



Village Board Meeting January 7, 2016 6:00 p.m.

1. Call To Order

2. Roll Call

3. Pledge Of Allegiance

4. Open Forum

Participants are advised that the Open Forum procedure is a privilege and should not be abused. Upon completing an Open Forum request form and submitting it to the Village Clerk before the commencement of the meeting, participants will be recognized and given a chance to speak. The time limit to speak is 3 minutes. If deemed necessary by the Village Board, the matter may be referred to Village Staff or may be placed on a future agenda for Board consideration.

All participants are expected to exercise common courtesy and follow any rules of order established or announced by the Village Board and/or Mayor. Candidates for local public office may not use this forum for campaign purposes.

5. Reports

a. Board Reports

- Mayor
- Clerk
- Attorney
- Manager
- Trustees

*Background Of
Subject Matter*

*

Type

Discussion Only

6. Items To Be Removed From Consent Agenda

7. Consent Agenda (Omnibus Vote)

a. Village Board Minutes

i. Board Meeting Minutes

Board to consider approving the minutes of the Village Board meeting held December 10, 2015.

*Background Of
Subject Matter*

Required Parliamentary Procedure.

Type

Motion

ii. **Executive Session Minutes**

Board to consider a motion to accept, approve and release the following Executive Session minutes with the exceptions as noted:

Meeting Date **Exception: Paragraph #**

- June 17, 2013 Except Para # 4
- September 18, 2014
- October 2, 2014
- November 13, 2014 Except Para # 5
- February 5, 2015 Except Para # 1
- February 19, 2015 Except Para # 2
- March 19, 2015 Except Para # 1, 3, 4, 5
- April 2, 2015
- April 30, 2015
- September 17, 2015 Except Para # 1
- October 15, 2015 Except Para # 2, 3, 4
- November 12, 2015 Except Para # 1, 2, 3, 4, 5, 6, 7

Background Of Subject Matter The Illinois Open Meetings Act requires that the Village Board periodically review to accept, approve and/or release Executive Session minutes in whole or part.

Recommendation Approval.

Type Motion

Budgeted N/A

b. **Finance Ordinance**

i. **Finance Ordinance # 16**

Total to be announced at the meeting.

Background Of Subject Matter *

Type Motion

c. **November Financial Report**

Board to consider a motion to accept the financial report submitted for the month of November 2015.

Background Of Subject Matter Typically this report would have been presented on the last meeting of December. Due to the cancellation of the 12/24 meeting, it is being presented at this meeting.

Type Motion

Documents: [MONTHLY REVENUE AND EXPENSE SUMMARY NOVEMBER 2015.PDF](#), [NOVEMBER 2015 - FINANCIAL REPORT MEMO.PDF](#)

d. **Purchase Orders**

i. **PO 11037949**

Affiliated Customer Service \$14,820.00

Background Of Required Fire Panel Upgrade

Subject Matter
Type Purchase Order
Budgeted Yes

Documents: [PO 11037949.PDF](#)

- ii. **PO 11037959**
Central Blacktop \$32,775.00

Background Of Subject Matter 2015 Fall MFT Change Orders
Type Purchase Order
Budgeted Yes

Documents: [PO 11037959.PDF](#)

- iii. **PO 11037948**
Thomas Engineering Group \$37,000.00

Background Of Subject Matter Phase I & II Engineering CBD Alley Reconstruction (Cass/Lincoln - Irving/Norfolk)
Type Purchase Order
Budgeted Yes

Documents: [PO 11037948.PDF](#)

- iv. **PO 11037878**
ME Simpson \$31,000.00

Background Of Subject Matter Water Valve Assessment Program
Type Purchase Order
Budgeted Yes

Documents: [PO 11037878.PDF](#)

- v. **PO 11037849**
Uno Construction, Co \$10,000.00

Background Of Subject Matter Sanitary Disconnect, Prior to Demolition (505 N Grant)
Type Purchase Order
Budgeted Yes
Budgeted Explanation Not specifically itemized, but budget includes funds for property acquisition.

Documents: [PO 11037849.PDF](#)

- vi. **PO 11037848**
Uno Construction, Co \$9,000.00

Background Of Subject Matter Sanitary Disconnect, Prior to Demolition (224 North Willard)

Type Purchase Order
Budgeted Yes
Budgeted Explanation Not specifically itemized, but budget includes funds for property acquisition.

Documents: [PO 11037848.PDF](#)

vii. **PO 11037868**

Uno Construction, Co \$18,000.00

Background Of Subject Matter Sanitary Disconnect, Prior to Demolition (412, 414, 416 North Warwick)

Type Purchase Order

Budgeted Yes

Budgeted Explanation Not specifically itemized, but budget includes funds for property acquisition.

Documents: [PO 11037868.PDF](#)

viii. **PO 11037879**

Nu Toys Leisure Products \$10,170

Background Of Subject Matter Benches for CBD

Type Purchase Order

Budgeted Yes

Documents: [PO 11037879.PDF](#)

ix. **PO 11037835**

Don Morris Architect \$11,780.00

Background Of Subject Matter November Building Reviews & Inspections

Type Purchase Order

Budgeted Yes

Documents: [PO 11037835.PDF](#)

x. **PO 11037930**

Microsystems \$5,824.15

Background Of Subject Matter Electronic Document Conversion

Type Purchase Order

Budgeted Yes

Documents: [PO 11037930.PDF](#)

xi. **PO 11037853**

Xerox Corporation \$7,740.00

Background Of Firehouse Software Annual Payment

Subject Matter
Type Purchase Order
Budgeted Yes

Documents: [PO 11037853.PDF](#)

- xii. **PO 11037884**
WS Darley & Co \$16,553.00

Background Of Subject Matter Fire Turnout Gear
Type Purchase Order
Budgeted Yes

Documents: [PO 11037884.PDF](#)

- xiii. **Total Of Purchase Orders**
\$204,662.15

Background Of Subject Matter *
Type Purchase Order

- e. **Total Of Purchase Orders And Finance Ordinance**

Total to be announced at the meeting.

