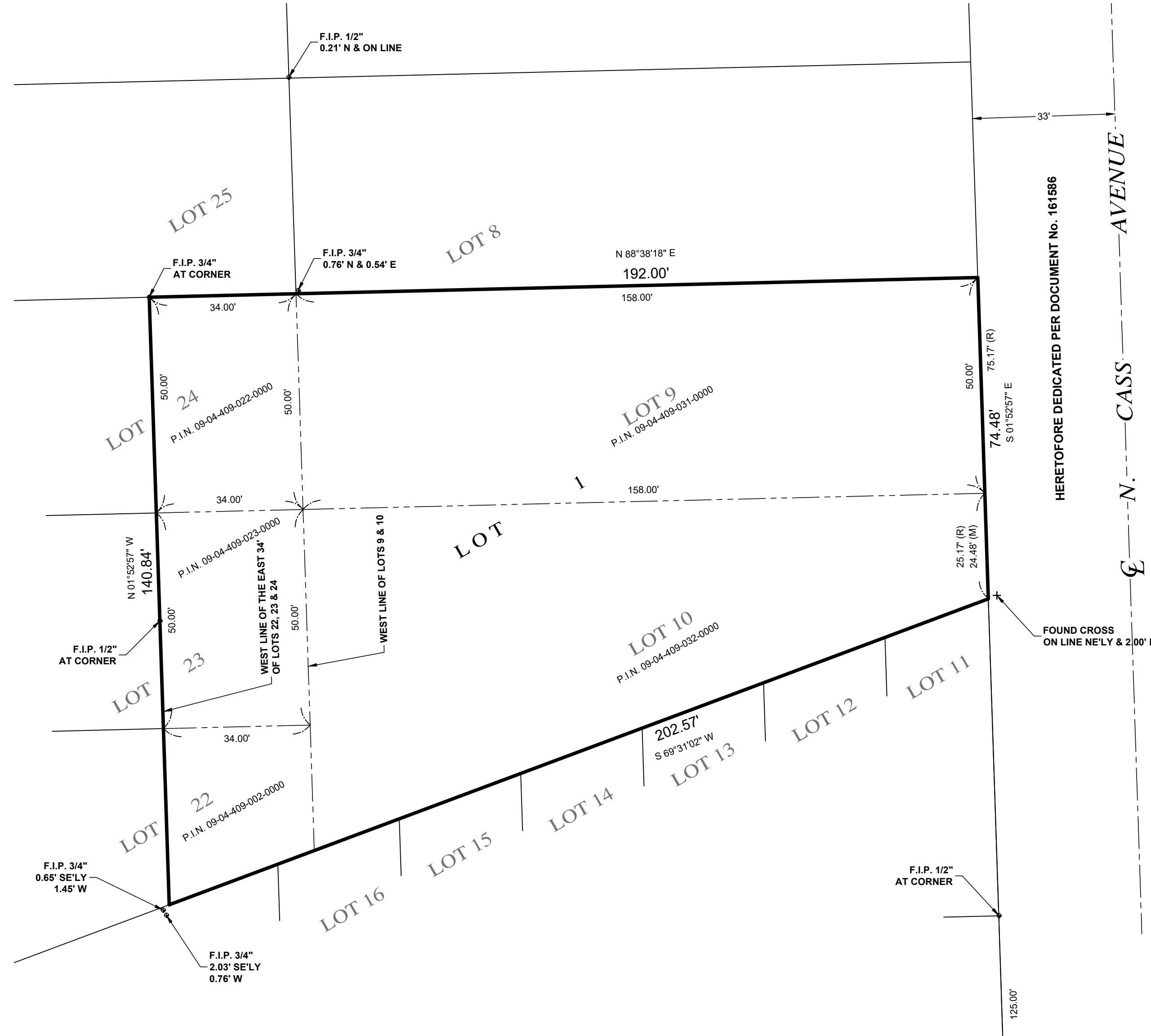
DUPAGE COUNTY RECORDER'S CERTIFICATE

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.

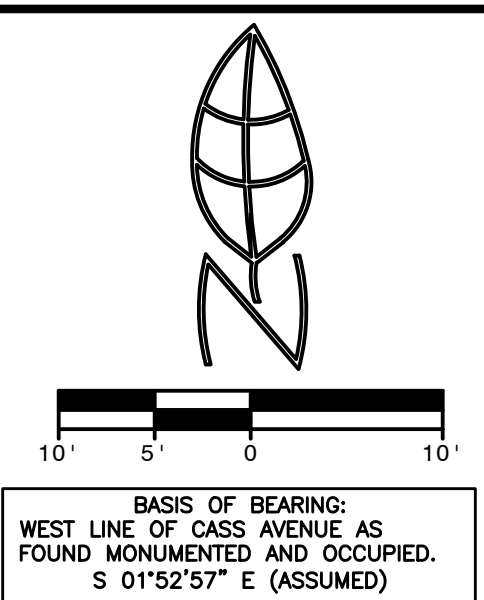
LAND AREA = 20,670 SF OR 0.475 ACRES MORE OR LESS

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

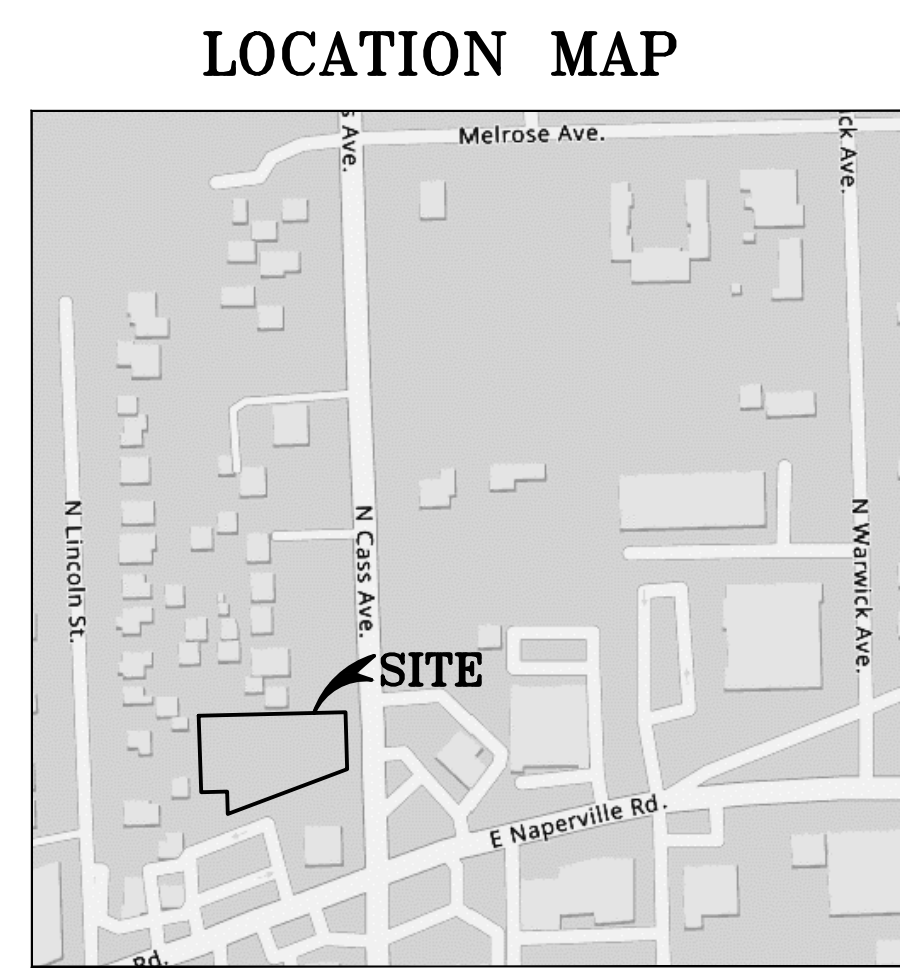
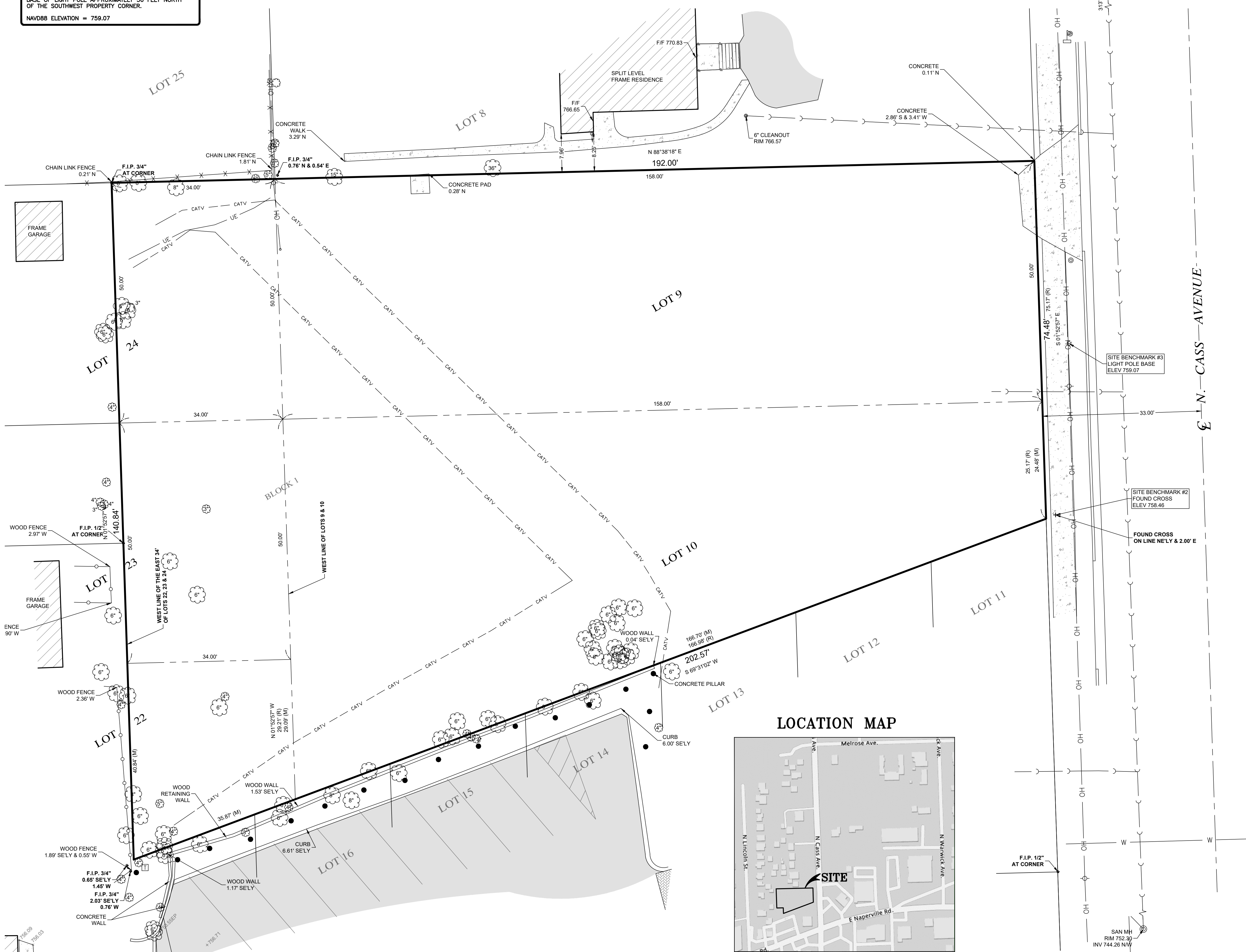
SITE BENCHMARK #3
BASE OF LIGHT POLE APPROXIMATELY 36 FEET NORTH OF THE SOUTHWEST PROPERTY CORNER.
NAVD88 ELEVATION = 759.07

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 3/28/2025

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

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 Hoekstro 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 Hoekstro 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!

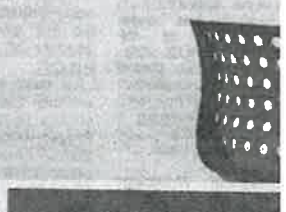
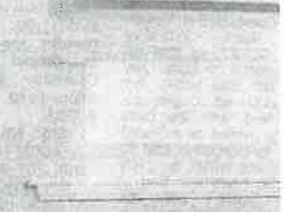
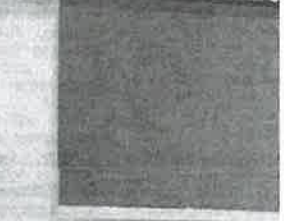
FIND IT!

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]

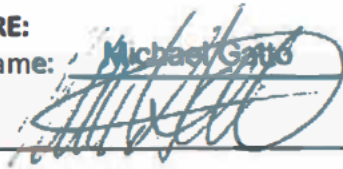
Phone: [REDACTED]

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



SELLER:

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

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





**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

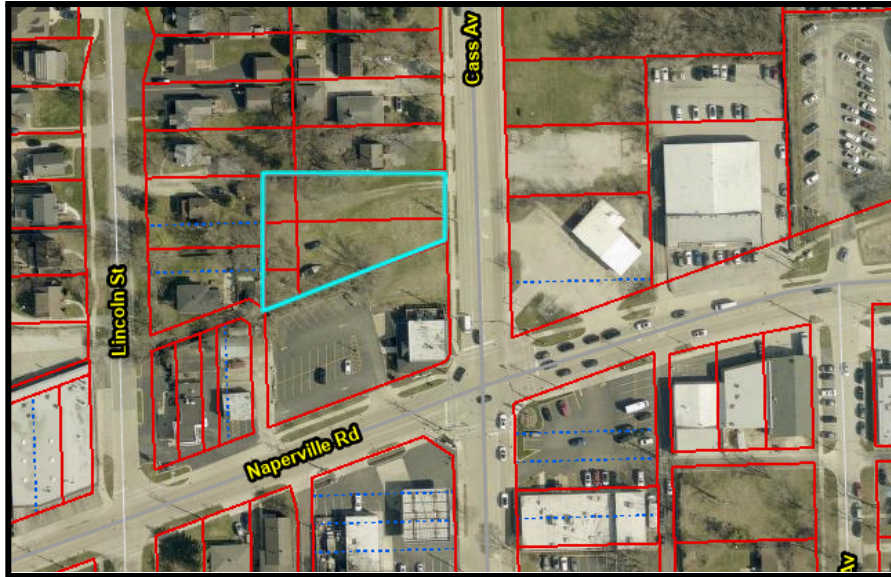
This initial public hearing will involve zoning and subdivision requests by the Petitioner as listed above. An additional public hearing scheduled for February 4th, 2026 at 6:00 P.M. will be held to consider the following:

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:

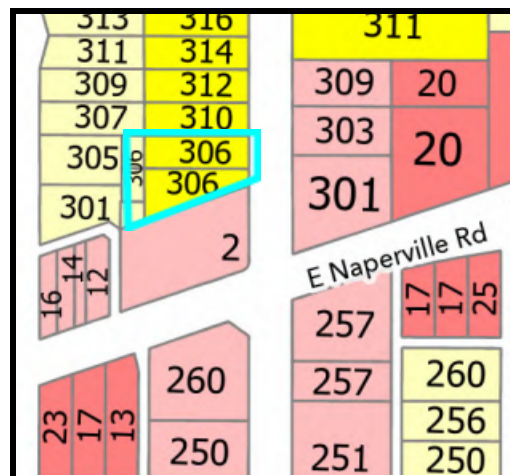
- B-1 Downtown Edge

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 accessible 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



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

MEETING DATE: Updated for February 4, 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:

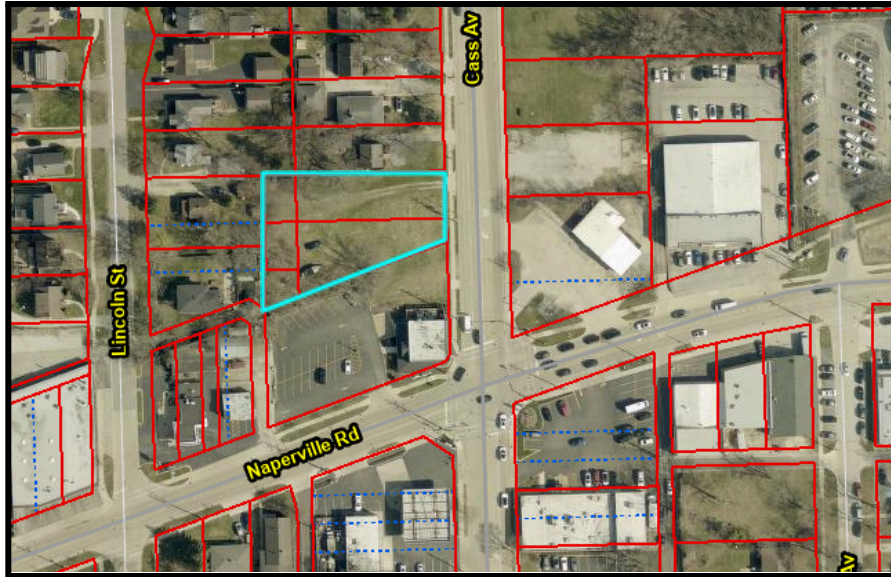
1. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot
2. Zoning Ordinance Variance to the minimum front yard setback in the R-4 General Residential District
3. Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District
4. Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District
5. Major Site Plan
6. 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. (Note: This item (6) is has been added to the requests)

Update: Requests 1-5 as stated above were first open and heard at the Planning and Zoning Commission (PZC) regular meeting on January 14, 2026. The Commission voted to continue the case to a date certain of February 4, 2026 to provide the applicant time to revise drawings and provide more information on the development and previous developments they have done. The petitioner has provided revised drawings and new supplemental documents as listed in Section IV of this report.

Additionally, due to an error in the public notice omitting the 6th request listed above, this request may now be heard and discussed as scheduled for this special meeting among all other requests by the petitioner.

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:

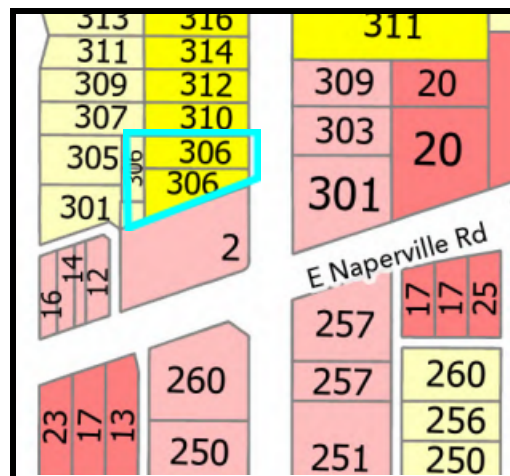
- B-1 Downtown Edge

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 and Zoning Map Amendment request to rezone three of the five parcels from the R-3 Single-Unit Residential District to the R-4 General Residential District to establish consistent zoning under the proposed consolidated lot.

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 development features a 12-unit residential building with an approximate footprint of 5,983 square feet. Initially stated at 32 feet, the overall building height has been revised by the petitioner to 34.5 feet, which excludes the parapet wall and the penthouse structure containing 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 enclose the communal outdoor area at the front and a portion of the south property line. The Petitioner has provided two other options that allows for separation of the open space area including a 4 foot fence ivy like material or a landscaping hedge. The proposed site also includes a dumpster enclosure consisting of fence and brick materials in 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 variances mentioned prior.

6. 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. [Article 2 and Section 14.02]

The property located at 306 North Cass Avenue comprises five parcels, but is subject to a split zoning designation. The two front parcels are zoned R-4 (General Residence), while the three rear parcels are zoned R-3 (Single-Unit Residential). A unified zoning district across the entire property is necessary to proceed with a cohesive development. This requirement is supported by the Village Zoning Ordinance (Section 1.12(F)), which prohibits the creation of a single lot and PIN into a split-zoned lot or parcel, and treats the consolidation of properties as a form of subdivision. Furthermore, rezoning is mandated because the proposed use of the property is for a multi-unit residential development, which is exclusively permitted within the R-4 (General Residence) District. Additionally due to the configuration and underlying lot ownership the 3 rear parcels are unlikely to develop on their own without being consolidated into a larger piece of land due to being wholly surrounded by other lots without direct access to a right-of-way. Therefore, the rezoning and consolidation are warranted.

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, a Major Site Plan, and a Zoning Map Amendment that would rezone three of the five parcels from R-3 to R-4, ensuring consistent zoning across the full development site if consolidated.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on December 25, 2025 for requests 1-5. A legal notice was published in Westmont Suburban Life on January 15, 2026 for request 6.
- B. Code References: Chapter 95, Article 2 and Sections 14.02, 14.05, and 14.06. Appendix B, Article II
- C. Other Action: The recommendation of the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be at their regular meeting on February 19, 2026.