Background Of Subject Matter *
Type Motion

- f. **Westmont Lions Club Proclamation**

Board to consider a proclamation to celebrate the 80th anniversary of the Westmont Lions Club.

Background Of Subject Matter *
Type Proclamation

Documents: [2016-01-07-PROCLAMATION-P16-001-WESTMONTLIONSCLUB80THANNIVERSARY.PDF](#)

8. **Unfinished Business**

- a. **2016-2021 Strategic Plan**

Board to consider a motion to accept the final draft of the Strategic Plan 2016-2021.

Background Of Subject Matter *
Type Motion

Documents: [FINAL DRAFT COPY 2016-2021 STRATEGIC PLAN.PDF](#)

9. **New Business**

- a. **5809 Fairview Ave - Preliminary Plat Of Subdivision**

Board to consider an ordinance approving a Preliminary Plat of Subdivision request from Wojtek Bialy in order to build a new single family home.

Background Of Subject Matter Applicant seeks preliminary plat of subdivision approval to split 1 lot into 2 lots of record to build a new single family home and build an addition to the existing single family home. Stormwater detention will be provided & reviewed by engineering.

Recommendation Planning and Zoning Commission discussed the proposed engineering and recommended approval of the preliminary plat of subdivision request.

Type Ordinance

Documents: [PZ 2015-027 5809 FAIRVIEW AVE.PDF](#)

b. **339 E 59th Street - Rezoning And Subdivision**

Board to consider ordinances approving the following requests from EMS Construction for the following:

1. Map Amendment request to rezone from R-1 Single Family Residence District to R-3 Single Family Residence District.
2. Preliminary Plat of Subdivision request to split one lot into two buildable lots in the R-3 Single Family Residence District.

Background Of Subject Matter Applicant requests approval to split 1 lot into 2 lots to build 2 new single family homes. Stormwater detention will be provided and will be reviewed as part of final engineering.

Recommendation Planning & Zoning Commission recommended approval of the requests.

Type Ordinance

Documents: [PZ 2015-028 339 E 59TH ST.PDF](#)

c. **20 North Cass Ave - Sushi Restaurant**

Board to consider an ordinance approving a Development Permit request to allow the operation of a restaurant in the B-1 Limited Business District.

Background Of Subject Matter Applicant requests to operate a new sushi restaurant in a currently vacant tenant space (formerly the La La Li Bakery). The building is located within the Central Business District TIF and the restaurant is a recommended use for the downtown.

Type Ordinance

Documents: [MAX BLUES SUBMITTAL.PDF](#)

d. **800 E Ogden Avenue - Grill 89 And Cucinova**

Board to consider an ordinance approving a Site and Landscaping Plan approval request from Chipman Design Architecture in order to complete a restaurant build-out at 800 East Ogden Avenue in the B-2 General Business District.

Background Of Subject Matter Site & landscaping plan approval are requested to allow a cooler to be built out from the building for additional food storage. 2 fast casual restaurants will occupy the space formerly occupied by Jimmy's Island Grille.

Recommendation Planning & Zoning Commission made a unanimous positive

recommendation after discussing condensers, access to the cooler, how common areas would be shared, if the patio would be used, seating capacity & hours of operation.

Type Ordinance

Documents: [PZ 2015-029 800 E OGDEN AVE.PDF](#)

e. **2015 FALL MFT Resurfacing Project - Change Order Request (FINAL)**

Board to consider an ordinance to approve Change Order #2 (Final) for the 2015 FALL MFT Resurfacing Project.

Background Of Subject Matter Balancing Change Order #2 (Final) in the amount of \$32,775.00 (approximately 2.8%). This was a late invoice from the General Contractor's sub-contractor.

Additional Background The final total of all change orders on the contract is \$171,067.94 bring a final contract amount of \$1,199,626.53.

Recommendation Approval of Change Order #2 (Final) in the amount of \$32,775.00.

Type Ordinance

Budgeted Yes

Documents: [IDOT APPROVAL OF FINAL ENG PAY BLR 13231 AND REQ CO2 FINAL BLR 13210.PDF](#)

f. **Tent Text Amendment**

Board to consider an ordinance approving a text amendment to the zoning code to address minimum standards for tent permits.

Background Of Subject Matter The text amendment was prompted by staff discussion and concerns regarding lack of minimum standards for tents. Community Development Committee made a positive recommendation to create a text amendment.

Recommendation Planning and Zoning Commission made a positive recommendation following discussion, including revisions to allow private tents for up to 3 days rather than 2, and to remove a high level of liability insurance for private tents.

Type Ordinance

Documents: [PZ 2015-026 TENT TEXT AMENDMENT.PDF](#)

10. Miscellaneous

11. Executive Session

This Board may adjourn to closed session to discuss matters so permitted and may act upon such matters upon returning to open session.

12. 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 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting.

Clerk's Office
Village of Westmont

MINUTES OF THE BOARD MEETING HELD **Thursday, December 10th, 2015.**

Mayor Gunter called the meeting to order at **6:05 PM.**

WESTMONT VILLAGE BOARD MEETING ROLL CALL:

PRESENT: Mayor Gunter P Clerk Szymski P

TRUSTEES: Addington P Barker P
Barry P Guzzo P
Liddle P Nero P

STAFF:

May (Village Mgr)	<u>P</u>	Crane (H.R. Director)	<u>A</u>	Parker (Finance Director)	<u>P</u>
Chief Weiss (Fire Dept.)	<u>P</u>	Dep. Chief Gunther (Police Dept.)	<u>P</u>	Chief Mulhearn (Police Dept.)	<u>P</u>
Dep. Chief Brenza (Police Dept.)	<u>A</u>	McIntyre (Communication Director)	<u>P</u>	Ziegler (Community Development Director)	<u>P</u>
Dep. Chief Riley (Fire Department)	<u>P</u>	Ramsey (P.W. Director)	<u>P</u>	Dralle (EMS Director)	<u>A</u>
Liljeberg (I.T. Manager)	<u>P</u>	Mielcarski (Admin. Assistant)	<u>A</u>	Richards (Deputy Clerk)	<u>A</u>

ATTORNEY: Zemenak P

A QUORUM WAS PRESENT TO TRANSACT BUSINESS.