VI. DOCUMENTS ATTACHED:

- 1. Publication notice appearing in the December 25, 2025 Westmont Suburban Life.
- 2. Publication notice appearing in the January 15, 2026 Westmont Suburban Life.
- 3. Petitioner Attachments (Edited for PZC):
 - Original Documents:
 - a. Planning and Zoning Development Application (updated to include Map Amendment App.)
 - 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

New Documents:

- j. Architectural Plans prepared by Place Foundry Design dated January 22, 2026

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 306 N CASS AVENUE
2298803

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

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

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 01/15/2026

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

In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on 15th day of January, A.D. 2026

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$144.70

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

NOTICE IS HEREBY GIVEN that a special meeting has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, February 4, 2026 at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559. The purpose of this special meeting is to conduct a public hearing to consider requests from Compagno LLC (Petitioner) and 2 W Napperville Road, LLC (Owner), for 306 North Cass Avenue, Westmont, Illinois, 60559, for 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.

PINs: 09-04-409-022
09-04-409-023
09-09-204-002

More Common Location:
306 North Cass Avenue,
Westmont, Illinois, 60559
Village Code(s) Applicable:
Chapter 95, Article 2; and
Section 14.02

Note: An initial public hearing for this proposed development will take place on January 14, 2026 at 6:00 p.m. at the above-referenced location. This initial public hearing will involve zoning and subdivision requests by the Petitioner other than the proposed rezoning of 3 of the 5 parcels referenced above. After hearing testimony and evidence on these initial requests, it is expected that the Westmont Planning and Zoning Commission will continue this initial public hearing to this special meeting on February 4, 2026 for further consideration. More information may be found on the Village of Westmont's website.

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 Jan. 15, 2026) 2298803



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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

PZC Case Number (office use only):

Application for Zoning Map Amendment

Zoning Map Amendments, or rezonings, are when a property or properties are changed from one zoning district to another. Map amendments may be initiated by the Board of Trustees, Planning and Zoning Commission, the zoning administrator, or by a property owner.

Proposed Rezoning Detailed Description

State the reasoning for requesting the map amendment. Describe any change in use, construction plans, or any other improvement to be completed if the rezoning is approved.

In the table below, please identify the current zoning and land use of the adjacent properties. A PDF of the Zoning Map can be found on the Village of Westmont's website under the [Community Development page](#).

	Current Zoning	Current Land Use
North		
East		
South		
West		

1. Explain how the current zoning restrictions of the current zoning district affect property values.

2. Explain the extent to which any diminution in property value is offset by an increase in the public health, safety, and welfare, if the amendment is approved.

3. Explain the suitability of the subject property for its zoned purposes and the length of time the subject property has been vacant as zoned, considering the context of land development in the vicinity.

4. Explain the value to the community of the proposed zoning map amendment.

5. Explain how the proposed map amendment and the future use of the property relates to the Comprehensive Plan's Proposed Land Use Plan and the subarea plan, if the property is in a subarea. The [Comprehensive Plan](#) can be found on the Village of Westmont's website under the Community Development page.

Notes:

1. Valid protest petitions may be filed against any proposed zoning map amendment. Please see Chapter 95, Section 14.02(G) for more information.
2. Please be advised that the review and decision-making bodies are expressly authorized to recommend and approve a ***less intensive zoning district*** classification than the zoning district that was described in the required public notices.

PLACE foundry DESIGN

PLACE FOUNDRY DESIGN, LLC.
ARCHITECTURE & ENGINEERING

1700 N ALPINE RD, STE 101
ROCKFORD, IL (815) 871-9612
WWW.THEPLACEFOUNDRY.COM

IL DESIGN FIRM REGISTRATION #: 184.008986

CONSULTANTS:

**NOT FOR
CONSTRUCTION**

OWNER:

OWNER NAME

PROJECT:

306 N CASS AVE

ADDRESS:

306 N CASS AVE, WESTMONT, IL 60559

REVISIONS:

MARK	DATE	DESCRIPTION

DATE: 01-22-2026

DRAWN BY: Author

CHECKED BY: Checker

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(C) 2025

PROJECT NUMBER:

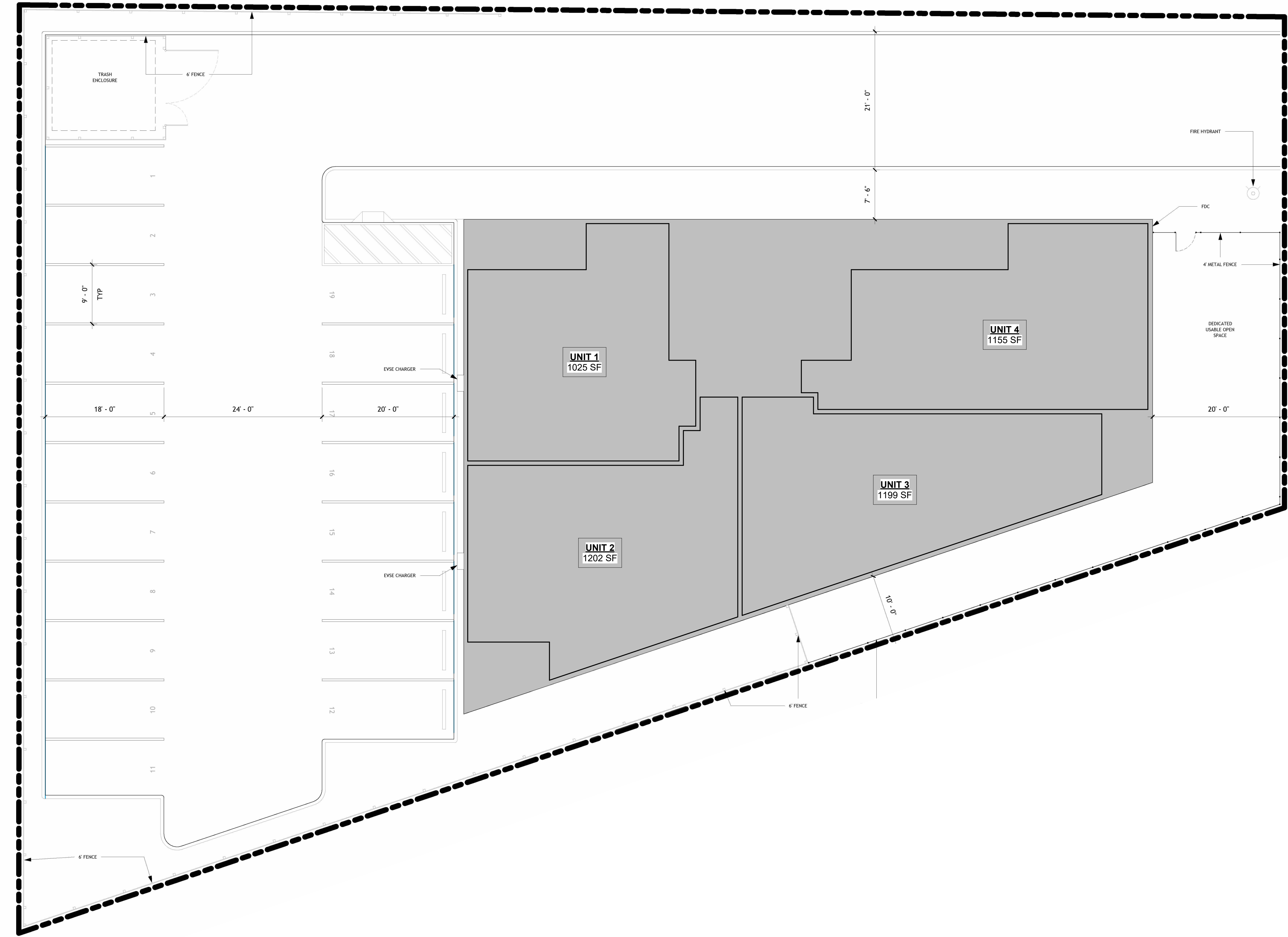
2026-0353

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

AC100



1 SITE PLAN OVERLAY
1/8" = 1'-0"

CONSULTANTS:

**NOT FOR
CONSTRUCTION**

OWNER:

OWNER NAME

PROJECT:

306 N CASS AVE

ADDRESS:

306 N CASS AVE, WESTMONT, IL 60559

REVISIONS:

MARK	DATE	DESCRIPTION
	01-22-2026	SCHEMATIC UPDATE

DATE: 01-22-2026

DRAWN BY: Author

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(C) 2025

PROJECT NUMBER:

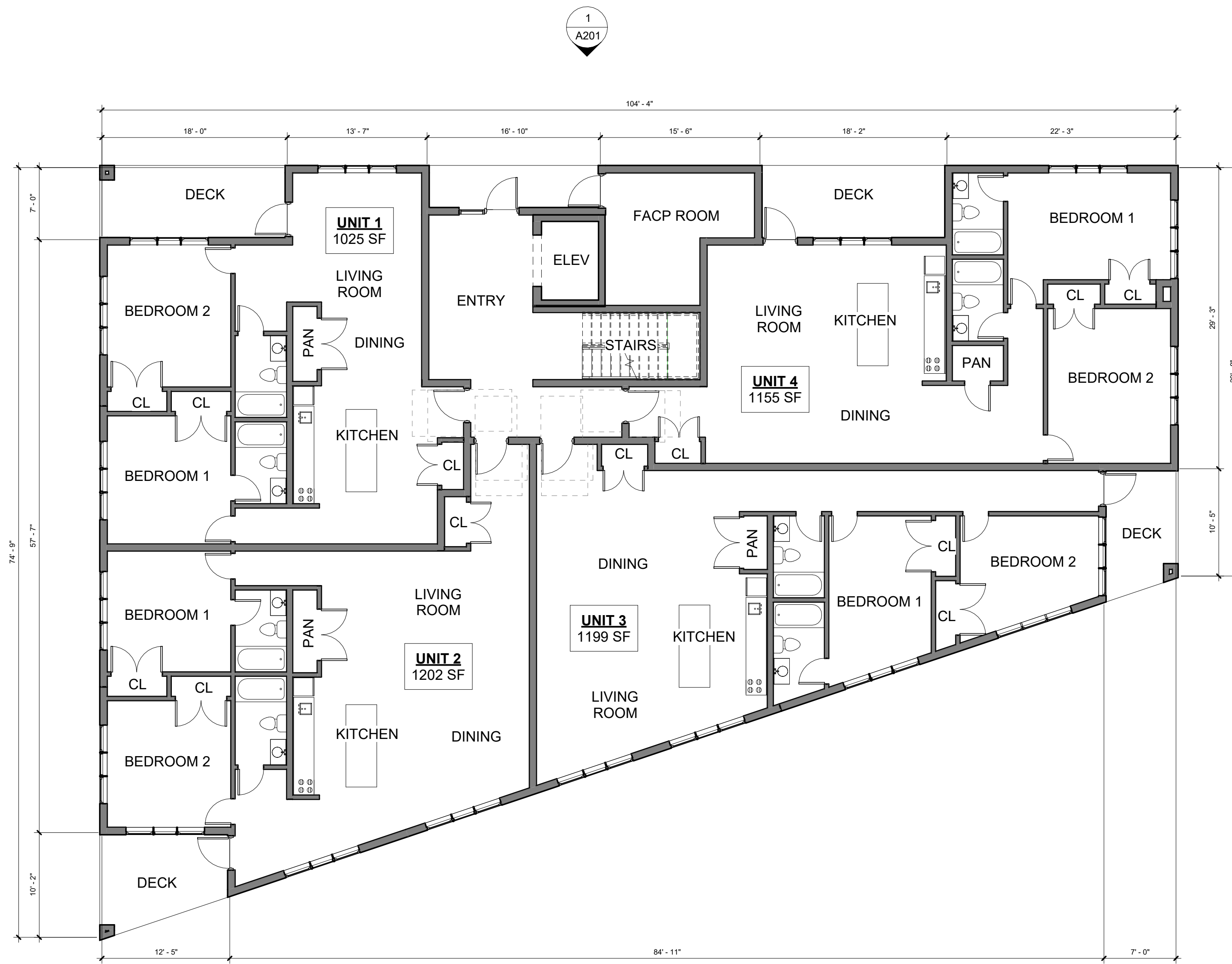
2026-0353

SHEET TITLE:

GROUND FLOOR
CONSTRUCTION PLAN

SHEET NUMBER:

A101



5 FIRST FLOOR PLAN
1/8" = 1'-0"

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PLACE FOUNDRY DESIGN, LLC.
ARCHITECTURE & ENGINEERING

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ROCKFORD, IL (815) 871-9612
WWW.THEPLACEFOUNDRY.COM

IL DESIGN FIRM REGISTRATION #: 184.008986

CONSULTANTS:

OWNER:

OWNER NAME

PROJECT:

306 N CASS AVE

ADDRESS:

306 N CASS AVE, WESTMONT, IL 60559

REVISIONS:

MARK	DATE	DESCRIPTION

DATE: 01-22-2026

DRAWN BY: Author

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PROJECT NUMBER:

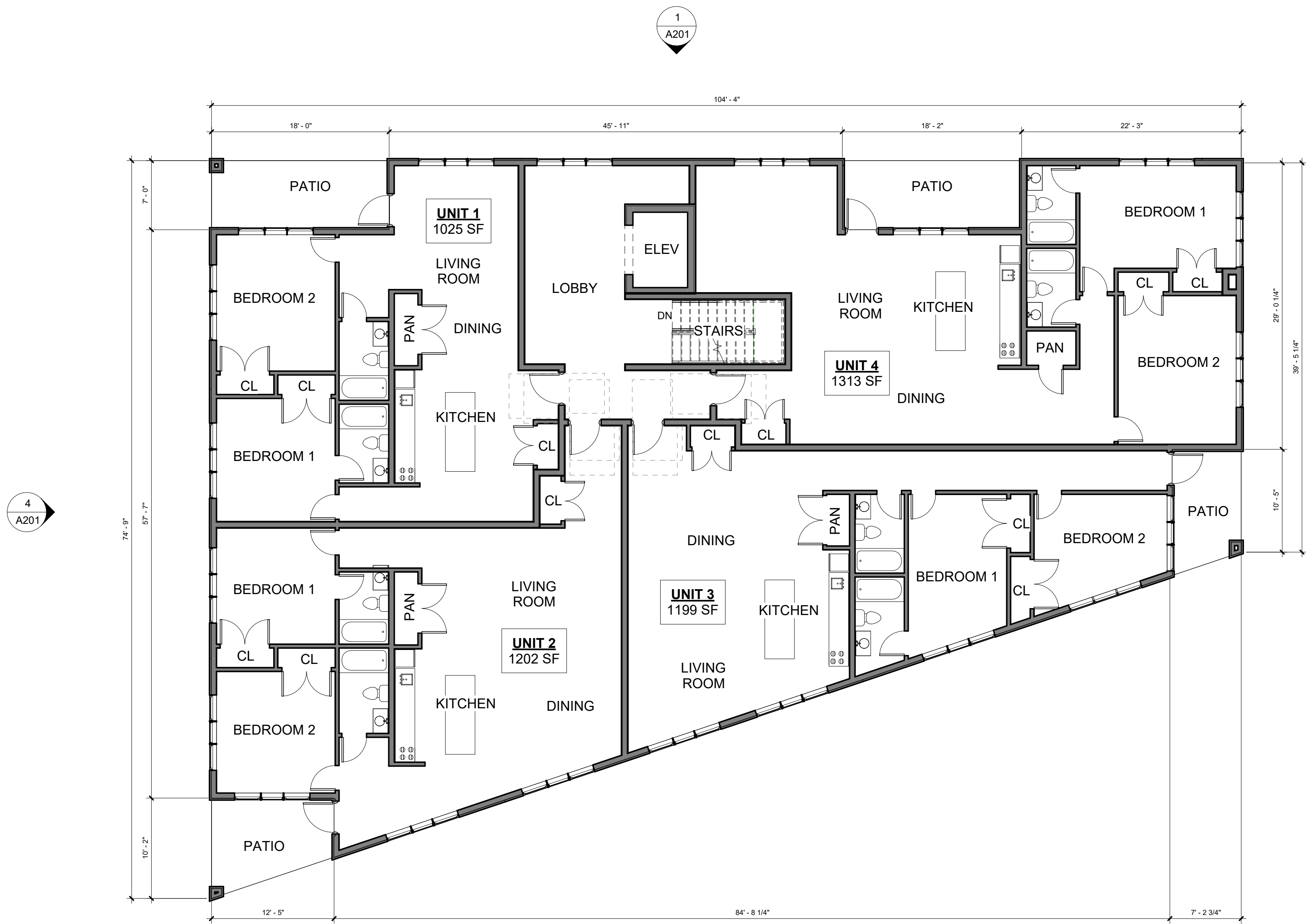
2026-0353

SHEET TITLE:

SECOND FLOOR PLAN

SHEET NUMBER:

A102



1 SECOND FLOOR PLAN
1/8" = 1'-0"

PLACE foundry DESIGN

PLACE FOUNDRY DESIGN, LLC.
ARCHITECTURE & ENGINEERING

1700 N ALPINE RD, STE 101
ROCKFORD, IL (815) 871-9612
WWW.THEPLACEFOUNDRY.COM

IL DESIGN FIRM REGISTRATION #: 184.008986

CONSULTANTS:

OWNER:

OWNER NAME

PROJECT:

306 N CASS AVE

ADDRESS:

306 N CASS AVE, WESTMONT, IL 60559

REVISIONS:

MARK	DATE	DESCRIPTION

DATE: 01-22-2026

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(C) 2025

PROJECT NUMBER:

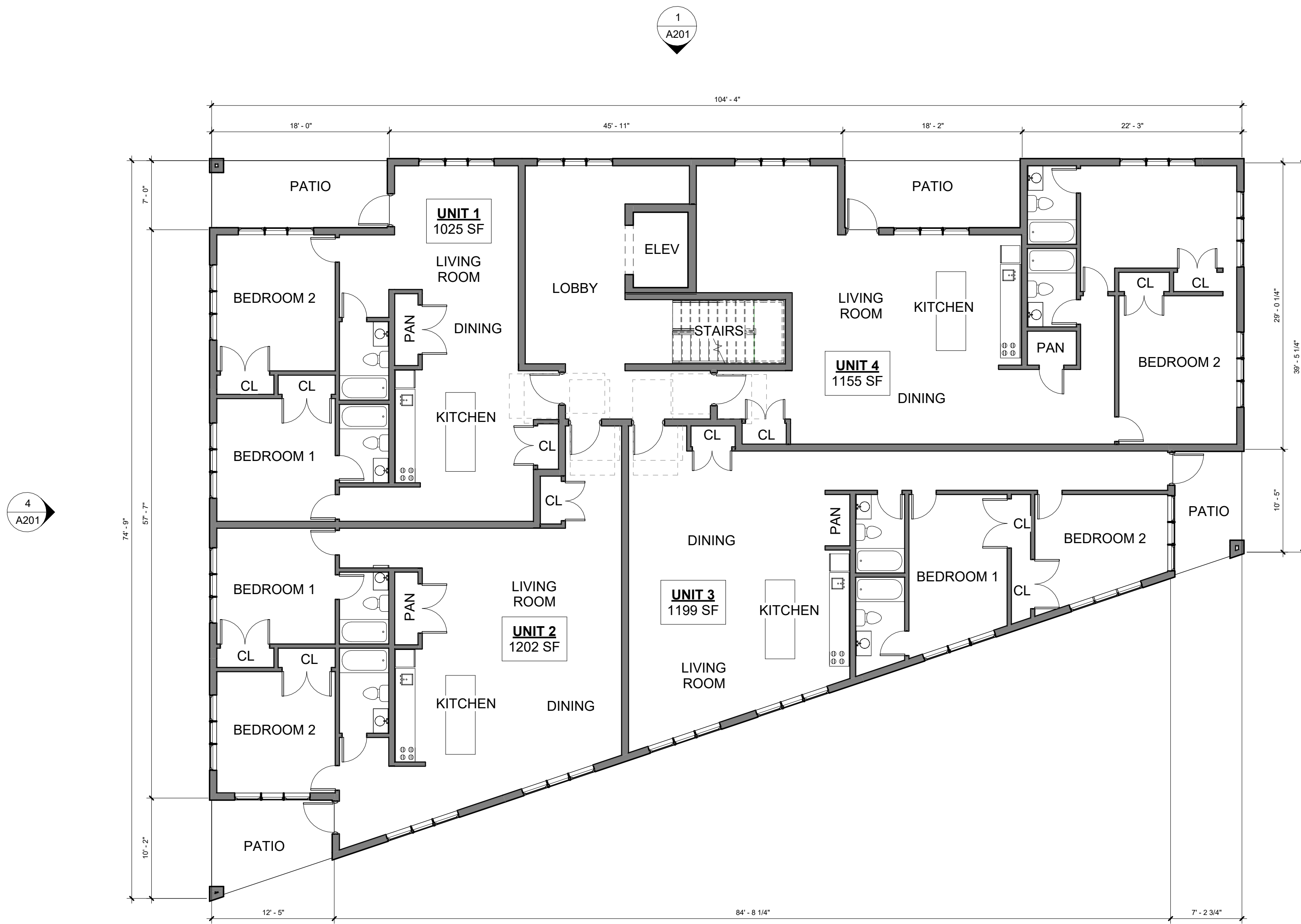
2026-0353

SHEET TITLE:

THIRD FLOOR PLAN

SHEET NUMBER:

A103



1 THIRD FLOOR PLAN
1/8" = 1'-0"

CONSULTANTS:

OWNER:

OWNER NAME

PROJECT:

306 N CASS AVE

ADDRESS:

306 N CASS AVE, WESTMONT, IL 60559

REVISIONS:

MARK	DATE	DESCRIPTION
	01-22-2026	SCHEMATIC UPDATE

DATE: 01-22-2026

DRAWN BY: BA

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(C) 2025

PROJECT NUMBER:

2026-0353

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A201



CONSULTANTS:

OWNER:

OWNER NAME

PROJECT:

306 N CASS AVE

ADDRESS:

306 N CASS AVE, WESTMONT, IL 60559

REVISIONS:

MARK	DATE	DESCRIPTION
	01-22-2026	SCHEMATIC UPDATE

DATE: 01-22-2026

DRAWN BY: BA

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(C) 2025

PROJECT NUMBER:

2026-0353

SHEET TITLE:

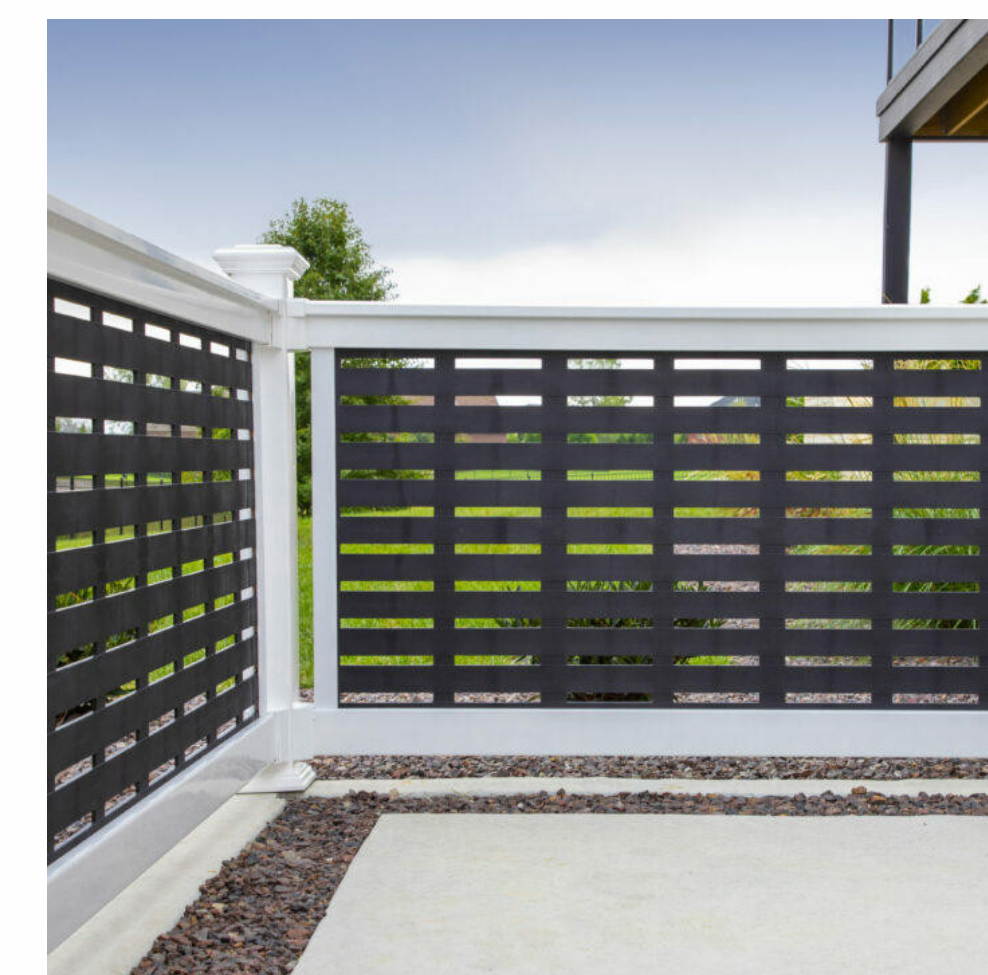
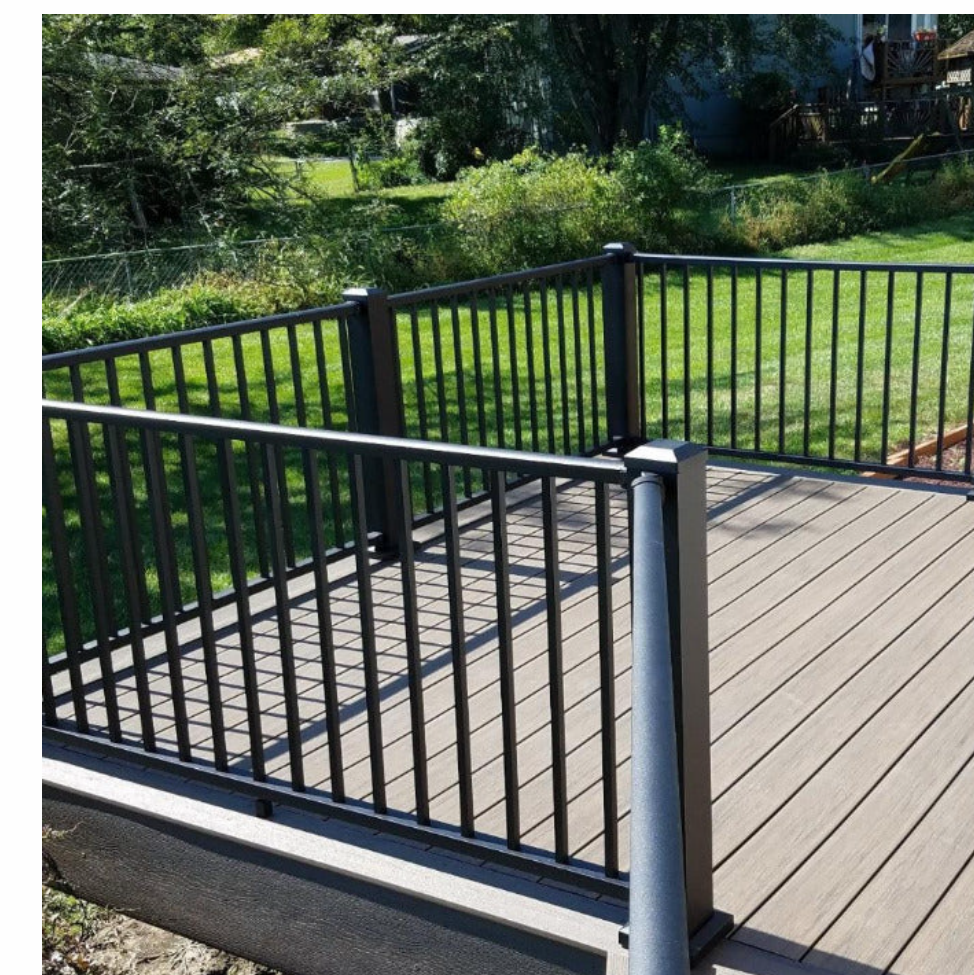
EXTERIOR ELEVATIONS

SHEET NUMBER:

A201



PATIO RAILING OPTIONS





② EAST ELEVATION
1/8" = 1'-0"

ES-1: HARDIE PANEL
SIDING COLOR 1

ES-2: HARDIE PANEL
SIDING COLOR 2

ET-1: TILE COLOR 1

FIRST FLOOR
0'

T.O. SECOND
FLOOR
11'

T.O. THIRD FLOOR
23'

WALL/PARAPET
38'
T.O. ROOF DECK
34'



② EAST ELEVATION
1/8" = 1'-0"

ES-1: HARDIE PANEL
SIDING COLOR 1

ES-2: HARDIE PANEL
SIDING COLOR 2

ET-1: TILE COLOR 1

WALL/PARAPET
38'

T.O. ROOF DECK
34'

T.O. THIRD FLOOR
23'

T.O. SECOND FLOOR
11'

FIRST FLOOR
0'



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

MEETING DATE: Updated for February 4, 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:

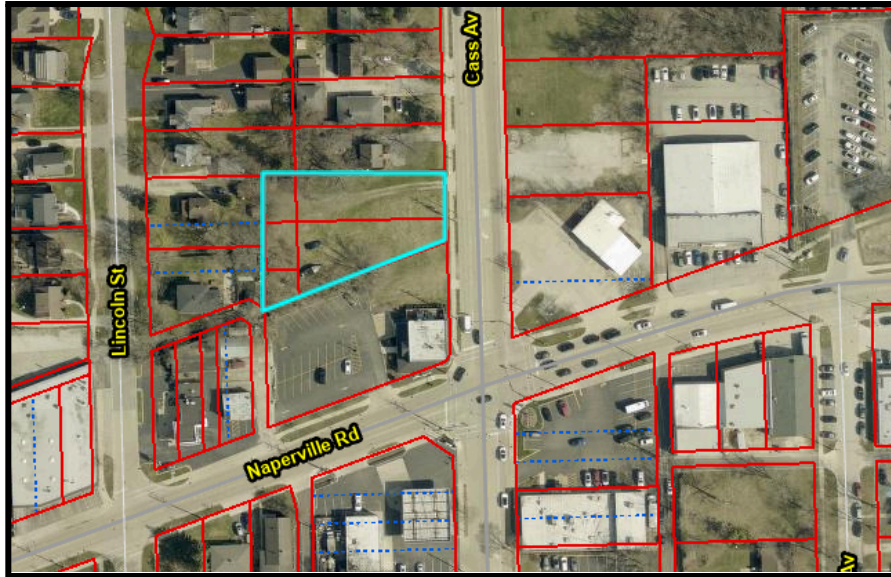
1. Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot
2. Zoning Ordinance Variance to the minimum front yard setback in the R-4 General Residential District
3. Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District
4. Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District
5. Major Site Plan
6. 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. (Note: This item (6) is has been added to the requests)

Update: Requests 1-5 as stated above were first open and heard at the Planning and Zoning Commission (PZC) regular meeting on January 14, 2026. The Commission voted to continue the case to a date certain of February 4, 2026 to provide the applicant time to revise drawings and provide more information on the development and previous developments they have done. The petitioner has provided revised drawings and new supplemental documents as listed in Section IV of this report.

Additionally, due to an error in the public notice omitting the 6th request listed above, this request may now be heard and discussed as scheduled for this special meeting among all other requests by the petitioner.

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:

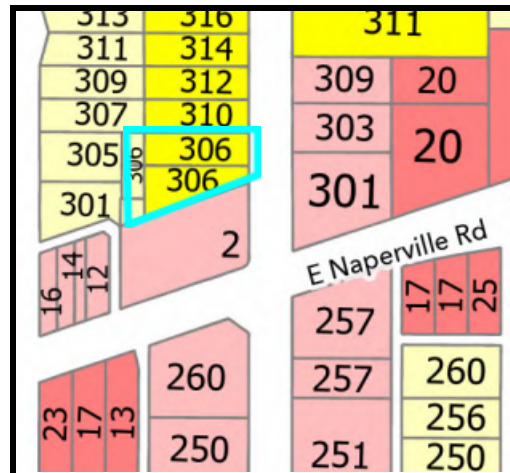
- B-1 Downtown Edge

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 and Zoning Map Amendment request to rezone three of the five parcels from the R-3 Single-Unit Residential District to the R-4 General Residential District to establish consistent zoning under the proposed consolidated lot.

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 development features a 12-unit residential building with an approximate footprint of 5,983 square feet. Initially stated at 32 feet, the overall building height has been revised by the petitioner to 34.5 feet, which excludes the parapet wall and the penthouse structure containing 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 enclose the communal outdoor area at the front and a portion of the south property line. The Petitioner has provided two other options that allows for separation of the open space area including a 4 foot fence ivy like material or a landscaping hedge. The proposed site also includes a dumpster enclosure consisting of fence and brick materials in 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 variances mentioned prior.

6. 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. [Article 2 and Section 14.02]

The property located at 306 North Cass Avenue comprises five parcels, but is subject to a split zoning designation. The two front parcels are zoned R-4 (General Residence), while the three rear parcels are zoned R-3 (Single-Unit Residential). A unified zoning district across the entire property is necessary to proceed with a cohesive development. This requirement is supported by the Village Zoning Ordinance (Section 1.12(F)), which prohibits the creation of a single lot and PIN into a split-zoned lot or parcel, and treats the consolidation of properties as a form of subdivision. Furthermore, rezoning is mandated because the proposed use of the property is for a multi-unit residential development, which is exclusively permitted within the R-4 (General Residence) District. Additionally due to the configuration and underlying lot ownership the 3 rear parcels are unlikely to develop on their own without being consolidated into a larger piece of land due to being wholly surrounded by other lots without direct access to a right-of-way. Therefore, the rezoning and consolidation are warranted.

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, a Major Site Plan, and a Zoning Map Amendment that would rezone three of the five parcels from R-3 to R-4, ensuring consistent zoning across the full development site if consolidated.

V. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on December 25, 2025 for requests 1-5. A legal notice was published in Westmont Suburban Life on January 15, 2026 for request 6.
- B. Code References: Chapter 95, Article 2 and Sections 14.02, 14.05, and 14.06. Appendix B, Article II
- C. Other Action: The recommendation of the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be at their regular meeting on February 19, 2026.

VI. DOCUMENTS ATTACHED:

- 1. Publication notice appearing in the December 25, 2025 Westmont Suburban Life.
- 2. Publication notice appearing in the January 15, 2026 Westmont Suburban Life.
- 3. Petitioner Attachments (Edited for PZC):
 - Original Documents:
 - a. Planning and Zoning Development Application (updated to include Map Amendment App.)
 - 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

New Documents:

- j. Architectural Plans prepared by Place Foundry Design dated January 22, 2026

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 306 N CASS AVENUE
2298803

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

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

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 01/15/2026

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

In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on 15th day of January, A.D. 2026

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$144.70

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

NOTICE IS HEREBY GIVEN that a special meeting has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, February 4, 2026 at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559. The purpose of this special meeting is to conduct a public hearing 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. 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.

PINs: 09-04-409-022
09-04-409-023
09-09-204-002

More Common Location:
306 North Cass Avenue,
Westmont, Illinois, 60559
Village Code(s) Applicable:
Chapter 95, Article 2; and
Section 14.02

Note: An initial public hearing for this proposed development will take place on January 14, 2026 at 6:00 p.m. at the above-referenced location. This initial public hearing will involve zoning and subdivision requests by the Petitioner other than the proposed rezoning of 3 of the 5 parcels referenced above. After hearing testimony and evidence on these initial requests, it is expected that the Westmont Planning and Zoning Commission will continue this initial public hearing to this special meeting on February 4, 2026 for further consideration. More information may be found on the Village of Westmont's website.

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 Jan. 15, 2026) 2298803



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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

PZC Case Number (office use only):

Application for Zoning Map Amendment

Zoning Map Amendments, or rezonings, are when a property or properties are changed from one zoning district to another. Map amendments may be initiated by the Board of Trustees, Planning and Zoning Commission, the zoning administrator, or by a property owner.

Proposed Rezoning Detailed Description

State the reasoning for requesting the map amendment. Describe any change in use, construction plans, or any other improvement to be completed if the rezoning is approved.

In the table below, please identify the current zoning and land use of the adjacent properties. A PDF of the Zoning Map can be found on the Village of Westmont's website under the [Community Development page](#).

	Current Zoning	Current Land Use
North		
East		
South		
West		

1. Explain how the current zoning restrictions of the current zoning district affect property values.

2. Explain the extent to which any diminution in property value is offset by an increase in the public health, safety, and welfare, if the amendment is approved.

3. Explain the suitability of the subject property for its zoned purposes and the length of time the subject property has been vacant as zoned, considering the context of land development in the vicinity.

4. Explain the value to the community of the proposed zoning map amendment.

5. Explain how the proposed map amendment and the future use of the property relates to the Comprehensive Plan's Proposed Land Use Plan and the subarea plan, if the property is in a subarea. The [Comprehensive Plan](#) can be found on the Village of Westmont's website under the Community Development page.

Notes:

1. Valid protest petitions may be filed against any proposed zoning map amendment. Please see Chapter 95, Section 14.02(G) for more information.
2. Please be advised that the review and decision-making bodies are expressly authorized to recommend and approve a **less intensive zoning district** classification than the zoning district that was described in the required public notices.

CONSULTANTS:

**NOT FOR
CONSTRUCTION**

OWNER:

OWNER NAME

PROJECT:

306 N CASS AVE

ADDRESS:

306 N CASS AVE, WESTMONT, IL 60559

REVISIONS:

MARK	DATE	DESCRIPTION
	01-22-2026	SCHEMATIC UPDATE

DATE: 01-22-2026

DRAWN BY: Author

CHECKED BY: Checker

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(C) 2025

PROJECT NUMBER:

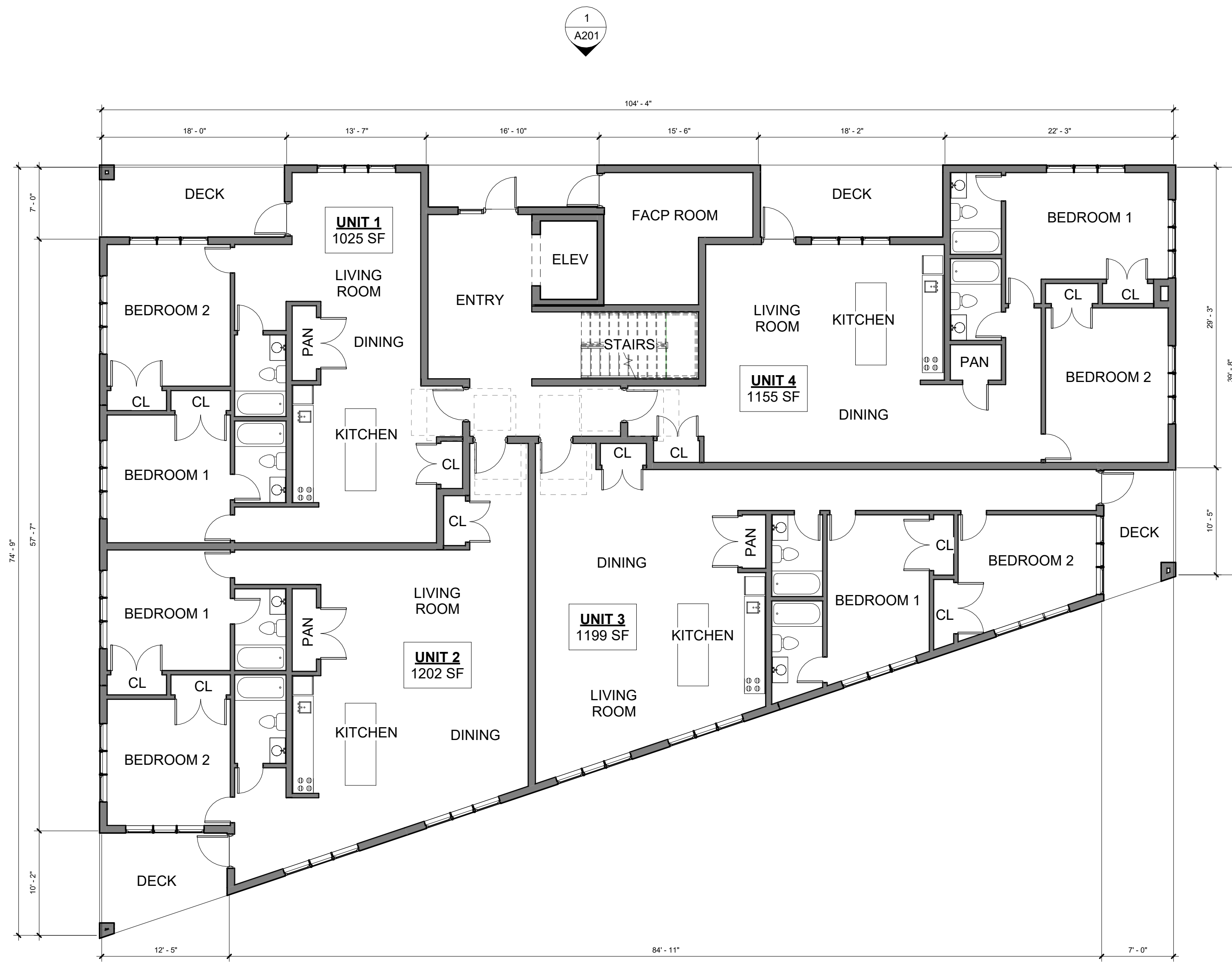
2026-0353

SHEET TITLE:

GROUND FLOOR
CONSTRUCTION PLAN

SHEET NUMBER:

A101



5 FIRST FLOOR PLAN
1/8" = 1'-0"

PLACE foundry DESIGN

PLACE FOUNDRY DESIGN, LLC.
ARCHITECTURE & ENGINEERING

1700 N ALPINE RD, STE 101
ROCKFORD, IL (815) 871-9612
WWW.THEPLACEFOUNDRY.COM

IL DESIGN FIRM REGISTRATION #: 184.008986

CONSULTANTS:

OWNER:

OWNER NAME

PROJECT:

306 N CASS AVE

ADDRESS:

306 N CASS AVE, WESTMONT, IL 60559

REVISIONS:

MARK	DATE	DESCRIPTION

DATE: 01-22-2026

DRAWN BY: Author

CHECKED BY: Checker

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(C) 2025

PROJECT NUMBER:

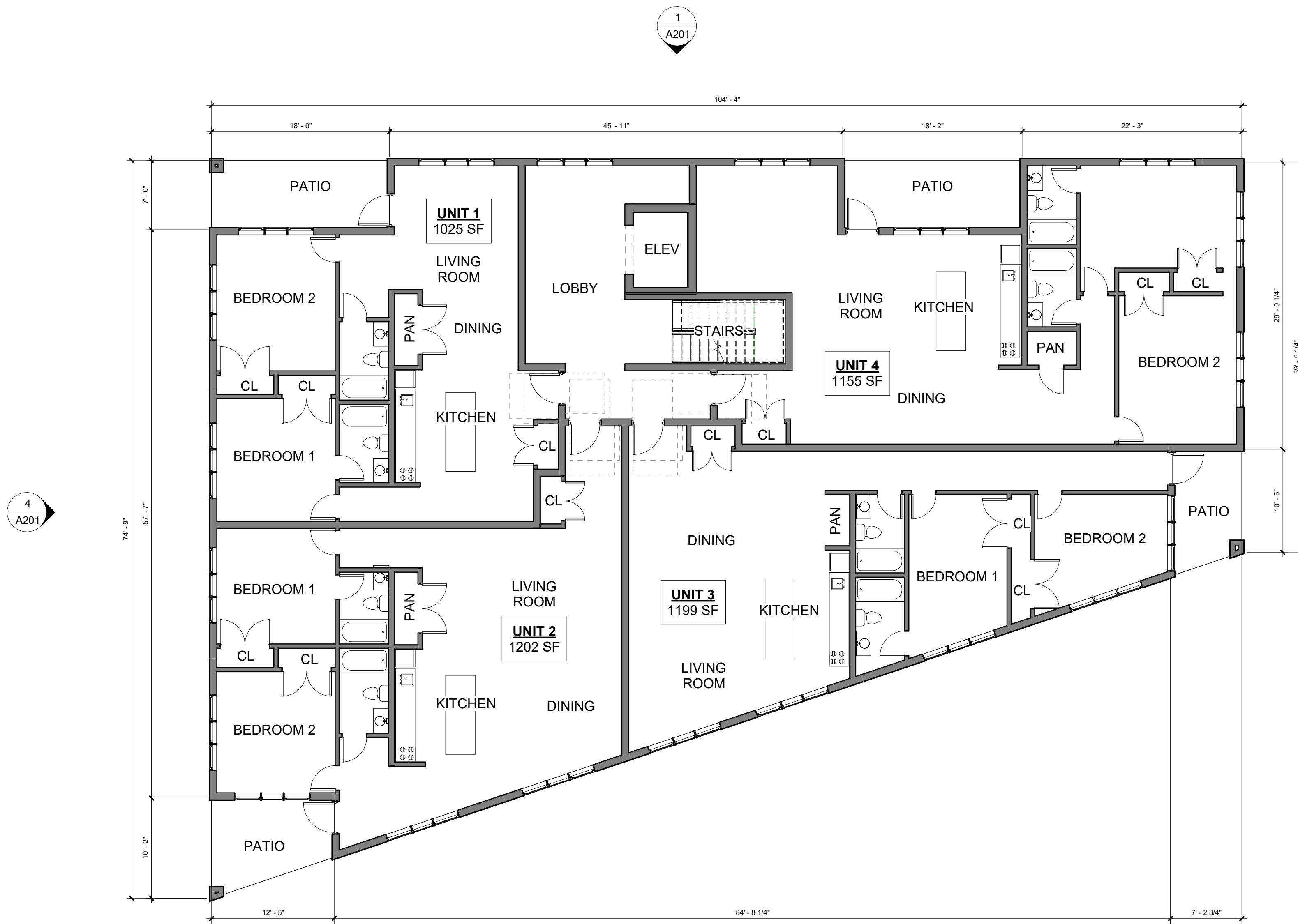
2026-0353

SHEET TITLE:

THIRD FLOOR PLAN

SHEET NUMBER:

A103



1 THIRD FLOOR PLAN
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"

ES-1: HARDIE PANEL
SIDING COLOR 1

ES-2: HARDIE PANEL
SIDING COLOR 2

ET-1: TILE COLOR 1

WALL/PARAPET
38'

T.O. ROOF DECK
34'

T.O. THIRD FLOOR
23'

T.O. SECOND
FLOOR
11'

FIRST FLOOR
0'



WALL/PARAP

38'

T.O. ROOF DE

34'

T.O. THIRD FLO

23'

T.O. SECO

FLO

11'

FIRST FLO

0'

2 EAST ELEVATION
1/8" = 1'-0"

ES-1: HARDIE PANEL
SIDING COLOR 1

ES-2: HARDIE PANEL
SIDING COLOR 2

ET-1: TILE COLOR 1



**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

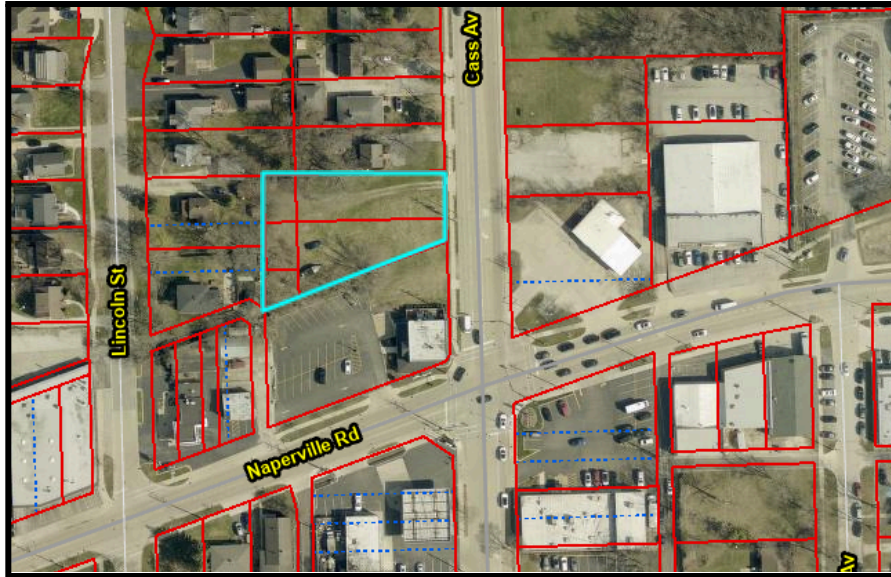
This initial public hearing will involve zoning and subdivision requests by the Petitioner as listed above. An additional public hearing scheduled for February 4th, 2026 at 6:00 P.M. will be held to consider the following:

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:

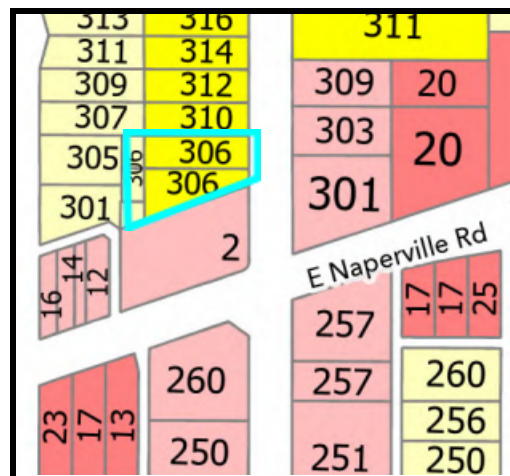
- B-1 Downtown Edge

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

PRELIMINARY PLAN

COMPAGNO

306 N. CASS AVENUE

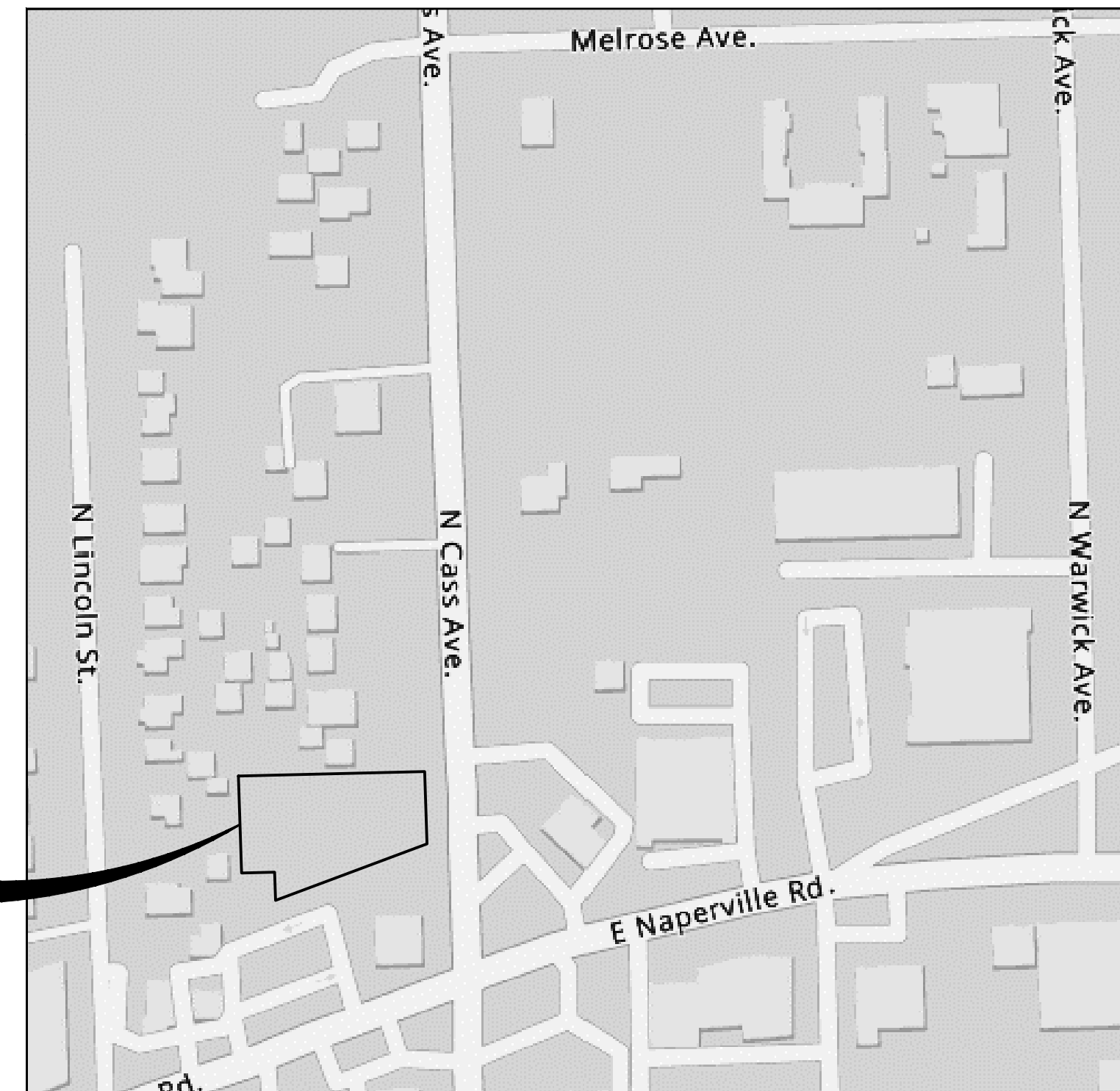
WESTMONT, ILLINOIS

INDEX OF SHEETS

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

LEGEND

EXISTING	PROPOSED		
		MANHOLE	
		CATCH BASIN	
		INLET	
		CLEANOUT	
		FLARED END SECTION	
		WATER VALVE BOX	
		BUFFALO BOX (B.BOX)	
		WATER VALVE & VAULT	
		FIRE HYDRANT	
		WELL	
		GAS VALVE	
		GAS METER	
		COMMUNICATION CANISTER	
		COMMUNICATION HANDHOLE	
		COMMUNICATION MANHOLE	
		ELECTRIC CANISTER	
		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)

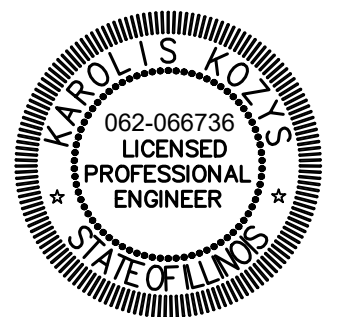
ENGINEER'S CERTIFICATION

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



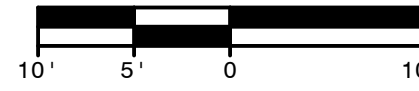
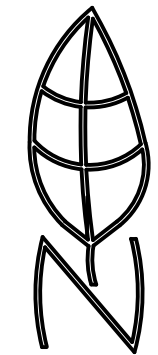
DATE	REVISION PER COMMENTS RECEIVED ON
1 08-19-2025	REVISION PER COMMENTS RECEIVED ON 07-21-2025
2 12-01-2025	REVISION PER COMMENTS RECEIVED ON 09-18-2025
3	
4	
5	
6	

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
3	
4	
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6	

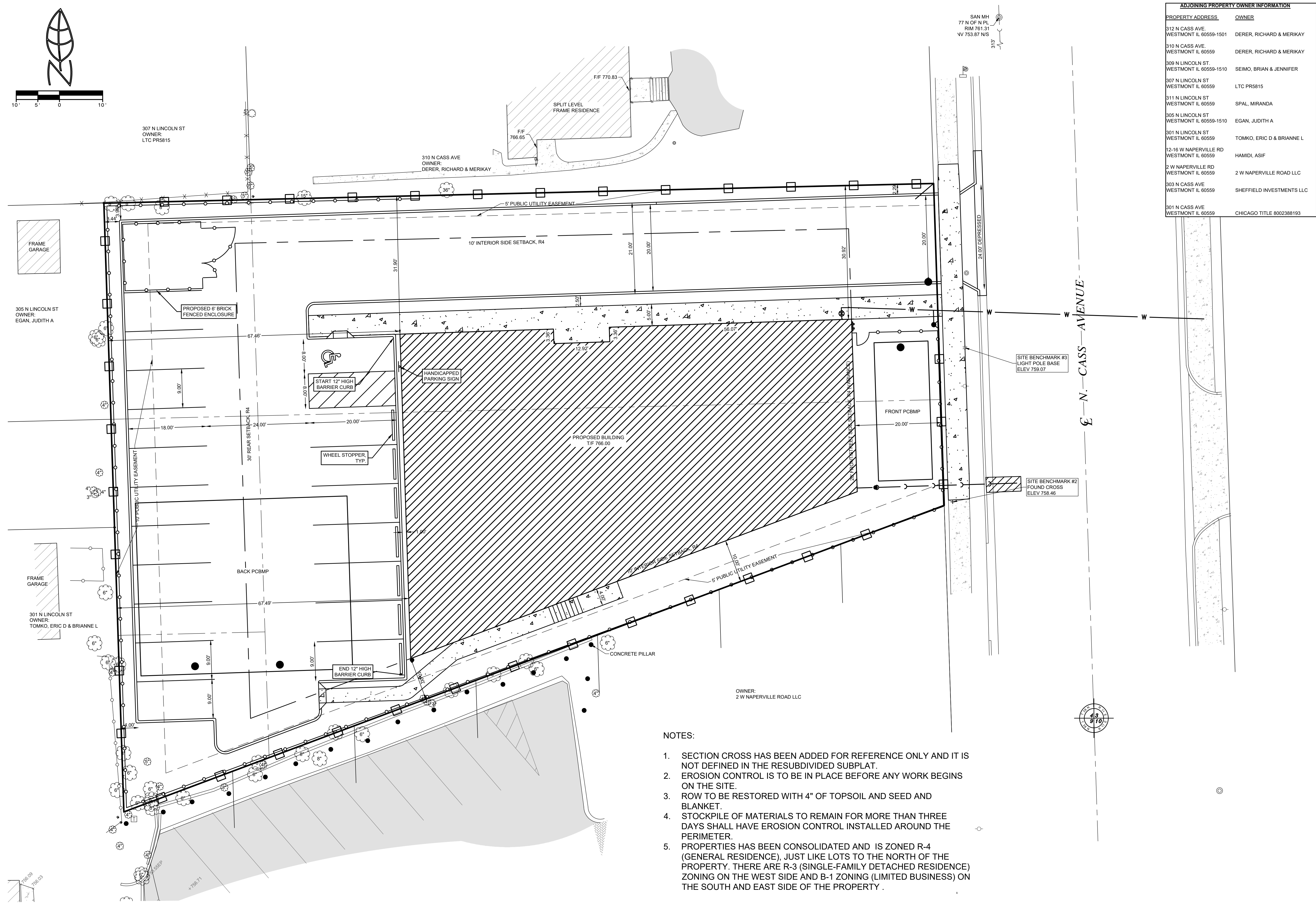
SITE PLAN

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

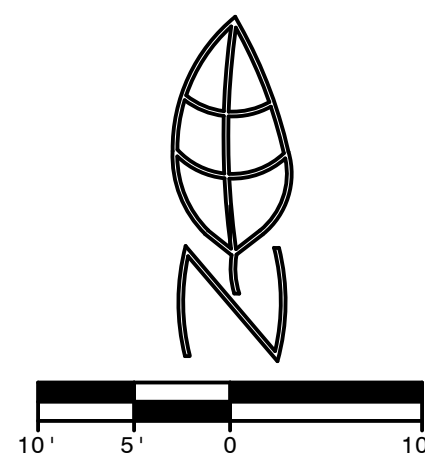


FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	KK
DATE:	6/06/2025
SCALE:	HORIZ 1"=10'
	VERT -
SHEET	
2	
OF 3 SHEETS	
PROJ # 24-12-2001	



- 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.

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307 N LINCOLN ST
OWNER:
LTC PR5815

310 N CASS AVE
OWNER:
DERER, RICHARD & MERIKAY

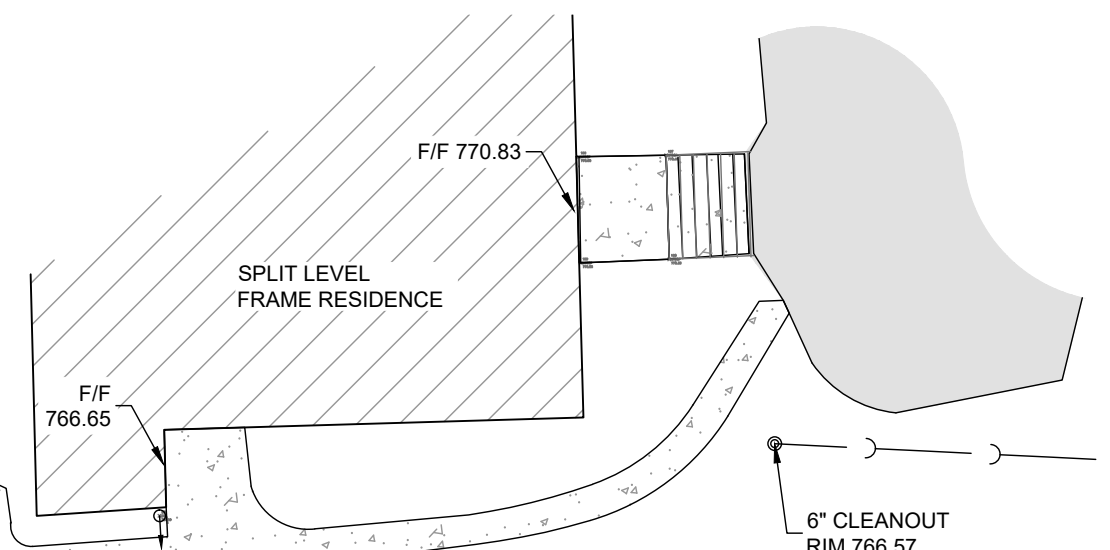
305 N LINCOLN ST
OWNER:
EGAN, JUDITH A

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

12/1/2025 4:04:58 PM
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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

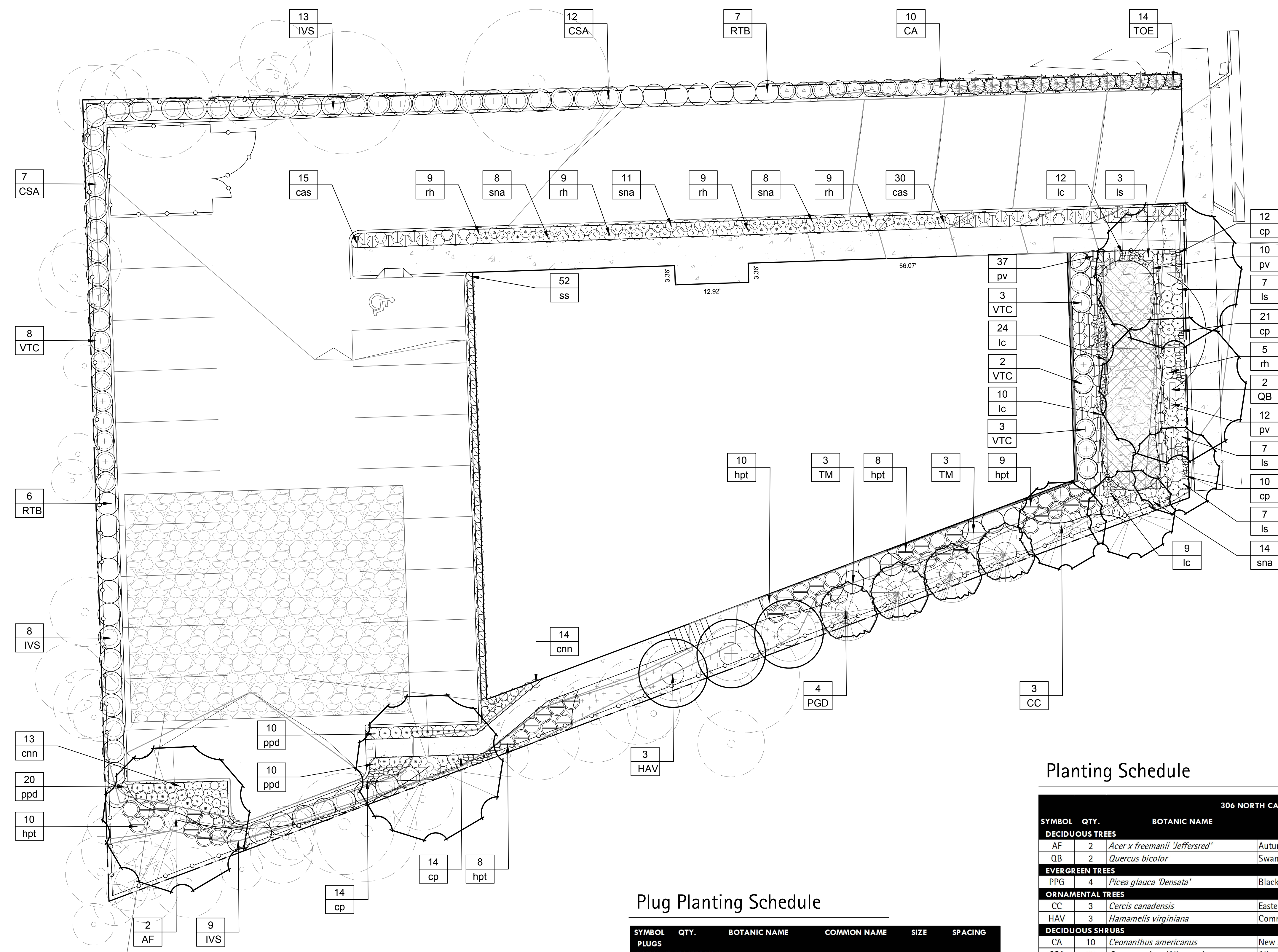
306 N. CASS AVENUE
WESTMONT, ILLINOIS

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
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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.

THE LAKOTA GROUP.

1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PREPARED FOR
HP Ventures, LLC
5000 W. Lawrence Ave
Chicago, Illinois 60630

PROJECT
306 N Cass Ave.
Westmont,
Illinois 60559

CONSULTANTS
Civil Engineering
Morris Engineering
Liste, IL 60532
T 630. 271.0770

It's smart. It's free. It's the law.

Call before you dig.

JULIE
ILLINOIS ONE-CALL SYSTEM

811

ISSUED FOR PERMIT
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
©2025 The Lakota Group

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.</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</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,</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.</p>

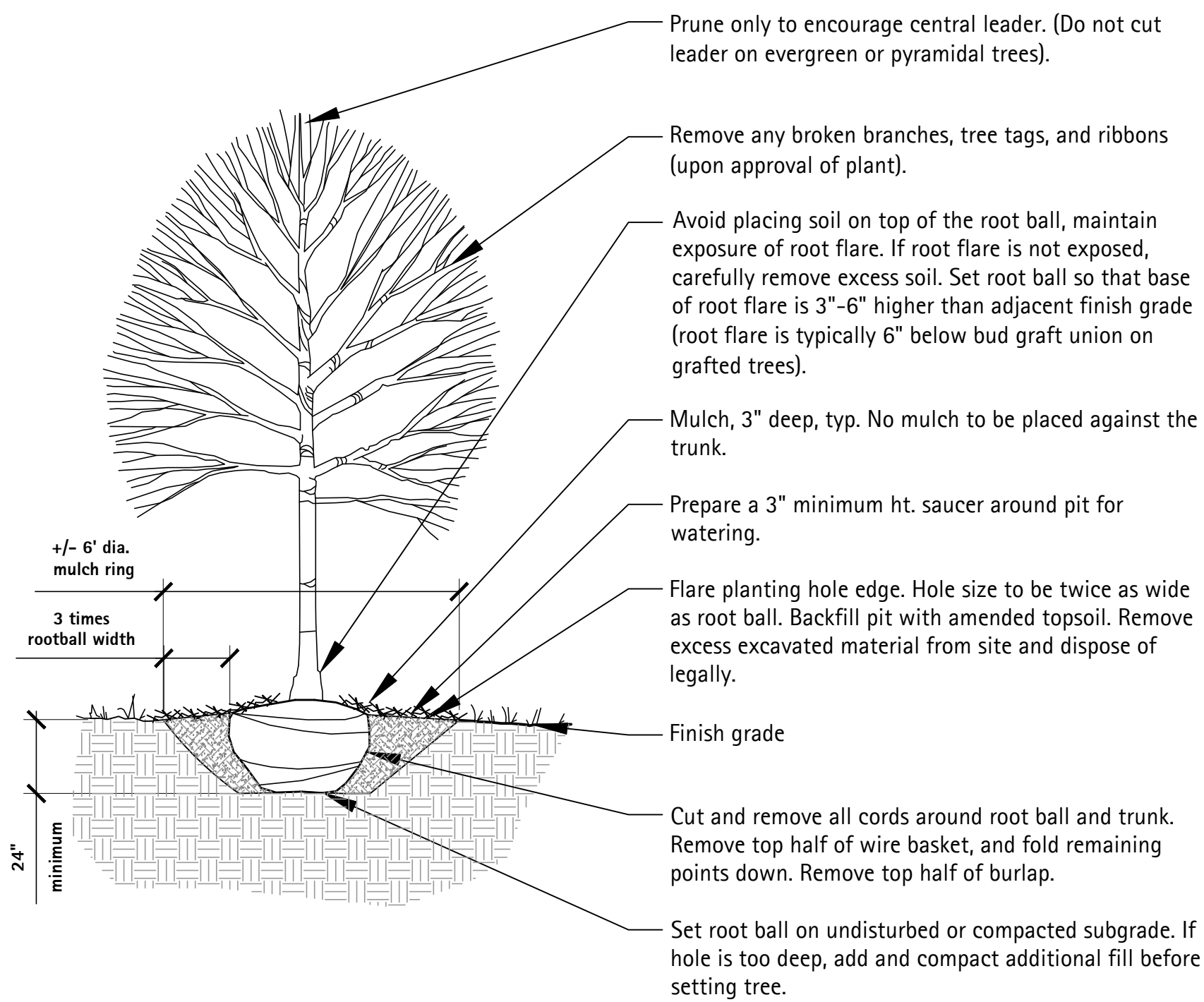
Plug Planting Schedule

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>Schizacharyum 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>Heliopsis 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

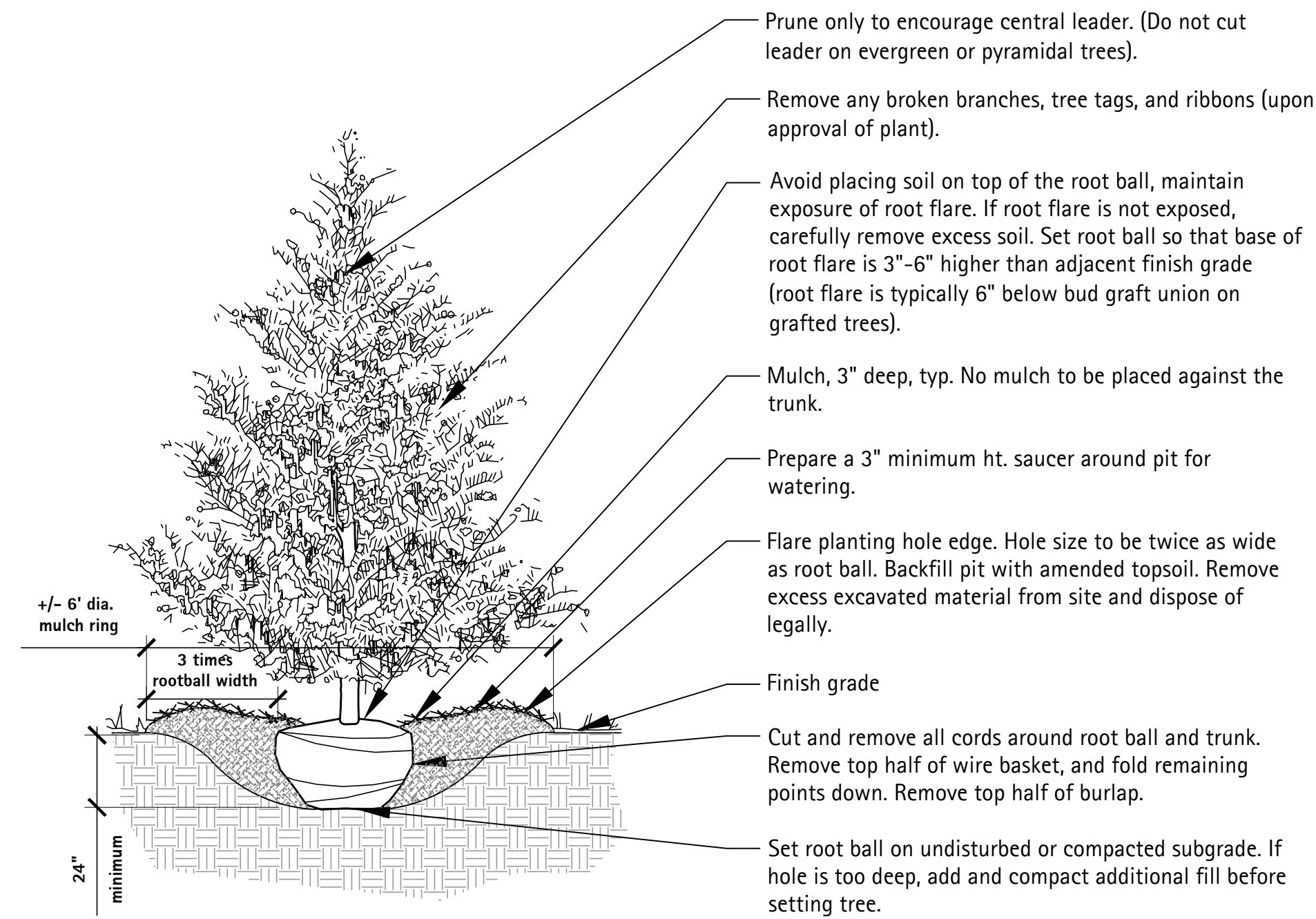
ALTERNATE - SEED
Plants listed above may be included as a seed mix rather than planted as plugs for the Native Bioswale area shown on the Planting Plan. Area to be seeded = 365 SF at a rate of 60-90 seeds/SF.

Planting Schedule

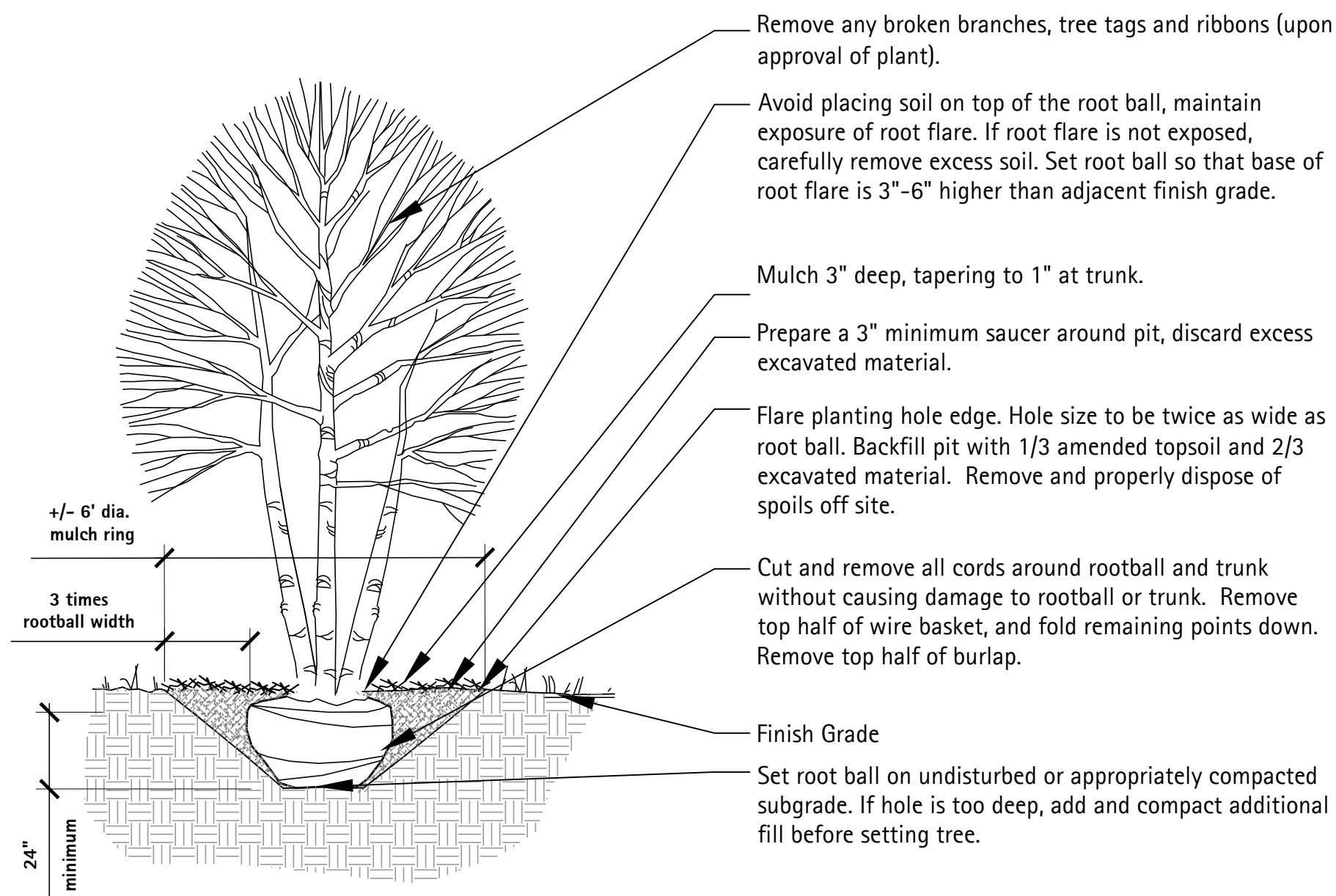
306 NORTH CASS AVE PLANTING SCHEDULE					
SYMBOL	QTY.	BOTANIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AF	2	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Freemanii Maple	4" caliper B&B	As shown
QB	2	<i>Quercus bicolor</i>	Swamp White Oak	4" caliper B&B	As shown
EVERGREEN TREES					
PPG	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 'Alleman's'</i>	Alleman's Compact Redtwig Dogwood	30-36" ht. B&B	4' o.c. spacing
IVS	30	<i>Itea virginica 'Spirech'</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>Schizacharyum scoparium</i>	Little Bluestem	1 gal.	CG/18" o.c. spacing



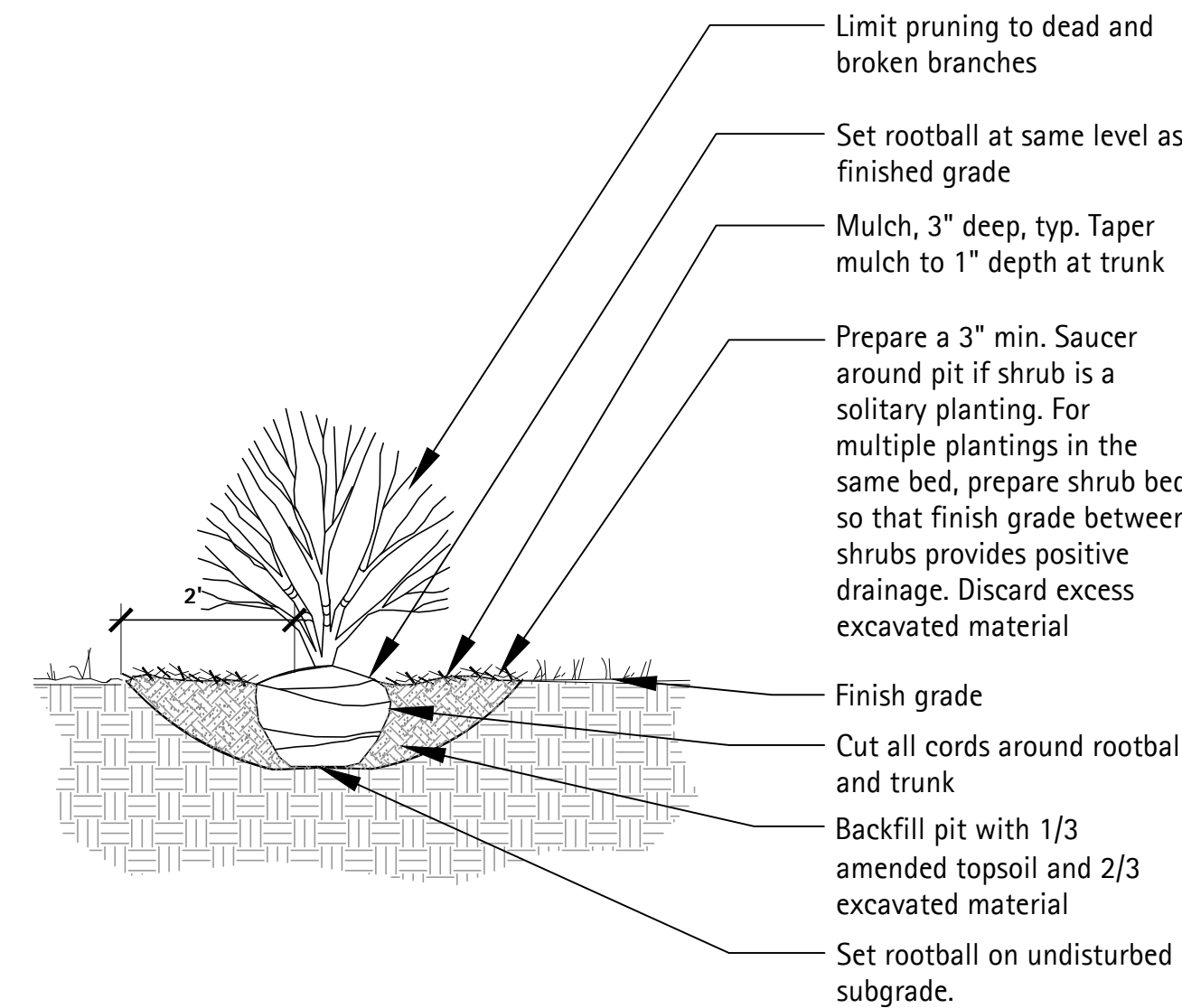
1 Section - Shade Tree Planting
Scale: 1/2" = 1'-0"