PRESS:

Chicago Tribune A Independent: Daniel Smrokowski A
Bugle A

CHAMBER OF COMMERCE DIRECTOR: Forssberg - P

VISITORS: None.

THOSE PRESENT RECITED THE PLEDGE OF ALLEGIANCE.

OPEN FORUM: None.

VOTING KEY: A=ABSENT AB=ABSTAIN N=NO W=Withdrawn
 P=PRESENT Y=YES V=VACATION

Note: *The items listed in these minutes are summaries only and are not meant to be a direct transcript of the Mayor's, Manager's, Clerk's and Trustees' comments. For actual quotes of the referenced items please refer to the Archival video copy of this meeting.*

VOTING SUMMARY

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
TRUSTEE ADDINGTON	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE BARKER	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE BARRY	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE GUZZO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE LIDDLE	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE NERO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	<u>16</u>
TRUSTEE ADDINGTON	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE BARKER	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE BARRY	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE GUZZO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE LIDDLE	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE NERO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>

REPORTS

Mayor Gunter

- There was a Coffee with the Mayor at Westmont Restaurant. Thanked Victor and his staff for hosting on Small Business Saturday and the start of Holly Days.
- Holly Days started the Saturday after Thanksgiving and wanted to thank the Westmont Auto Mile for sponsoring the Frosty and Friends Parade.
- Thank you to the host organizations and all of the sponsors for making this event possible.
- Pictures and video of the parade have been uploaded on the Village website.
- Updated everyone on the 100th Anniversary Committee. We had preliminary discussion to start planning. We plan to meet at the beginning of 2016 and we will probably have quarterly meetings.
- We had an opportunity to meet with TECO regarding the development of a Sister City Program. The idea is to get a program going for exchange students.
- Asked the two Chiefs to the podium to present a customer service award.
 - Fire Chief Weiss presented an award to Fire Deputy Chief Riley with the Fire Department Customer Service Award.
 - Police Chief Mulhearn presented an award to Rosanne Terry from the Police

- Department.
- The Mayor congratulated both recipients.

Clerk Szymski

- Thanked everyone who participated in the Rotary Ugly Sweater 5K.
- The Coat Drive is still going on in the Village, so if you have any gently used items, please bring them in.
- Requested an executive session for reviewing, accepting, and releasing the executive session minutes.

Attorney Zemenak

- Requested an executive session to discuss the following matters:
 - Meeting with an external auditor to discuss internal controls pursuant to 5 ILCS 120/2(c)(29) of the Open Meetings Act.
 - Setting the price for the sale of Village owned property pursuant to 5 ILCS 120/2(c)(6) of the Open Meetings Act.
 - Semi-annual review of closed session minutes pursuant to Section 2(c)(1) of the Open Meetings Act.

Village Manager May

- Reminded everyone that we will not be having a meeting on December 24, 2015. That is why our agenda has many items to address.
- Recapped the December 2nd Strategic Plan meeting. Final comments are still being drafted.
- Reminded everyone that Village Hall and other administrative offices have different hours now. We are open from 8am to 4pm Monday through Friday.

Trustee Barker

- Promoted the Adopt-a-Hydrant program as we are approaching snowy weather. The Fire Department would appreciate the help with digging out the hydrants.
- If you are on a school route, as the kids walk to school, please try to clear the corners of the block where the snow tends to pile up. That way it is safer for the kids who walk to school.
- The next Community Development Meeting will be on January 21st at Village Hall.
- Reported that we have some new people being appointed for Westmont First.
 - Karen Mackert
 - She introduced herself to the Board.
 - Shannon Hancock
 - Introduced herself to the Board.
 - Larry Forssberg
 - Addressed the Village Board.
 - Amy Quatrone
 - Carmen Higgins

Trustee Guzzo

- Recapped the Finance Committee Meeting from earlier today. The committee discussed penalty waivers on water bills, banking reviews, status of RFP and RFI, e-bills were also

discussed.

- The next Finance Committee Meeting will be January 7th, 2016.
- Have a happy and safe holiday season. Please enjoy the holidays.

Trustee Nero

- Thanked the Mayor for a fine Holly Days Parade.
- Encouraged people to try Pompei. The restaurant has made really great improvements.
- Orange Theory gives out one free workout session and they work you out really hard.
- The next Public Safety meeting is February 4th, 2016. Invited Fire Chief Weiss to the podium. Then invited Police Chief Mulhearn.
 - Fire Chief Weiss talked about the EMA and presented the new Officers: David Lincoln, Chris Switek, John McClory.
 - Deputy Chief Riley talked about free smoke detectors available through the Fire Department Headquarters. Please call 630-981-6400 and ask for Chris Hardy. We are trying to reach out to the public and make sure they are protected.
 - Police Chief Mulhearn talked about a press release that just went out in response to what is going on in the country. If you see something suspicious please report it. The saying goes, if you see something, say something. Also remember if you are calling to report something from a cell phone, you must tell them the address or where you are. The cell phones get routed to the county, not the specific town you are in. We wish you a safe and happy holiday season.

Trustee Addington

- We did a tour with Economic Development visiting several video gaming cafes. It was a good tour and full of information.
- The Economic Development Committee will meet in 2016 on January 7th at Village Hall.
- Introduced John Campbell from Woodgrain Pizzeria. The ribbon cutting will be Thursday, December 17th. John talked about the business and the product that they serve.
- Pompei is also having a ribbon cutting on December 16th.
- Have a Great Christmas and Happy New Year. With the weather being good, please watch out for kids playing.

Trustee Liddle

- The next Administration Committee meeting will be January 7, 2016.
- Sign up for Facebook. The Village started this page about 2 years ago. Today we have over 725 Facebook friends, and in the last 30 days, we've had 5,622 hits.
- Wished everyone a happy holiday season.

Trustee Barry

- Expressed sympathy and condolences for the family of Grace Snyder-Kubica.
- Recapped the Public Works Committee meeting from earlier today.
 - We discussed the water fees and current stormwater practices. The Downers Grove Sanitary District will be upgrading their sanitary lines and manholes in the spring. Later tonight we will be discussing the approval of a new hot patcher, that is on the agenda.
 - The Environmental Improvement Committee will be having 6 guest speakers in the first quarter. That will be coordinated with the Westmont Library.

- The Mayor is considering two new board members, Barbara Alvarez and Erin Kennedy.
 - Erin Kennedy introduced herself and addressed the Village Board.
- Holiday lights are being recycled at the Fire Department Headquarters.
- Wished Everyone a Merry Christmas and a Happy Holiday Season.

PUBLIC HEARING

PROPERTY TAX LEVY HEARING

Board to conduct a public hearing regarding the property tax levy. There were no public comments.

ITEMS TO BE REMOVED FROM CONSENT AGENDA:

(1) CONSENT AGENDA [Omnibus Vote]:

Village Manager May addressed the Board on this agenda item.

Motion by Trustee Addington to approve the consent agenda items A, B, C and D.

(A) VILLAGE BOARD MINUTES: Board to consider approving the following minutes:

- Village Board Meeting - November 12, 2015
- Special Meeting (Lunch with the Mayor) - October 17, 2015
- Special Meeting (Strategic Plan) - November 16, 2015
- Special Meeting (Strategic Plan) - December 2, 2015

(B) FINANCE ORDINANCE #15: Dated December 10, 2015, in the amount of \$ 2,935,795.49

(C) OCTOBER FINANCIAL REPORT:

Board to consider a motion to accept the financial report submitted for the month of October 2015.

(D) PURCHASE ORDERS

11037780	Westmont Chamber of Commerce	\$ 16,376.00
11037681	Westmont Park District	8,503.71
11037707	I/O Solutions	7,594.99
11037832	Community Unit School District 201	7,368.07
11037777	Westmont Fire Department 2% Association	31,720.97
11037633	Global Emergency Products	18,606.73

11037788	Burns & McDonnell	13,363.63
11037806	Vidito Tree Experts	28,531.50
11037694	Display Sales Corp	8,758.50
11037715	Galva Road Equipment	23,380.00
11037659	West Town Refrigeration Corp	7,020.00
11037708	Pro-Tech Security Sales	8,875.00
11037709	Public Safety Direct	32,900.00
	Total of Purchase Orders	\$ 212,999.10

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #1

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

UNFINISHED BUSINESS

NEW BUSINESS

(2) WESTMONT ENVIRONMENTAL IMPROVEMENT COMMISSION APPOINTMENTS

Mayor Gunter addressed the Board on this item.

Motion by **Trustee Barry** to consider a motion approving Mayor Gunter's appointments to the Environmental Improvement Commission to serve the unexpired terms left by the resignation of members.

- Barbara Alvarez - new appointment
- Erin Kennedy - new appointment.

Seconded by **Trustee Barker** and the motion passed.

VOTE ON MOTION #2

Ayes: Guzzo, Liddle, Nero, Barry, Barker, and Addington.

Nays: None.

Absent: None.

Present: None.



(3) WESTMONT FIRST COMMITTEE APPOINTMENTS

Mayor Gunter addressed the Board on this item.

Motion by **Trustee Liddle** to consider a motion approving Mayor Gunter's appointment of 5 new members to the Westmont First Committee including Larry Forssberg, Shannon Hancock, Carmen Higgins, Karen Mackert, and Amy Quattrone.

Seconded by **Trustee Addington** and the motion passed.

VOTE ON MOTION #3

Ayes: Barker, Nero, Guzzo, Liddle, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

(4) PLANNING AND ZONING COMMISSION APPOINTMENT

Mayor Gunter, Community Development Director Ziegler (read a letter from Greg Pill), Ed Richard, and Wally Van Buren addressed the Board on this item.

Motion by **Trustee Addington** to consider a motion approving Mayor Gunter's reappointment of Ed Richard and Wallace Van Buren to the Planning and Zoning Commission.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #4

Ayes: Guzzo, Barry, Liddle, Nero, Barker, and Addington.

Nays: None.

Absent: None.

Present: None.

(5) 321 N GRANT STREET - PLAT OF EASEMENT AND VACATION

Community Development Director Ziegler addressed the Board on this item.

Motion by **Trustee Guzzo** to consider an ordinance approving the following requests from Lori Buschauer for 321 North Grant Street in the R-3 Single Family Detached Residence District:

1. Plat of Vacation request.
2. Plat of Easement request.

Seconded by **Trustee Barker** and the motion passed.

VOTE ON MOTION #5

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.



Absent: None.

Present: None.

(6) FIRST MIDWEST BANK

Finance Director Parker addressed the Board on this item.

Motion by **Trustee Addington** to consider an ordinance selecting a vendor for Banking Services and approving a contract in accordance with terms and conditions presented in the Request For Proposal (RFP) and the Bank's Proposal.

Seconded by **Trustee Guzzo** and the motion passed.

VOTE ON MOTION #6

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

(7) ABATEMENT OF TAXES

Finance Director Parker addressed the Board on this item.