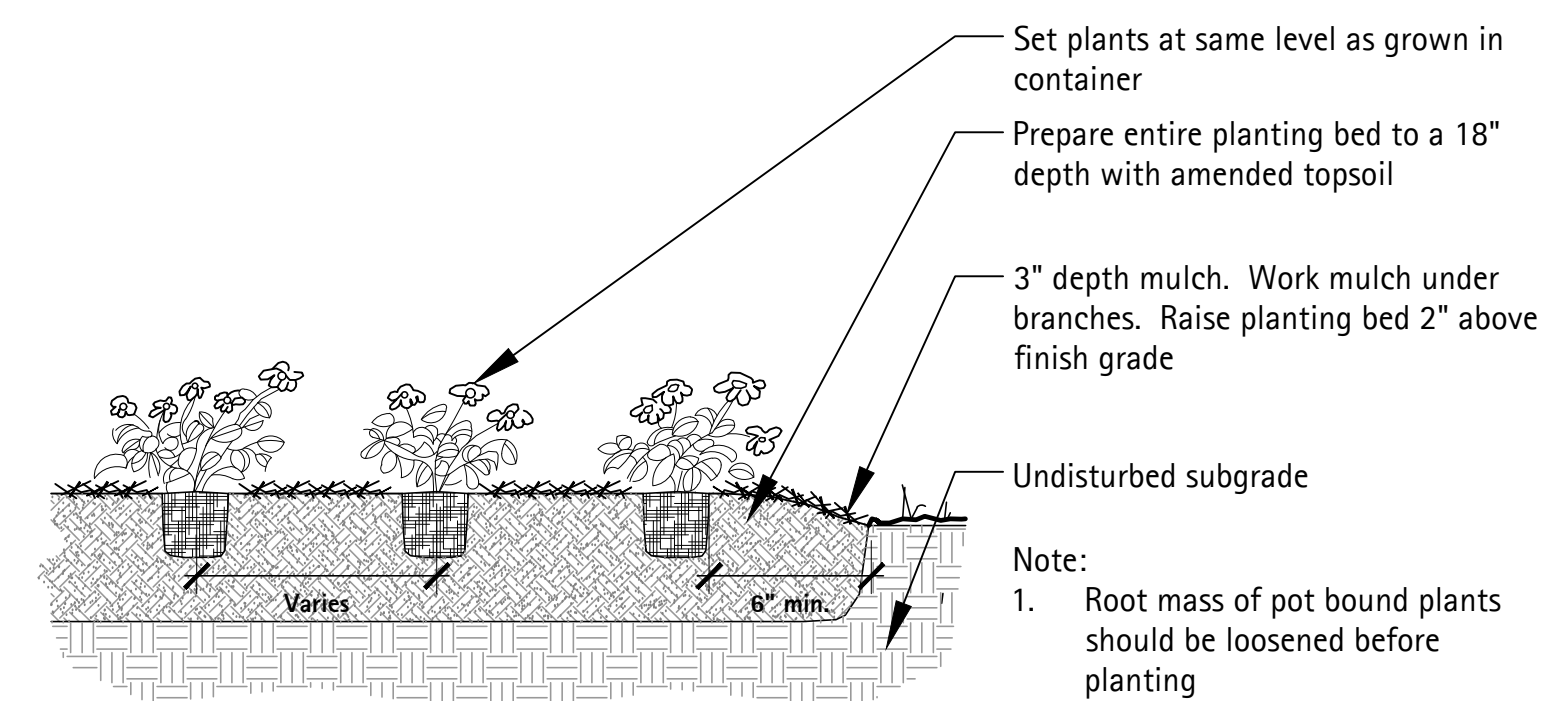
2 Section - Evergreen Tree Planting
Scale: 1/2" = 1'-0"



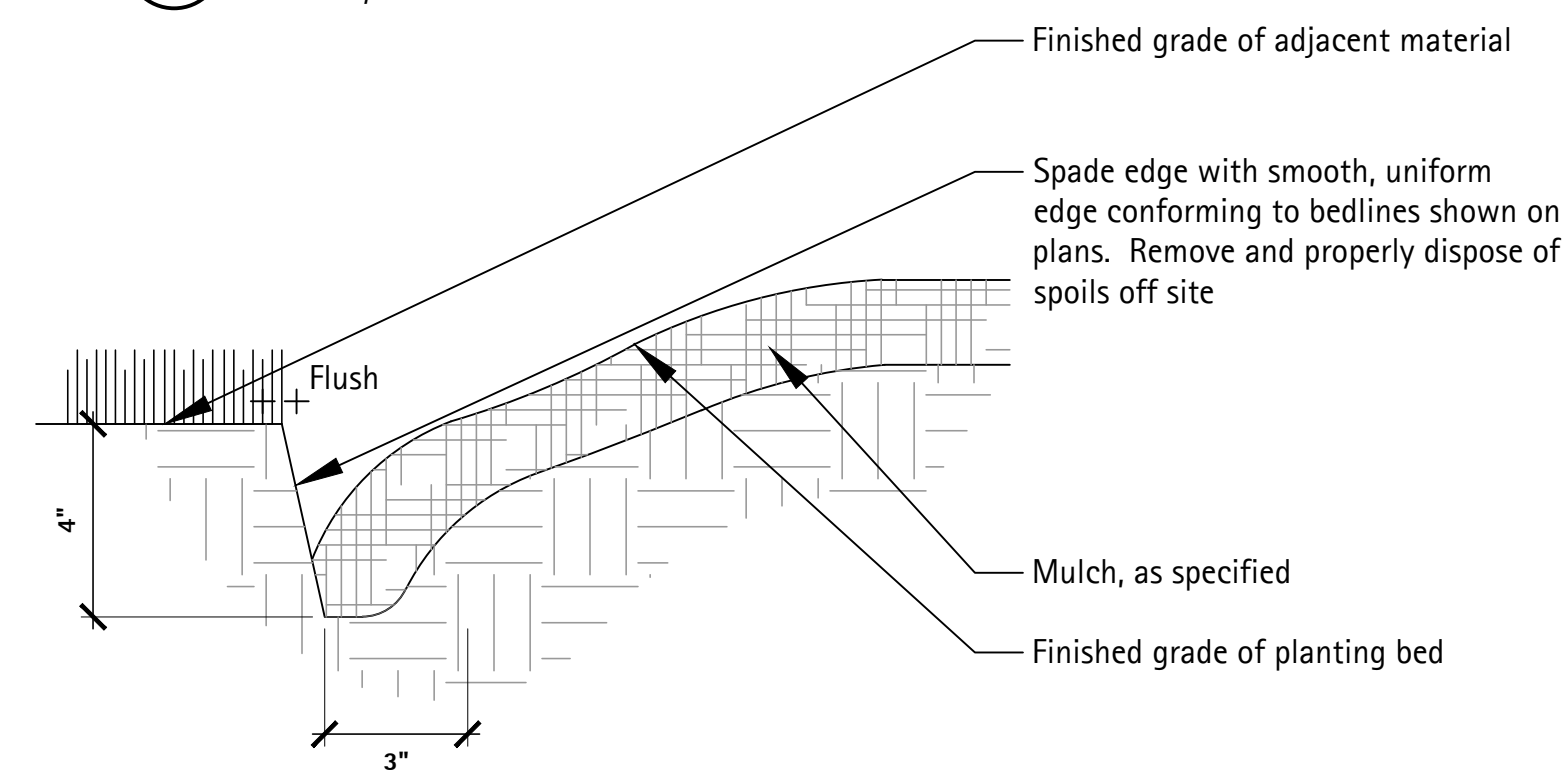
3 Section - Ornamental Tree Planting
Scale: 1/2" = 1'-0"



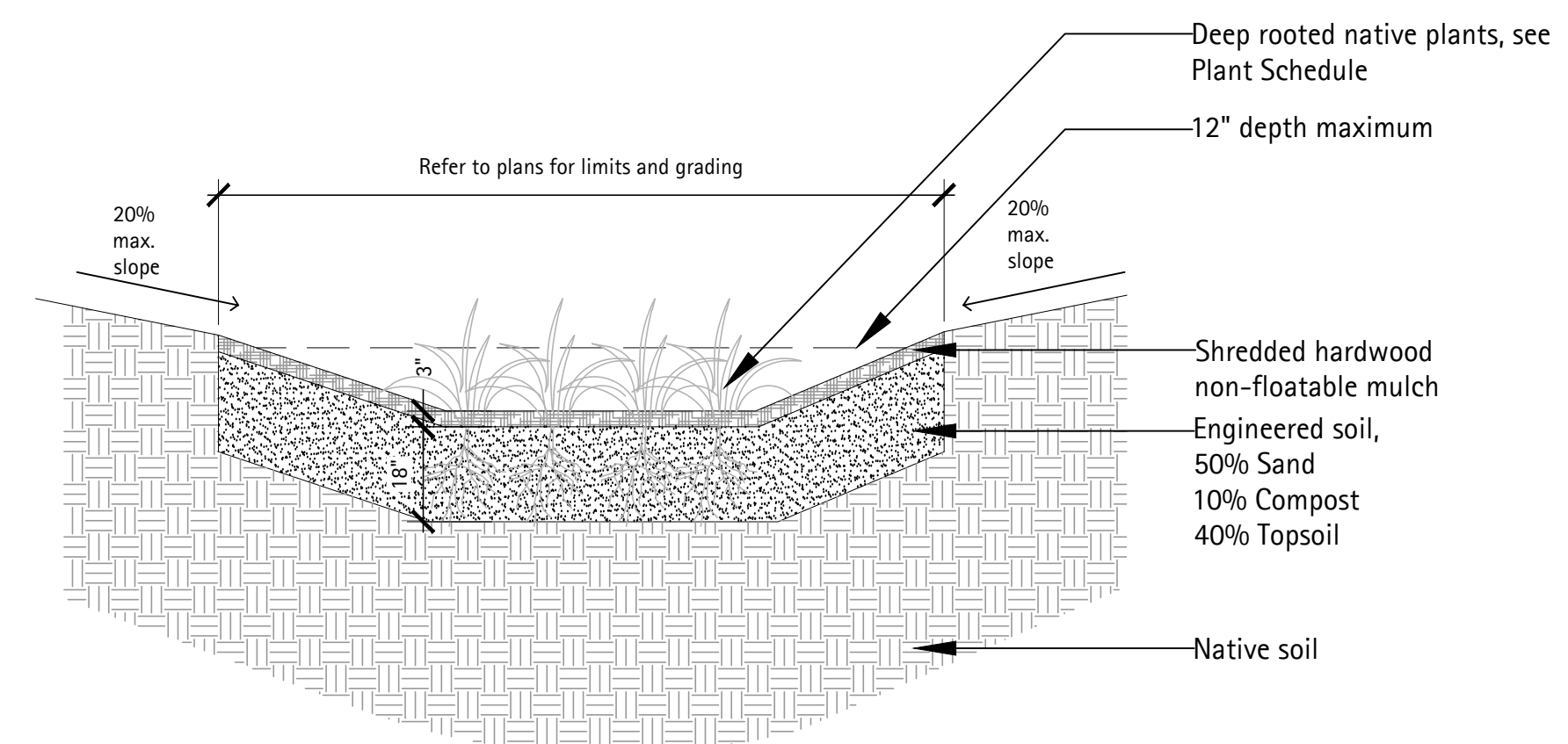
4 Section - Shrub Planting
Scale: 1/2" = 1'-0"



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



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



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.

THE LAKOTA GROUP.

1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PREPARED FOR
HP Ventures, LLC

5000 W. Lawrence Ave
Chicago, Illinois 60630

PROJECT
**306 N Cass Ave.
Westmont,
Illinois 60559**

CONSULTANTS
Civil Engineering
Morris Engineering
Lisle, IL 60532
T 630. 271.0770

It's smart. It's free. It's the law.
Call before you dig.
811
JULIE ILLINOIS ONE-CALL SYSTEM

ISSUED FOR PERMIT
September 26, 2025
REVISIONS

No	Date	Issue

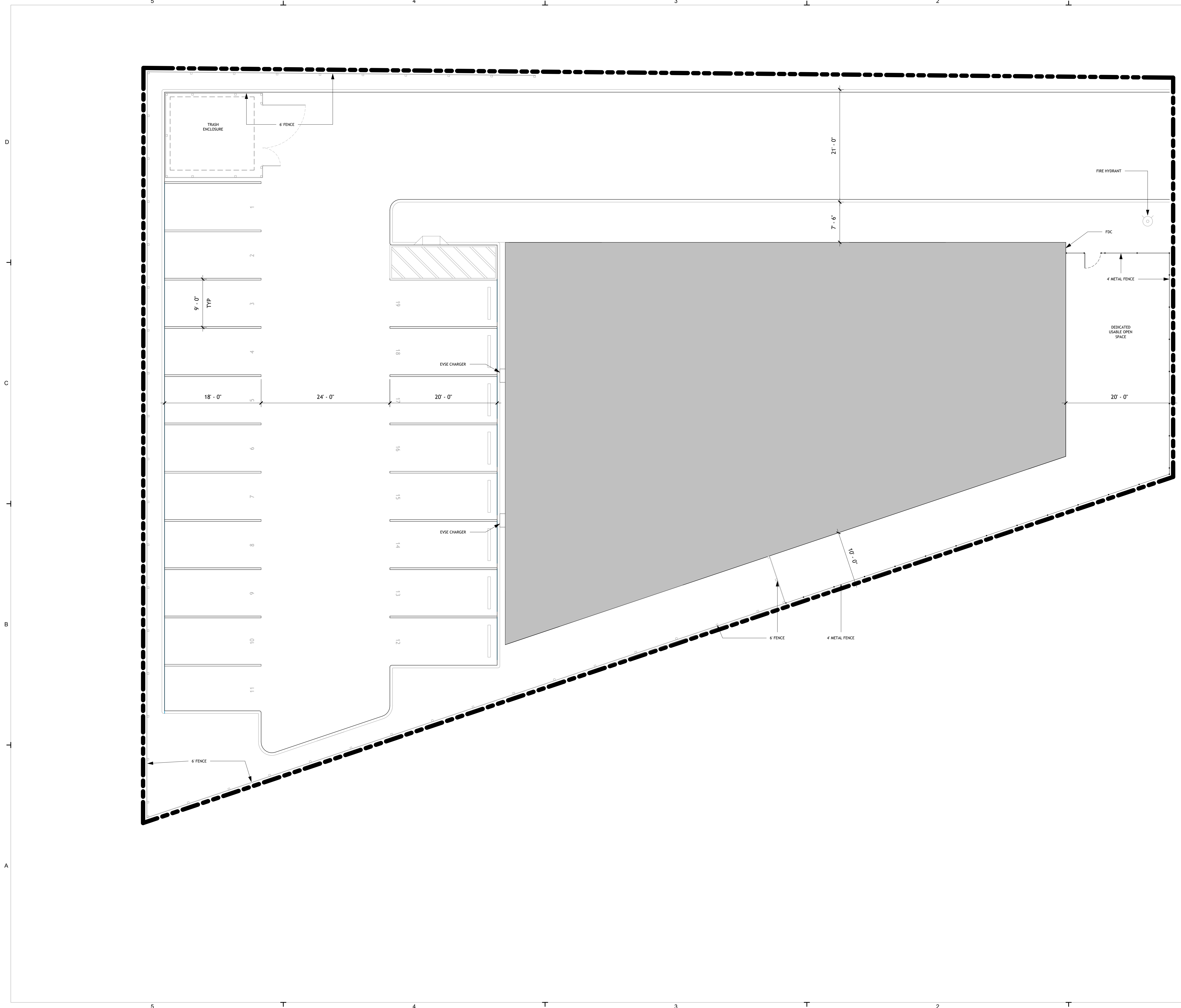
CHECKED BY MC DRAWN BY KD

PLANTING NOTES AND DETAILS

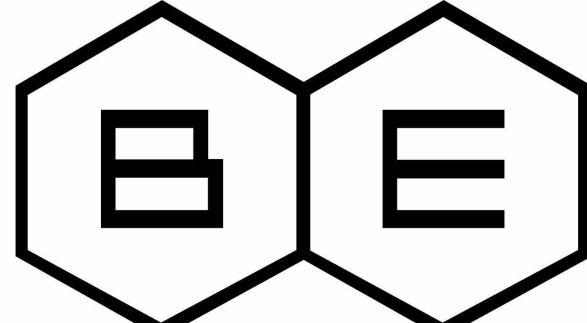
SCALE IN FEET
Varies

SHEET NUMBER

L1.1
©2025 The Lakota Group

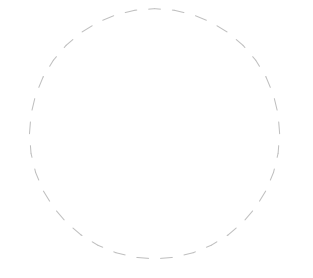


NOT FOR CONSTRUCTION



ARCHITECTS

www.be-architects.com
 Contact:
 John Bennett, AIA
 630.329.5367
 john@be-architects.com
 © 2023 BE Architects, Inc.



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

NO. _____ ISSUED FOR: _____ DATE _____

306 N Cass Ave

306 N CASS AVE, WESTMONT, IL
 60559



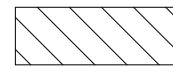
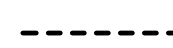
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GRAPHIC SCALE:
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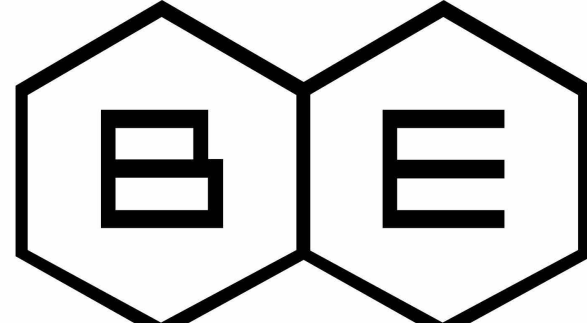
SITE PLAN

SHEET NO.: **S1.0**



- 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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 john@be-architects.com
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NO. _____ ISSUED FOR: _____ DATE: _____

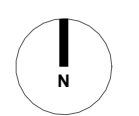
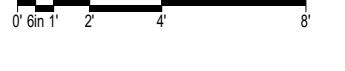
306 N Cass Ave

306 N CASS AVE, WESTMONT, IL
 60559

DRAWN BY: WH CHECKED: ..