Motion by **Trustee Addington** to consider an ordinance approving the abatement of taxes heretofore levied for the year 2015 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2013A and its General Obligation Bonds (Alternate Revenue Source), Series 2013B of the Village of Westmont, DuPage County, Illinois.

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #7

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

(8) PROPERTY TAX LEVY

Finance Director Parker addressed the Board on this item.

Motion by **Trustee Addington** to consider an ordinance adopting the 2015 Tax Levy Ordinance in the amount of \$8,395,840.

Seconded by **Trustee Guzzo** and the motion passed.



VOTE ON MOTION #8

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

(9) 2014-15 COMPREHENSIVE ANNUAL FINANCIAL REPORT

Finance Director Parker and Joe Lightcap addressed the Board on this item.

Motion by **Trustee Guzzo** to consider an ordinance accepting the FY 2014-15 Comprehensive Annual Financial Report (CAFR).

Seconded by **Trustee Barry** and the motion passed.

VOTE ON MOTION #9

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

(10) AMENDMENT TO INTERGOVERNMENTAL AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES

Public Works Director Ramsey addressed the Board on this item.

Motion by **Trustee Barker** to consider an ordinance approving an Amendment to the Intergovernmental Landscape Maintenance and Mowing Agreement between the Westmont Park District and the Village of Westmont.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #10

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

(11) EAST RICHMOND ST. WATER MAIN REPLACEMENT PHASE 1 ENGINEERING

Public Works Director Ramsey addressed the Board on this item.

Motion by **Trustee Liddle** to consider an ordinance approving an Engineering Services Agreement with Baxter and Woodman for Phase 1 engineering on East Richmond Street from Wilmette Ave. to Richmond Avenue to replace the 4" water main.



Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #11

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

(12) MODIFICATION TO LIQUOR SALE HOURS

Deputy Liquor Commissioner Gunther and Bill Carlson (Uptown) addressed the Board on this item.

Motion by **Trustee Addington** to consider an ordinance modifying Chapter 10, Section 84 (1-3) Hours of operation, allowing for the retail sale of alcohol to begin at 7:00 a.m. daily.

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #12

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

(13) AMENDMENT TO EMPLOYEE AGREEMENT

Village Manager May and Police Chief Mulhearn addressed the Board on this item.

Motion by **Trustee Nero** to consider an ordinance approving an Amendment to the Employment Agreement with the Police Chief.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #13

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

MISCELLANEOUS:

- Trustee Addington spoke about the gaming licenses.
- The Mayor wished everyone a happy holiday season for the Board.



Village Clerk's Office

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6220 Fax: 630-829-4441

(14) CLOSED SESSION: As requested by **Village Clerk Szymski** and **Attorney Zemenak**, a motion was made by **Trustee Addington** to move into Executive Session at 7:31 PM to discuss the following:

- Meeting with an external auditor to discuss internal controls pursuant to 5 ILCS 120/2(c)(29).
- Setting the price for the sale of Village owned property pursuant to 5 ILCS 120/2(c)(6).
- Semi-annual review of closed session minutes pursuant to 5 ILCS 120/2(c)(21).

Seconded by **Trustee Guzzo** and the motion passed.

VOTE ON MOTION #14

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

(15) RECONVENE REGULAR BOARD MEETING: Motion by **Trustee Nero** to move out of Executive Session and to reconvene the regular Board meeting at **8:44 pm**.

Seconded by **Trustee Barker** and the motion passed.

VOTE ON MOTION #15

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

(16) ADJOURNMENT: Motion by **Trustee Liddle** to adjourn the meeting. Seconded by **Trustee Guzzo** and the motion passed.

VOTE ON MOTION #16

Ayes: Guzzo, Liddle, Nero, Barker, Barry, and Addington.

Nays: None.

Absent: None.

Present: None.

MEETING ADJOURNED AT 8:45 PM

ATTEST:

APPROVED:

Virginia Szymski, Village Clerk

Ronald J. Gunter, Mayor

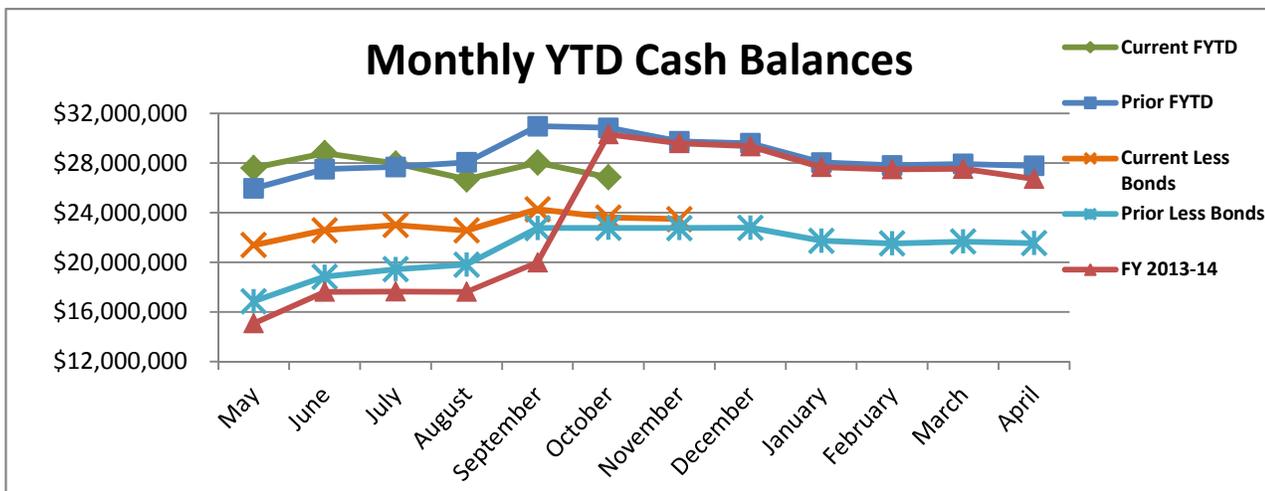
Dated this 7th day of January, 2016.

Village of Westmont
Monthly Revenue & Expense Summary
FYTD November 30, 2015

	REVENUES		EXPENSES		NET	
	YTD	% Bud	YTD	Bud	Budgeted	YTD
01 GENERAL FUND	\$ 13,077,423	54%	\$ 12,372,189	52%	\$ 28,970	\$ 705,233
General & Administration	\$ 6,833,205	41%	\$ 2,221,247	39%	\$ 10,851,389	\$ 4,611,958
51111 Legislation	\$ 5,903,443	39%	\$ 219,069	31%	\$ 14,471,524	\$ 5,684,374
51116 Information Technology	\$ 188,214	52%	\$ 454,886	39%	\$ (795,199)	\$ (266,673)
51117 Community Development	\$ 657,500	110%	\$ 620,364	50%	\$ (651,772)	\$ 37,136
51210 Administration		0%	\$ 344,491	47%	\$ (528,308)	\$ (344,491)
51410 Finance	\$ 84,048	53%	\$ 292,437	58%	\$ (347,403)	\$ (208,389)
51213 Transfers			\$ 290,000	22%	\$ (1,297,453)	\$ (290,000)
Commissions	\$ -		\$ 16,992	30%	\$ (56,950)	\$ (16,992)
51122 Fire & Police Commission			\$ 11,740	34%	\$ (34,500)	\$ (11,740)
51123 Planning/Zoning Commission			\$ 5,251	23%	\$ (22,450)	\$ (5,251)
Police Department	\$ 2,380,526	89%	\$ 5,390,916	62%	\$ (6,023,263)	\$ (3,010,390)
52110 Administration	\$ 119,335	6433%	\$ 657,076	48%	\$ (1,366,095)	\$ (537,741)
52121 Patrol	\$ 223,907	33%	\$ 2,271,640	53%	\$ (3,591,316)	\$ (2,047,733)
52130 Investigations	\$ 51,927	1388%	\$ 476,843	45%	\$ (1,065,852)	\$ (424,916)
52190 Police Pension Pass Through	\$ 1,985,357	99%	\$ 1,985,357	99%	\$ -	\$ -
Fire Department	\$ 3,020,034	87%	\$ 2,522,160	52%	\$ (1,391,112)	\$ 497,875
52210 Fire Protection	\$ 31,721	127%	\$ -	0%	\$ -	\$ 31,721
52220 Suppression & Control	\$ 1,075,869	79%	\$ 1,096,861	48%	\$ (920,654)	\$ (20,992)
52510 Ambulance & Paramedic	\$ 1,912,444	92%	\$ 1,420,307	57%	\$ (433,658)	\$ 492,138
52610 EMA			\$ 4,991	42%	\$ (11,800)	\$ (4,991)
52291 Fire Pension			\$ -	0%	\$ (25,000)	\$ -
Public Works	\$ 843,658	61%	\$ 2,220,876	47%	\$ (3,351,094)	\$ (1,377,218)
54210 Administration	\$ 400		\$ 31,650	47%	\$ (67,737)	\$ (31,250)
54211 Facilities Maintenance			\$ 302,118	47%	\$ (647,997)	\$ (302,118)
54230 Street Operations	\$ 175,142	98%	\$ 1,095,666	45%	\$ (2,232,250)	\$ (920,524)
54240 Fleet Maintenance	\$ 136,480	41%	\$ 279,524	41%	\$ (338,510)	\$ (143,044)
54250 Health & Sanitation	\$ 531,637	61%	\$ 511,918	54%	\$ (64,600)	\$ 19,719
05 CONVENTION & TOURISM	\$ 499,948	85%	\$ 136,278	23%	\$ 1,732	\$ 363,670
51112 Convention & Tourism	477,976	87%	123,527	26%	\$ 78,085	\$ 354,449
51113 Westmont Centre	21,972	58%	12,751	11%	\$ (76,353)	\$ 9,221
17 EMPLOYEE BENEFIT SICK TIME	\$ -	0%	\$ -		\$ 100	\$ -
20 DOWNTOWN PARKING FUND	\$ 2	0%	\$ -		\$ 1,930	\$ 2
25 VEHICLE REPLACEMENT FUND	\$ 44,239	6%	\$ 571,272	79%	\$ 59,293	\$ (527,033)
30 CAPITAL PROJECTS	\$ 173,646	18%	\$ 904,582	41%	\$ (1,216,750)	\$ (730,937)
31 BOND 2013 A (\$8.5 Million)	\$ 905		\$ 2,763,198	86%	\$ (3,200,000)	\$ (2,762,293)
32 BOND 2013 B (\$1.5 Million)	\$ 36		\$ 769,731	89%	\$ (865,000)	\$ (769,695)
33 STORMWATER INFR. FUND	\$ 293,989	42%	\$ 34,405	5%	\$ -	\$ 259,584
41 WATER OPERATING FUND	\$ 4,537,509	65%	\$ 3,671,683	43%	\$ (1,593,734)	\$ 865,826
50 DEBT SERVICE FUND	\$ 742,015	100%	\$ 741,363	100%	\$ 630	\$ 653
61 MOTOR FUEL TAX FUND	\$ 93,603	13%	\$ 1,562,000	82%	\$ (1,193,000)	\$ (1,468,397)
62 IMRF/SOCIAL SECURITY FUND	\$ 1,384,935	90%	\$ 846,072	46%	\$ (292,951)	\$ 538,862
68 EXCESS GENERAL FUND BAL	\$ 594	1%	\$ -	0%	\$ (889,000)	\$ 594
82 TIF SWBD (1)	\$ 6,220	74%	\$ -	0%	\$ (743,700)	\$ 6,220
83 TIF CBD (2)	\$ 29,311	140%	\$ -	0%	\$ (129,000)	\$ 29,311
TOTAL	\$ 19,811,897	53%	\$ 20,064,078	42%	\$ (10,030,480)	\$ (252,180)
Adjusted General Fund	\$ 12,509,490	60%	\$ 10,265,999	47%	\$ 28,970	\$ 2,243,490