GRAPHIC SCALE:

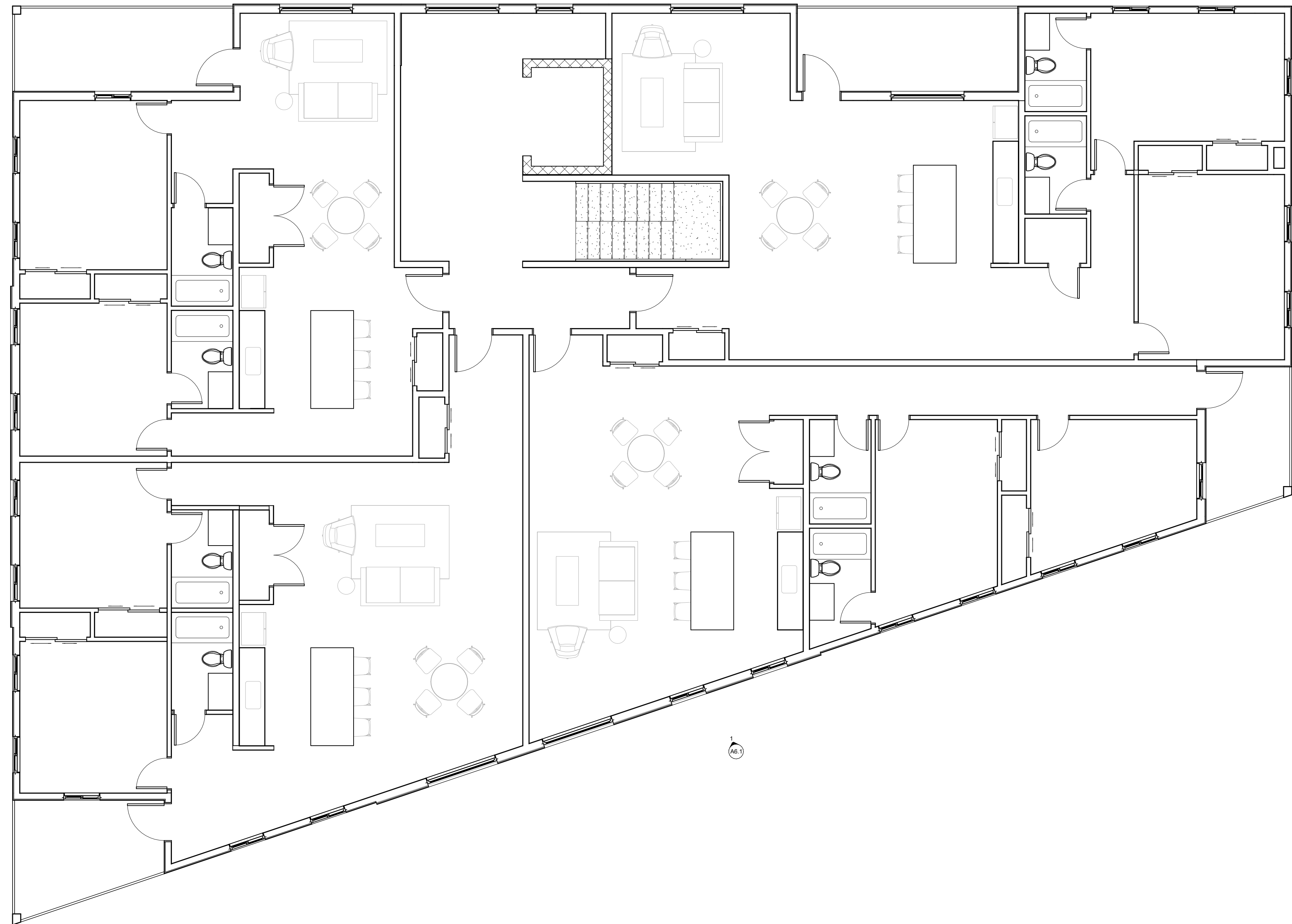
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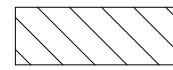
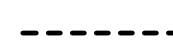


CONSTRUCTION PLAN - LEVEL 1

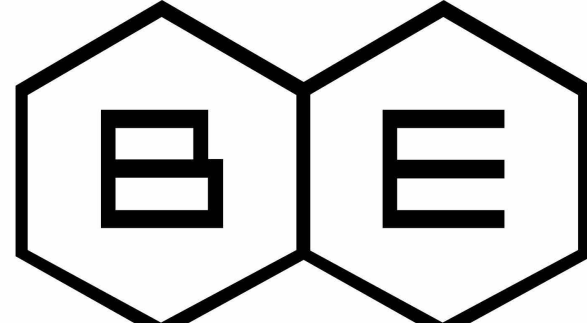
SHEET NO.:

A1.0



- FLOOR PLAN LEGEND**
-  NEW WALL CONSTRUCTION
 -  EXISTING WALL CONSTRUCTION TO REMAIN
 -  AREA NOT IN CONTRACT
 -  IN-WALL BLOCKING

NOT FOR CONSTRUCTION



ARCHITECTS

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 630.329.5367
 john@be-architects.com
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 Exp: 11.30.2024

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Illinois Professional Design Firm Registration No. 1840008416-0001

NO. _____ ISSUED FOR: _____ DATE _____

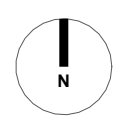
306 N Cass Ave

306 N CASS AVE, WESTMONT, IL
 60559

DRAWN BY: WH CHECKED: ..

GRAPHIC SCALE:

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

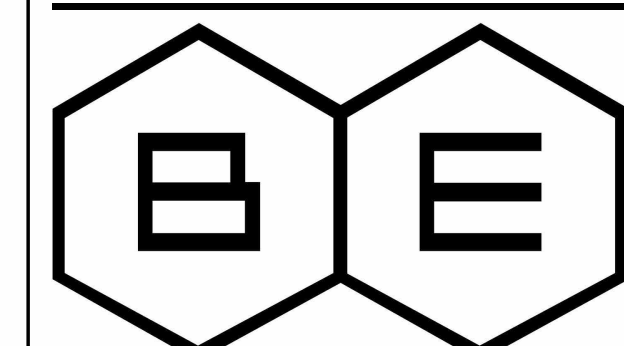


**CONSTRUCTION PLAN - LEVELS
 2+3**

SHEET NO.:

A1.1

NOT FOR CONSTRUCTION



ARCHITECTS

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john@be-architects.com

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Exp: 11.30.2024

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Illinois Professional Design Firm Registration No. 1840008416-0001

NO. _____ ISSUED FOR: _____ DATE _____

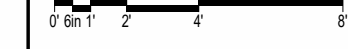
306 N Cass Ave

306 N CASS AVE, WESTMONT, IL
60559

DRAWN BY: WH _____ CHECKED: .. _____

GRAPHIC SCALE:

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



EXTERIOR ELEVATIONS

SHEET NO.:

A6.0

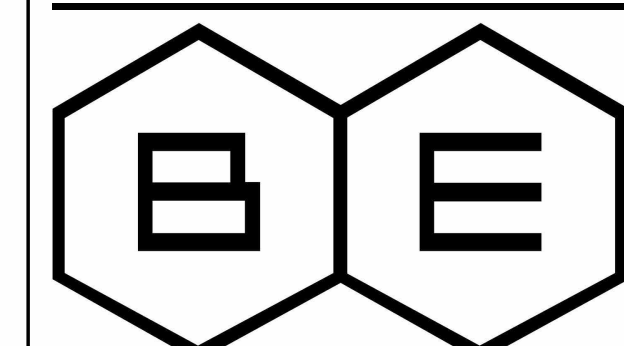


1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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

NOT FOR CONSTRUCTION



ARCHITECTS

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

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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



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 3 4 5

EXTERIOR ELEVATIONS

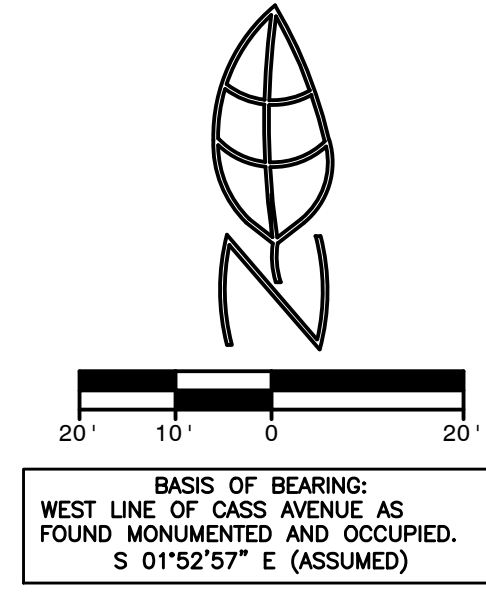
SHEET NO.: **A6.1**

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)

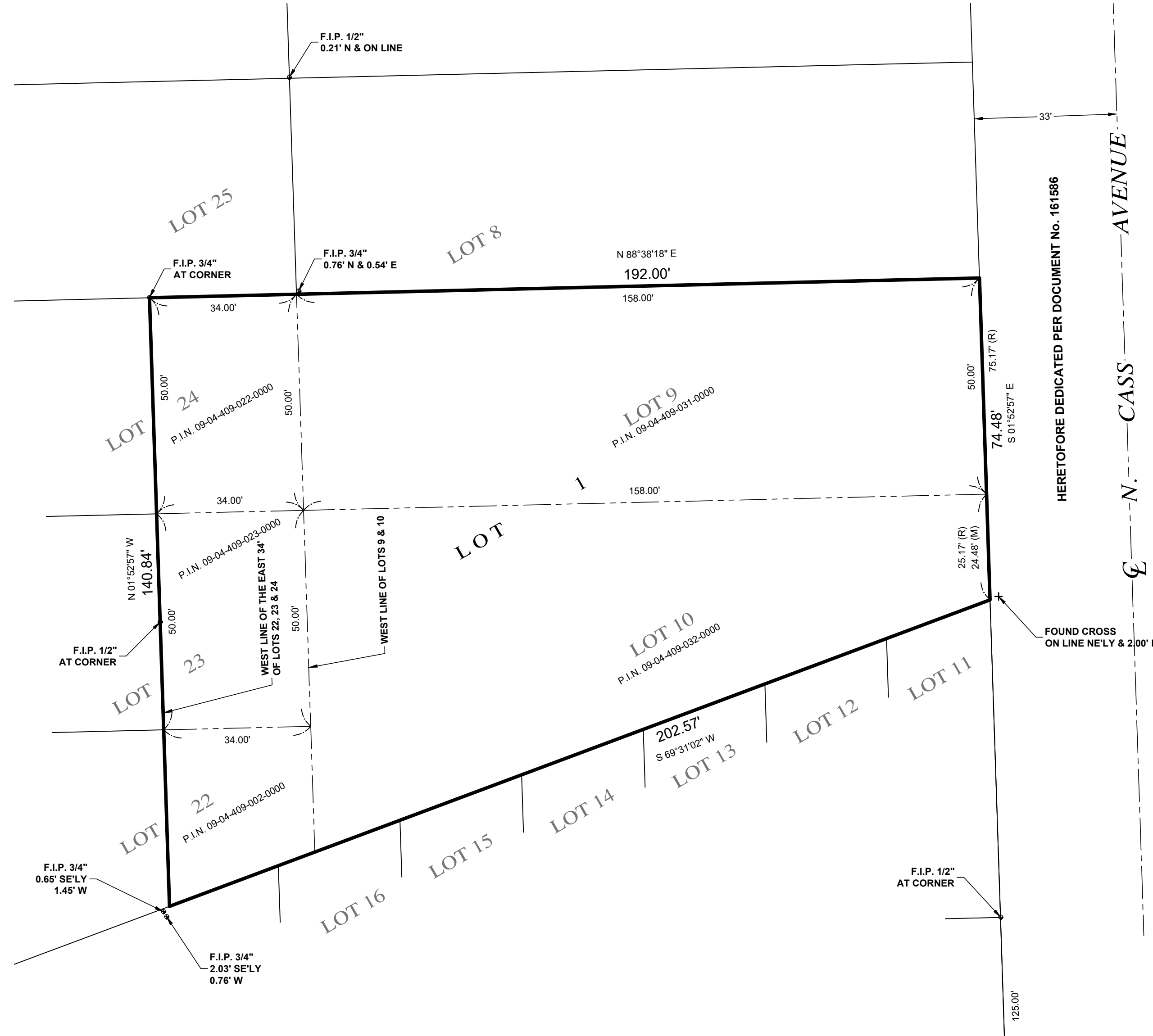
I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS

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.

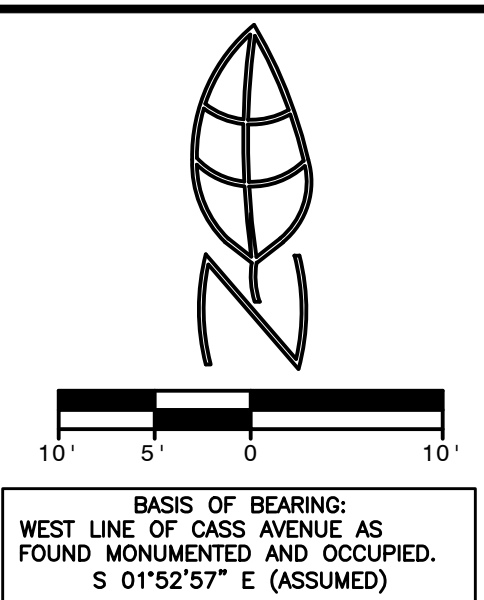
LAND AREA = 20,670 SF OR 0.475 ACRES MORE OR LESS

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

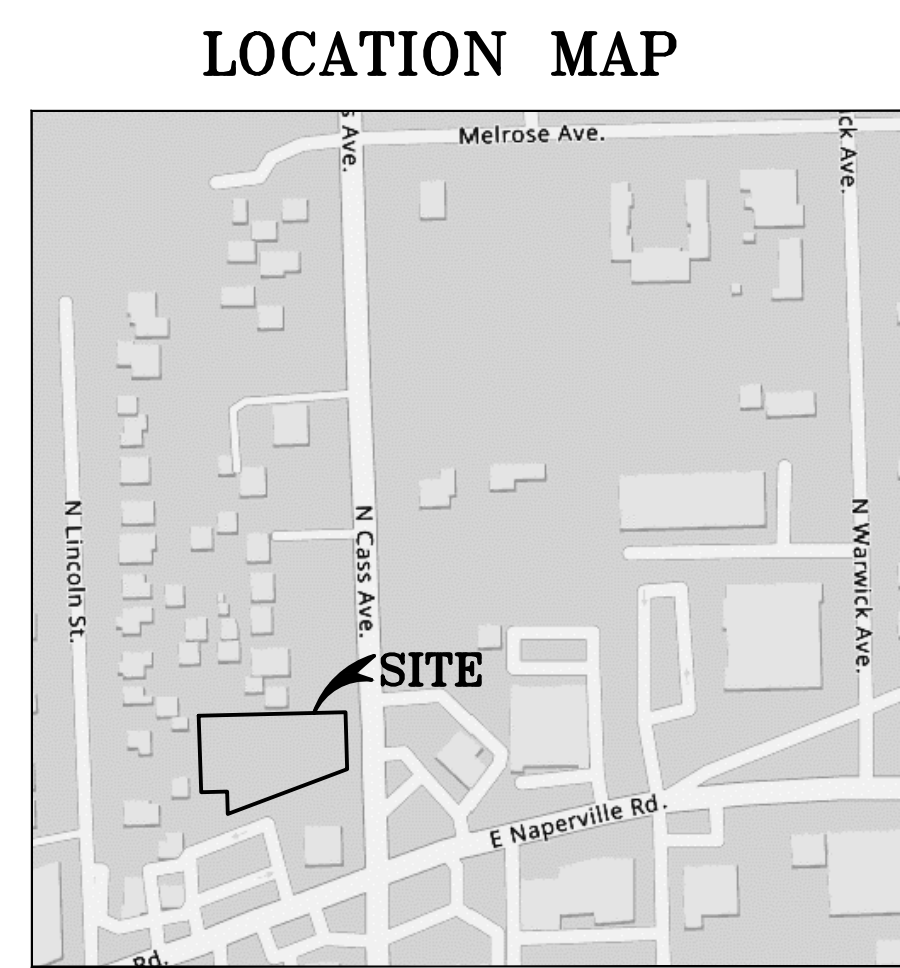
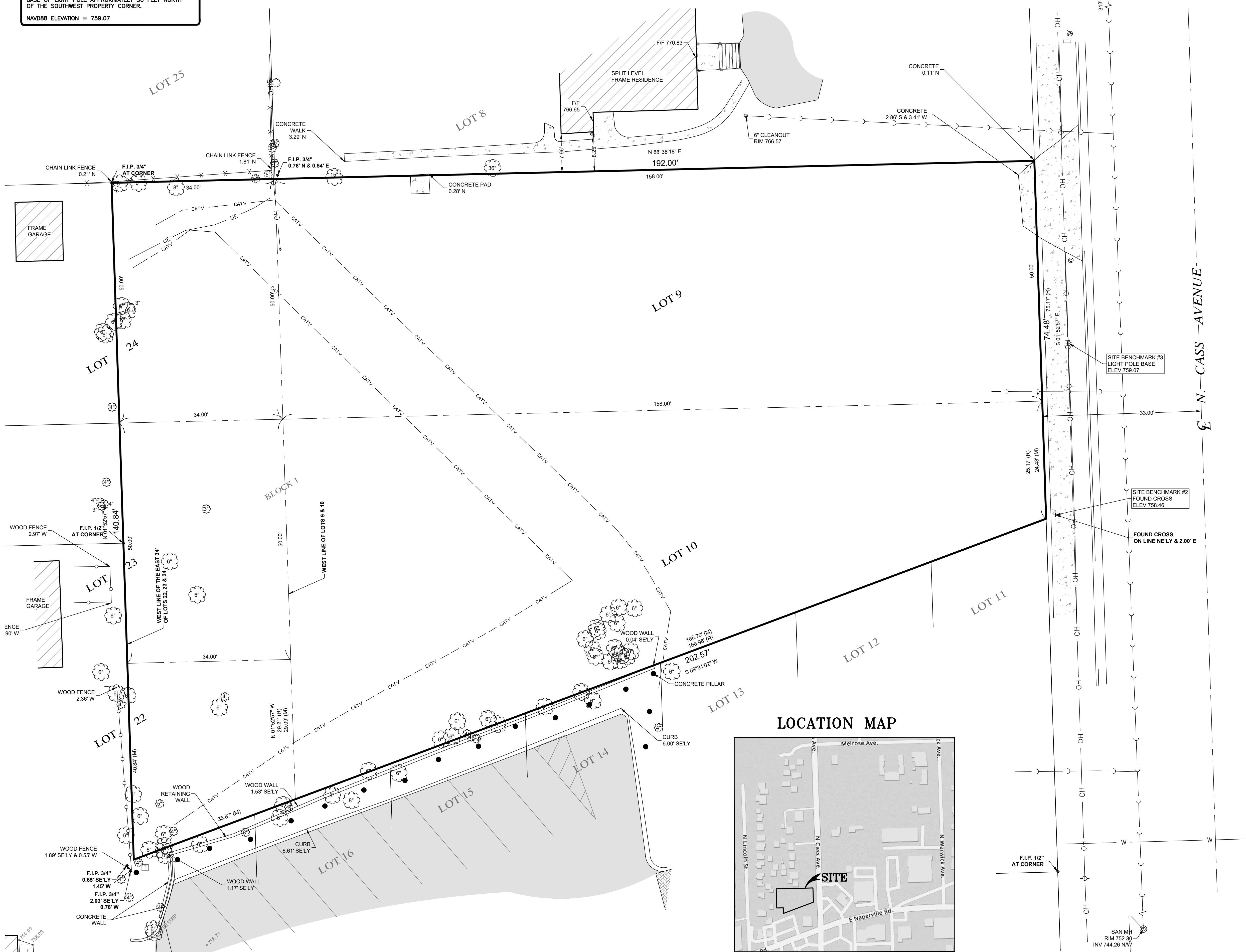
SITE BENCHMARK #3
BASE OF LIGHT POLE APPROXIMATELY 36 FEET NORTH OF THE SOUTHWEST PROPERTY CORNER.
NAVD88 ELEVATION = 759.07

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. Creal

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
	3/28/2025					

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

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 Hoekstro 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 Hoekstro 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!

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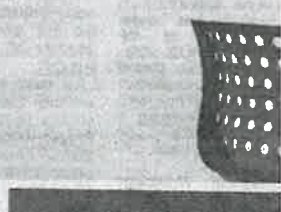
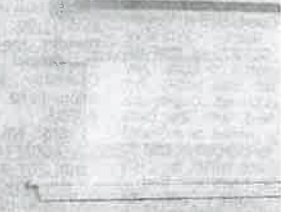
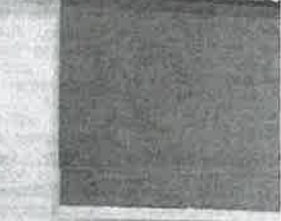
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Village of Westmont Planning and Zoning Application and Instructions

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]

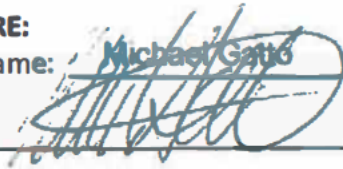
Phone: [REDACTED]

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



SELLER:

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

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





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

MEETING DATE: February, 4, 2026

PZC 001-2026

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

1. Zoning Ordinance text amendments to Chapter 95 – Zoning, of the Westmont Code of Ordinances, for miscellaneous modifications to grammar and formatting, as well as amendments to definitions, use permissions, development standards, planning processes, and other zoning regulations.

I. BACKGROUND OF ITEM

A. Background:

In August 2025, the Village of Westmont adopted comprehensive text amendments to the Westmont Zoning Ordinance following nearly two years of preparation, including five public hearings. As part of a planned post-adoption review six months later, staff has been compiling necessary maintenance text amendments. These amendments aim to clarify intent, correct formatting and spelling errors, and address unintended exclusions identified since the comprehensive amendments were adopted. Staff anticipates that further maintenance amendments will likely be needed as the new regulations are continually applied and tested in real-world scenarios.

B. Proposed Chapter 95 - Zoning Structure and Content Summary

The following provides an overview of the proposed text amendments. The complete documentation, which includes the precise language (with all additions and deletions), is attached for a detailed review.

Article IV Downtown Zoning Districts:

Article IV provides detailed regulations tailored to the Village’s distinctive downtown and transition areas, encompassing the B-1(A) Downtown Core, B-1 Downtown Edge, and R-7 Downtown Residential districts.

- Sec. 4.07(A)(4): During the public hearing for the comprehensive amendment, the section regulating fleet vehicles was renamed business vehicles. However, this section still states “fleet vehicle storage”, and is proposed to be revised to “business vehicle storage” to be consistent with the rest of the zoning ordinance.

Article V Special Purpose Zoning:

Article V governs the P/I district, and proposed PUDs, existing PDs, and the existing B-3 District. The proposed revisions are to the language of the PUD section only.

- Sec. 5.04(C)(3-4): Grammar revisions are proposed to these subsections, the actual approval procedures are not proposed to be changed.

Article VI Principal Uses

Article VI regulates and addresses principal uses on private property. It defines land usage within specific zoning districts by listing allowable uses as either permitted or special, or not allowed at all. These uses are classified into groups, categories, and subcategories, with supplemental regulations and special conditions for specific uses.