Village of Westmont
Treasurer's Report As of November 30, 2015

Account Name	Current FYTD Balance	Prior FYTD Balance	Increase/ (Decrease)
CASH-OPERATING	\$ 10,575,926	\$ 8,013,090	\$ 2,562,836
CASH - NCB - PASS THRU	\$ 700,000	\$ 700,000	\$ -
CASH - CHB MAX SAFE	\$ 3,500,000	\$ 3,500,000	\$ -
CASH-PAYROLL	\$ 9,086	\$ 9,306	\$ (220)
INVESTMENT-CBD SWEEP	\$ 2,204,456	\$ 1,894,567	\$ 309,888
INVESTMENT - CD	\$ 130,552	\$ 130,552	\$ -
INVESTMENT - TREASURY INDEX	\$ 1,381,893	\$ 1,379,139	\$ 2,753
INVESTMENT - IL FUNDS	\$ 11,857	\$ 9,489,310	\$ (9,477,452)
INVESTMENT - IMET	\$ 4,610,393	\$ 4,599,149	\$ 11,244
INVESTMENT - IL FUNDS MFT BOND	\$ 2,996,752		\$ 2,996,752
CASH-FLEXBEN	\$ 39,216	\$ 39,343	\$ (127)
TOTAL	\$ 26,160,131	\$ 29,754,456	\$ (3,594,325)



Fund Name	Current FYTD Balance	Prior FYTD Balance	Increase/ (Decrease)
GENERAL	\$ 9,825,199	\$ 8,051,801	\$ 1,773,398
CONVENTION/TOURISM	\$ 1,345,320	\$ 795,886	\$ 549,434
EBST	\$ (135,852)	\$ (38,154)	\$ (97,698)
DOWNTOWN PARKING	\$ 11,826	\$ 9,154	\$ 2,672
VRP	\$ 1,140,343	\$ 908,254	\$ 232,090
CAPITAL PROJECTS	\$ 2,600,801	\$ 3,129,107	\$ (528,306)
WATER	\$ 2,021,420	\$ 2,108,219	\$ (86,799)
DEBT SERVICE	\$ 741,768	\$ 1,208,459	\$ (466,691)
MFT	\$ 817,687	\$ 2,095,489	\$ (1,277,803)
IMRF	\$ 3,159,877	\$ 3,041,215	\$ 118,662
PERFORMANCE BOND	\$ 695,179	\$ 636,928	\$ 58,251
EXCESS GENERAL FUND BAL	\$ 950,565	\$ 949,679	\$ 886
BOND 2013A (\$8.5 Million)	\$ 2,544,122	\$ 5,821,643	\$ (3,277,522)
BOND 2013B (\$1.5 Million)	\$ 129,211	\$ 1,015,383	\$ (886,172)
STORMWATER	\$ 259,584	\$ -	\$ 259,584
TIF SWBD (1)	\$ 12,246	\$ 6,026	\$ 6,220
TIF CBD (2)	\$ 40,836	\$ 15,367	\$ 25,469
TOTAL	\$ 26,160,131	\$ 29,754,456	\$ (3,594,325)



FINANCE

31 West Quincy Street, Westmont, Illinois 60559

Tel: 630-981-6230 Fax: 630-829-4440
westmont.il.gov | finance@westmont.il.gov

MEMORANDUM

DATE: December 29, 2015
TO: Westmont Village Board
FROM: Spencer Parker, Finance Director
SUBJ: November 2015 Financial Report

Based on our auditor's recommendation, we are including monthly financial reports as part of our consent agenda, so it is formally accepted by the Village Board. I have attached the monthly financial report for the prior month, and wanted to point out a few items of interest as you review the report.

In summary, we are in good financial shape, and are tracking about where we would expect to be at this point in the fiscal year.

At the end of November, we are 7 months through the fiscal year, so in our General Fund revenues and expenditures should be tracking about 58% of the budget.

As you can see from the top line, revenues in the general fund are currently at 54% of budget. As we have discussed previously, there are several sources of revenue including Sales and Income Tax which are paid in arrears. On the other hand, we typically receive most of our annual property tax revenue by September. Additionally, some of our revenues are transfers that have not yet been booked. The last line on the report adjusts for all of these factors, and you can see that we are tracking at about 60% of our fiscal year budgeted revenues, which is where we would hope to be at this point in the year.

Our general fund expenditures are currently 52% of the budget, which is under our expected percentage. You will see that most departments are under 58%. The Police Department's total is a little overstated due to the police pension pass through; operating expenditures of the Police are about 51% of budget.

The VRP fund is about 79% expended because the Village purchased a pumper truck early in the year. Our bond funds are between 85% of 90% expended because of our work and land purchases to date. The MFT Fund (61) has only received 13% of its revenues because as of November, the state had not disbursed these funds since July. The state did begin dispersing these in December.

In the Treasurer's report you will notice that we are almost \$3.6 million less than we had last year at this same time, because we are spending bond funds. As you can see from the chart, excluding the bonds, we are about \$724,000 over where we were last year. Our general fund is up almost \$1.8 million, while our Capital Projects, MFT, and Bond funds are down from last year because of planned purchases.