- In Table VI-1, Indoor Other Participant Entertainment is proposed to be added as a special use to the M Manufacturing district. Similar uses currently exist in the M district, although they are primarily operated by the Westmont Park District. Adding this use as a special use recognizes that indoor participant entertainment uses like pickleball and rock climbing centers may be compatible in this zoning district, but allows for scrutiny of the business' operations to ensure compatibility.
- Special condition #6, which is applicable to daycare homes, has three criteria for approval. These are listed as (A), (B), and (B). The second (B) is proposed to be called (C).
- Sec. 6.04(M)(2)(c) clarifies the setbacks for off-site nonresidential parking lots (often applicable to new off-site parking lots for religious institutions like the church and mosque on West Irving Street). This reduces the front yard setback from 35 feet to 15 feet and requires 5 foot setbacks from all other property lines.
- Sec. 6.04(R)(3): Adds and clarifies screening requirements for vehicle sales and service uses by requiring a 6-foot opaque fence or wall with evergreen trees to screen vehicles awaiting service and along shared lot lines with R-zoned districts. Establishes that screening is required only up to front or street yard setbacks, after which fence height must follow underlying zoning limits.
- Sec. 6.06(A) sees the last line of the Building Service use category description be removed, as this is the use category description for Industrial Service uses.
- Sec. 6.07(H-I) rectifies an error in formatting for Religious Assemblies and Safety Services.

Article VII Accessory and Temporary Uses:

Article VII regulates accessory and temporary uses including accessory structures and buildings. Accessory uses are generally secondary or subordinate uses, buildings, and structures that occur in conjunction with an allowed principal use. These accessory uses generally regulate the size, location, and design of accessory structures to ensure they complement the principal use and comply with safety and aesthetic standards.

- Sec. 7.02(B)(2) clarifies that only the interior side setback in the R-3 district is reduced to 3 feet for accessory buildings, instead of being applicable to both interior and street side yards. This is consistent with the permissions from Appendix A.
- Sec. 7.18(F) on Home Occupations omitted the operating hours, which is proposed to be added as 7.18(F)(9) and matches the restriction in Appendix A. (F)(6) also says "an sign", which will be changed to "a sign".
- Sec. 7.20(B)(3) says "rights-of" when it should say "rights-of-way".
- Sec. 7.23 clarifies that outdoor saunas and related spa equipment are regulated by this section.

Article IX Parking:

Article IX outlines parking regulations. Parking is essential for ensuring accessibility, safety, and convenience for residents, employees, and visitors. By regulating parking spaces, the goal is to meet public needs while minimizing potential negative impacts, such as congestion or aesthetic concerns, on the surrounding area.

- Sec. 9.06(B) contains a grammar edit to clarify the clauses within this subsection.

Article XI Signs:

Article XI establishes minimum standards for signs, recognizing their importance in communication, navigation, and supporting local businesses. These regulations aim to balance effective signage with visual appeal and safety by regulating design, placement, and size to reduce clutter.

- Sec. 11.03(G) regulates sandwich board (a.k.a A-frame) signs. This request proposes to rectify omissions from Appendix A and clarify that this type of signage is allowed only on private property (except in the B-1(A) and B-1 districts).
- Sec. 11.04(B)(7) contains a typo, as it should say "freestanding signs" instead of "freestanding sign".
- Sec. 11.05(A)(3) allows for new wall signs to have a component of the sign be a cabinet sign, while the majority of the sign still must be made of individual letters. However, the subsections (a), (b), and (c), are not working out as intended. It is proposed to allow the cabinet component to be 20% of the proposed sign's area instead of being restricted to 20% of the individual letter components of the sign. Additionally, the requirement to prohibit square or rectangular cabinet components is proposed to be removed, as staff does not find this regulation necessary for a small sign component.
- Sec. 11.10(B) ensures consistency with Appendix C (the Village's fee schedule) to not require a fee for temporary sign permits.

Article XII General Development Regulations:

Article XII provides general development regulations, covering outdoor lighting, underground utilities, street access, outdoor storage of junk and debris, and sight vision triangles. These rules aim to support environmental objectives, improve safety, and maintain the community's aesthetic and functional quality.

- Sec. 12.04 clarifies that the outdoor storage of junk and debris is prohibited unless it is explicitly approved as a Special Use Permit.

Article XIV Review and Approval Procedures:

Article XIV provides procedures for review and approval, encompassing common processes, map and text amendments, development plans, special uses, site plans, variances, zoning verification letters, and appeals. These guidelines are designed to ensure consistency, transparency, and fairness throughout the review and approval process. At the same time, they protect the rights of property owners and applicants, allowing for equitable consideration and due process in all matters.

- Sec. 14.01(L) would be a new subsection on successive applications. The intent of this subsection is to prevent repetitive submissions of the same zoning application for zoning amendments, special uses, and variances. If a request were to be denied, a petitioner

would have to wait at least one year before requesting the same application. However, if an application were denied and the plans were substantially modified, the application could be submitted since it is not identical to the denied request. This was language applicable to Special Use Permits in Appendix A, and has been expanded to include variances and zoning ordinance text and map amendments.

II. SUMMARY

In August 2025, the Village of Westmont adopted comprehensive text amendments to the Zoning Ordinance. Six months later, staff identified maintenance text amendments needed to clarify intent, correct errors, and address unintended exclusions. Further maintenance is anticipated as the new regulations are applied.

III. LEGAL

- A. Notification: A legal notice was published in Westmont Suburban Life on January 15, 2026.
- B. Code References: Chapter 95 - Zoning, Articles 4, 5, 6, 7, 9, 11, 12, 14
- C. Other Actions: The recommendation of the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be at their regular meeting on February 19, 2026.

IV. DOCUMENTS ATTACHED:

- 1. Legal notice was published in Westmont Suburban Life on January 15, 2026.
- 2. Planning and Zoning Application received February 4, 2025
- 3. Proposed Text Amendment Additions & Strikethroughs
- 4. Clean Copy of the Proposed Text Amendment Additions & Strikethroughs

Certificate of the Publisher

Westmont Suburban Life

Description:PZC CH 95 TEXT AMEND
2298805

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

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

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 01/15/2026

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

In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on 15th day of January, A.D. 2026

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$125.66

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC
NOTICE VILLAGE OF
WESTMONT PLANNING
AND ZONING COMMISSION
SPECIAL MEETING NOTICE
OF PUBLICATION
NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission at a special meeting to be held on Wednesday, February 4, 2026 at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.
The purpose of the special meeting is to conduct a public hearing is to consider a request from Village of Westmont, for the following:
1. Zoning Ordinance text amendments to Chapter 95 - Zoning, of the Westmont Code of Ordinances, for miscellaneous modifications to grammar and formatting, as well as amendments to use permissions, development standards, planning processes, and other zoning regulations.
Village Code(s) Applicable: Chapter 95 - Zoning, Articles 4, 5, 6, 7, 9, 11, 12, 14 (see Note 1)
Note 1: The proposed text amendments are to multiple subsections within the Articles listed above. Though many of the amendments are clerical in nature, there are some substantive changes proposed. A full copy of the draft Text Amendments will be available for the public on the Village's website at www.westmont.illinois.gov and in person at Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559 during normal operating hours.
Note 2: 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 Jan. 15, 2026) 2298805

PZC Case Number (office use only):	
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Petitioner

Petitioner Name:		Property Owner Name:	
Petitioner Address:		Owner Address:	
City, State and Zip		City, State and Zip:	
Phone:		Phone:	
Email:		Email:	

Subject Property

Property Address (Subject Property):							
Property Identification Number(s) PIN(s):							
Lot Width		Lot Depth		Lot Area:		Lot Acreage:	
Current Zoning:				Current Use:			
Description of Request/Project Title:							
<p>Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format):</p> <p><i>Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.</i></p>							

Signature(s)

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

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

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

PETITIONER SIGNATURE:

Jim Gunther, Village Manager, as agent for the Village

Print Name of **Petitioner**

 1/06/2026

Signature of **Petitioner** and Date

OWNER SIGNATURE
(if different than the petitioner):

Print Name of **Property Owner**

Signature of **Property Owner** and Date



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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

PZC Case Number (office use only):	
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Application for Zoning Ordinance Text Amendment

Text Amendments are direct changes to the Zoning Ordinance. An example of a text amendment is adding a specific use to one district, which would apply to every property zoned to that district. These amendments may be initiated by the Board of Trustees, Planning & Zoning Commission, the zoning administrator, or a property owner.

Proposed Text Amendment Detailed Description

Please explain the proposed text amendment. Include any construction plans or other improvements to be made if the amendment is approved. You must indicate the specific sections of the [Village's Zoning Ordinance](#) for which the text amendment is sought. Please consult Village staff for confirmation.

1. Explain how the proposed text amendment is in conformity with the Comprehensive Plan. If the text amendment is specific to a certain zoning district(s), discuss how the amendment may affect any subarea plans. The [Comprehensive Plan](#) can be found on the Village’s website under the Community Development page.

2. Explain how the text amendment is consistent with the purposes of the Zoning Ordinance (the Village’s Zoning Ordinance can be found on the Village’s website). If the text amendment is specific to a certain zoning district(s), discuss how the amendment is consistent with the district’s purpose statement(s).

3. Explain if the text amendment will correct an error or inconsistency, or if it is necessary or desirable to meet the challenge of a changed or changing condition.

Minimum Submittal Requirements - Checklist

The below documents are required for all text amendments, unless otherwise stated by Village staff. Documents may be waived or added based on the context of the requested amendment.

- Original signed application with all original signatures and required responses
- Complete, signed application with all original signatures and the completed fee schedule
- Cover letter explaining the request, entitlements sought, and list of application materials
- Document containing the proposed text amendment for the whole subsection (amendments shall be indicated by underlined and shaded text; deletions shall be indicated by ~~strikeouts~~):
- A check payable to “Village of Westmont” with proper application fee per Appendix C
- Escrow deposit and form, if requested by Village staff

PZC 001-2026: First Maintenance Text Amendment

DRAFT AMENDMENT LANGUAGE

(amendments are indicated by underlined and shaded text; deletions are indicated by ~~strikeouts~~):

Article IV: Downtown Zoning Districts

Sec. 4.07(A)(4)

(A) Enclosure of Operations

* * *

- (4) ~~Fleet~~ Business vehicle storage, in accordance with the regulations of Sec. 7.14.

Article V: Special Purpose Zoning

Sec. 5.04(C)

(C) PUD Approval Procedures

* * *

- (3) An application for approval of a PUD must include a developer's statement of intent. This is a statement from the applicant that describes the proposed development and uses of the property, describes how the proposed development meets one or more of the objectives for PUDs, and describes how the proposed development provides greater benefits to the village than ~~would~~ a development carried out in accordance with otherwise applicable zoning ordinance standards. The statement must also include a comparison of the proposed development and uses with (a) the standards and regulations of the base zoning district, (b) the other applicable development standards and regulations contained in this zoning ordinance, (c) the standards and regulations for public improvements and other infrastructure, and (d) the comprehensive plan
- (4) PUDs require approval of an ordinance by the board of trustees. The approved PUD ordinance must be signed by the applicant as an acknowledgment of the approval and as an acknowledgment of any conditions imposed on the development and use of the property. The village must record the approved and fully-executed PUD ordinance against title to the property.

Article VI: Principal Uses

Sec. 6.01 Table VI-1

Entertainment, Participant	R-1	R-1(A)	R-2	R-3	R-4	R-5	R-6	R-7	B-1(A)	B-1	B-2	B-3	C-1	O/R-1	O/R	M-1	M	P/I	Supplemental Regulations
Other Participant Ent., Indoor	-	-	-	-	-	-	-	-	S	S	P	P	S	-	-	-	S	-	

Table VI-1 Notes:

* * *

[6] Subject to the following

- (A) Proof of all required state licenses and certifications must be provided before occupancy; and
- (B) A certificate of zoning compliance must be obtained before occupancy; and
- ~~(B)~~ (C) All other applicable codes and ordinances must be met.

Sec 6.04(M)(2)(c)

(M) Parking, Off-site Nonresidential

* * *

(2) Supplemental Regulations

* * *

- (c) ~~No parking spaces are located within the required front setback area of the R-zoned lot and the front setback area is maintained and landscaped with grass, shrubs, and trees. All parking spaces must be setback at least 15 feet from the front yard setback and 5 feet from all other property lines. The required setback areas of the R-zoned lot must be maintained and landscaped with grass, shrubs, and trees.~~

Sec 6.04(R)

(R) Vehicles Sales and Service

* * *

(3) Supplemental Regulations

(a) Vehicles Awaiting Service

Vehicle sales and service uses—excluding fueling stations with accessory minor repair and maintenance and excluding principal minor repair and maintenance uses—must comply with an approved landscaping plan that screens vehicles awaiting service or customer pick-up, or must provide fully enclosed storage for those vehicles. Screening shall consist of an opaque fence or wall at least 6 feet in height, supplemented with at least one evergreen tree per 25 linear feet of fence or wall. Required evergreen trees must be at least six feet in height at time of planting. Screening may be provided either along applicable lot lines up to the point where a front yard or street yard setback begins, or by installing an interior screening fence or wall that encloses only the area where vehicles awaiting service or customer pick-up are located. Any interior screening structure must fully block views of the screened area from adjacent properties and public rights-of-way. Any fence or wall located within a front yard or street yard setback shall comply with the maximum fence height permitted within that yard and the underlying zoning district.

(b) Lots Abutting an R-Zoned District

All lots used for vehicle sale and service uses that abut an R-zoned district shall provide screening consisting of an opaque fence or wall at least 6 feet in height, supplemented with at least one evergreen tree per 25 linear feet of fence or wall. Required evergreen trees must be at least six feet in height at time of planting. This screening requirement applies along the shared lot line of an R-zoned lot up to the point where a front yard or street yard setback begins. After that point, fence or wall heights shall comply with the maximum fence height permitted within that yard and the underlying zoning district or cease.

Sec. 6.06(A)

(A) Building Service

(1) Use Category Description

Uses that provide maintenance and repair services for all structural and mechanical elements of structures, as well as the exterior spaces of premises. Typical uses include janitorial, landscape maintenance, carpet cleaning, chimney sweeps, extermination, plumbing, electrical, HVAC, roofing, and similar services. ~~Also includes~~

~~businesses engaged in the repair or servicing of industrial or commercial machinery, equipment, products, or by products.~~

Sec. 6.07(H-I)

(H) Religious Assembly

(1) Use Category Description

~~(H) Places of religious assembly or worship of religions recognized by the Illinois Attorney General and/or Internal Revenue Service. This use category includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. Safety Service~~

~~(4) Use Category Description Establishments that provide fire, police, or life protection, together with the incidental storage and maintenance of necessary vehicles. Typical uses include fire stations and police stations.~~

Places of religious assembly or worship of religions recognized by the Illinois Attorney General and/or Internal Revenue Service. This use category includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage.

(I) Safety Service

(1) Use Category Description

Establishments that provide fire, police, or life protection, together with the incidental storage and maintenance of necessary vehicles and equipment. Typical uses include fire stations and police stations.

Article VII: Accessory and Temporary Uses and Structures

Sec. 7.02 Residential Accessory Uses and Structures Generally

(B) Location

* * *

(2) All accessory buildings and roofed structures must be set back at least 5 feet from all side and rear lot lines, except in the R-3 district, where accessory buildings may be 3 feet from an interior side lot line, unless otherwise expressly stated in this article or in Sec. 7.04 (Table VII-1). For accessory buildings in street side yards of reversed corner lots, the minimum street setback for an accessory building is 50% of the front yard that exists on the lot abutting to the rear of the reversed corner lot. If the abutting lot to the rear is vacant, the 50% minimum must be calculated on the basis of the abutting lot's required front setback.

Sec. 7.18 Home Occupations
(F) Regulations

* * *

(6) External structural alterations or site improvements that change the residential character of the lot upon which a home occupation is located are prohibited. Examples of such prohibited alterations include construction of parking lots, the addition of commercial-like exterior lighting, the addition of a separate building entrance that is visible from abutting streets or the exterior display of an sign.

* * *

(9) No business activities occur between the hours of 10:00 p.m. and 8:00 a.m.

Sec. 7.20 Outdoor Accessory Uses
(B) Outdoor Storage Areas

* * *

(3) Outdoor storage areas must be screened from view of abutting lots and rights-of-way by an opaque fence or wall or evergreen plant material with a minimum height of 6 feet; and

Sec. 7.23 Swimming Pools and Hot Tubs, Saunas, and Spas

The regulations of this section apply to private, accessory swimming pools and hot tubs, saunas, spas, and their related equipment in residential zoning districts.

- (A) Swimming pools and hot tubs, saunas, spas, and their related equipment are prohibited in street yards.
- (B) Swimming pools and hot tubs, saunas, spas, and their related equipment must be set back at least 7 feet from interior side and rear lot lines.
- (C) Any in-ground swimming pools and hot tubs, saunas, spas, and their related equipment may not be located within 10 feet of the principal building unless engineering plans for protecting the principal structure's foundation are submitted to and approved by the village.

Article IX: Parking

Sec. 9.06 Use of Required Off-Street Parking Areas

* * *

(B) Required off-street parking spaces may not be used for the storage, display or sale of goods, equipment, or materials. No motor vehicle repair work of any kind is permitted in a required parking space.

Article XI: Signs

Sec. 11.03(G) Sandwich Board Signs

* * *

(9) Sandwich board signs must be set back at least 5 feet from all property lines and 15 feet from any vehicular private drives or entries, and may not obstruct or impede traffic flow.

* * *

(11) Sandwich board signs are permitted on ~~private sidewalks~~ private property (except in B-1(A) and B-1 districts where they are permitted on public and private sidewalks), provided that the signs must be located entirely or partially on the sidewalk in front of the business, allowing for at least 5 feet of continuous sidewalk clearance.

Sec. 11.04(B) Freestanding Signs

* * *

(7) All newly constructed freestanding signs must be landscaped in accordance with the following regulations and approved as part of a landscape plan for the subject property:
(a) Freestanding signs must have a minimum landscaped area of 5 feet around the base of the sign.

Sec. 11.05(A) Wall Signs

* * *

(3) All new wall signs must be individual letter signs, with each letter mounted independently on the wall or attached to a typical raceway. Square or rectangular shaped cabinet or box type signs are expressly prohibited as wall signs. One small cabinet sign may be used as a component of a wall sign that is composed primarily of individual letters, provided that the cabinet sign component:
(a) Does not exceed 20% of the area of the proposed sign; ~~individual letter components of the sign;~~
(b) Reflects the design of the individual letter sign components in terms of color and shape. ~~Is not square or rectangular; and~~
(c) ~~Reflects the design of the individual letter sign components in terms of color and shape.~~

Sec. 11.10 Permits

* * *

(B) Permit fees must be calculated in accordance with the building permit fee schedule of section 18-487. Temporary signs and banners ~~require a flat fee of \$25.00 per display period.~~ do not require a fee.

Article XII: General Development Regulations

Sec. 12.04 Outdoor Storage of Junk and Debris

The open storage of junk, refuse, scrap, disabled or damaged motor vehicles, whether awaiting repair or not, is prohibited in all zoning districts, except when explicitly allowed through an approved special use permit. For the purposes of interpretation, open storage is any storage not contained completely within a building or structure enclosed on all sides by walls and by a solid roof on the top.

Article XIV: Review and Approval Procedures

Sec. 14.01 Common Procedures

* * *

(L) No application for a zoning amendment, special use, or variation which has been denied by the corporate authorities shall be resubmitted for a period of one (1) year from the date of such denial, unless the applicant demonstrates to the corporate authorities that there has been a substantial change in circumstances or new evidence which would justify reconsideration.

PZC 001-2026: First Maintenance Text Amendment

Article IV: Downtown Zoning Districts

Sec. 4.07(A)(4)

(A) Enclosure of Operations

* * *

- (4) Business vehicle storage, in accordance with the regulations of Sec. 7.14.

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Sec. 5.04(C)

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(M) Parking, Off-site Nonresidential

(2) Supplemental Regulations

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Sec 6.04(R)

(R) Vehicles Sales and Service

(3) Supplemental Regulations

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(B) Outdoor Storage Areas

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(a) Does not exceed 20% of the area of the proposed sign;

(b) Reflects the design of the individual letter sign components in terms of color and shape.

Sec. 11.10 Permits

* * *

(B) Permit fees must be calculated in accordance with the building permit fee schedule of section 18-487. Temporary signs and banners do not require a fee.

Article XII: General Development Regulations

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The open storage of junk, refuse, scrap, disabled or damaged motor vehicles, whether awaiting repair or not, is prohibited in all zoning districts, except when explicitly allowed through an approved special use permit. For the purposes of interpretation, open storage is any storage not contained completely within a building or structure enclosed on all sides by walls and by a solid roof on the top.

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Sec. 14.01 Common Procedures

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