PURCHASE ORDER

Village of Westmont
Phone (630) 981-6200

PO #: 11037849
VENDOR #: U13660

December 08, 2015

UNO CONSTRUCTION CO, INC
6037 BROOKBANK
DOWNERS GROVE IL

PHONE: (630) 810-5740
FAX: (630) 810-5744

SHIP TO/BILL TO:
PUBLIC WORKS STREET DIVISION
31 W QUINCY STREET
WESTMONT IL 60559
ATTN: MELISSA BRENDLE

QTY	DESCRIPTION	UNIT COST	TOTAL COST	BUDGET #
1	SANITARY DISCONNECT	10,000.0000	\$10,000.00	32-51961-50-5031
	505 N GRANT - PRE DEMO			
		TOTAL	\$10,000.00	

Department Head: _____
Requested By: Jill Ziegler
By: JILL ZIEGLER

Village Manager: _____
Approved By: [Signature]
By: _____ Finance Officer
Date: 12-29-15

All vendors must comply with applicable regulations of the Illinois Department of Human Rights. This order is exempt from Federal Excise Tax under the title 25 USCA , and from Illinois Sales, Use and Service Taxes. No. E9997-4320-07. Acceptance of this Purchase Order constitutes agreement by vendor that venue shall be proper only in the Circuit Court for the 18th Judicial Circuit, DuPage County, Illinois.



PURCHASE ORDER

Village of Westmont
Phone (630) 981-6200

PO #: 11037848
VENDOR #: U13660

December 08, 2015

UNO CONSTRUCTION CO, INC
6037 BROOKBANK
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SHIP TO/BILL TO:
PUBLIC WORKS STREET DIVISION
31 W QUINCY STREET
WESTMONT IL 60559
ATTN: MELISSA BRENDLE

QTY	DESCRIPTION	UNIT COST	TOTAL COST	BUDGET #
1	SANITARY DISCONNECT	9,000.0000	\$9,000.00	32-51961-50-5031
	224 N. WILLARD - PRE DEMO			
		TOTAL	\$9,000.00	

Department Head: Jill Ziegler
Requested By: JILL ZIEGLER

Village Manager: _____
Approved By: James Parks
Finance Officer

Date: 12-29-15

All vendors must comply with applicable regulations of the Illinois Department of Human Rights. This order is exempt from Federal Excise Tax under the title 25 USCA, and from Illinois Sales, Use and Service Taxes. No. E9997-4320-07. Acceptance of this Purchase Order constitutes agreement by vendor that venue shall be proper only in the Circuit Court for the 18th Judicial Circuit, DuPage County, Illinois.



PROCLAMATION NO. P16-001
A Proclamation Recognizing
The Westmont Lions Club 80th Anniversary

WHEREAS: The Motto of Lions Club International is “We Serve” and the Westmont Lions Club is a valuable service club in the community; and

WHEREAS: The Westmont Lions Club is the oldest service club in the Village of Westmont beginning in 1936; and

WHEREAS: The Westmont Lions Club participates in a number of annual community events and hosts the annual Red, White & BBQ Festival, which has become one of the biggest BBQ competitions in the Midwest; and

WHEREAS: The Westmont Lions Club is involved with a number of annual community events including Westmont Street Fair, 4th of July Celebration at Ty Warner Park, Taste of Westmont, Westmont Holly Days Winter Festival, and more; and

WHEREAS: The Westmont Lions Club hosted the Peace Poster Contest this past year, which included the involvement of Westmont-area middle school students; and

WHEREAS: The Westmont Lions Club has provided more than \$30,000 in local scholarships over the past 15 years; and

WHEREAS: The Westmont Lions Club has cooked and served food at community events and has flipped about 750,000 pancakes, shucked about 40,000 ears of corn, and cracked about 30,000 eggs in doing so; and

WHEREAS: The Westmont Lions Club has purchased over 500 pairs of eyeglasses and hearing aids for people in need; and

WHEREAS: The Westmont Lions Club has supported various charitable causes including SEASPAR and the People’s Resource Center;

NOW, THEREFORE I, Ronald J. Gunter, by virtue of the authority vested in me as Mayor of the Village of Westmont, along with the Westmont Village Board of Trustees, do hereby proclaim that the Westmont Lions Club 80th Anniversary will be celebrated throughout the year of 2016 in honor their on-going, excellent service to the community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village to be affixed this 7th day of the January in year of our Lord two thousand and fifteen.

Ayes: ____ Nays: ____ Absent: ____

ATTEST:

APPROVED:

Virginia Szymiski, Village Clerk

Ronald J. Gunter, Mayor

Village of Westmont

Final Draft Strategic Plan for 2021

Who We Are

In ideal proximity to vital regional commercial and transportation assets, the Village of Westmont is a dynamic and richly diverse community nestled in southeast DuPage County. It is home to about 25,000 residents, engaging community life, fine restaurants, the arts and auto mile. The Village of Westmont is known for its events, extraordinary organizations, institutions and educational resources, and thriving commercial activity in west suburban Chicago.

The Village of Westmont was incorporated in 1921, and operates as a mayor-manager form of municipal government under Illinois law. Westmont was a vital source of bricks that helped rebuild Chicago after the great fire of 1871. It later became a center of agriculture and manufacturing. Prior to 1833, the area was inhabited by the Potawatomi Indians.

Village of Westmont Mission Statement

The expression of mission or purpose expresses the Village's fundamental reason for being.

Shaping a vibrant community and future
through connection, service and leadership

Guiding Principles

Guiding principles are our shared values and serve as guideposts for how we will be with each other.

The people of Westmont

1. Welcome and respect all stakeholders, perspectives and contributions
2. Exhibit integrity, honesty, trust and fairness
3. Actively participate in shaping and enriching our sense of community
4. Conscientiously lead and follow through
5. Hold a positive, high-spirited attitude
6. Welcome change and are solution-oriented
7. Listen well and communicate effectively
8. Think and act at our professional best

Our Vision for the Village of Westmont in 2021

Governance	<i>Visionary leadership and partnership position us to elevate our quality of life.</i>
Identity and Image	<i>Westmont exemplifies beautiful, dynamic, cohesive community life.</i>
Downtown	<i>Our celebrated Downtown is the cornerstone of our community, and inspires, attracts and pulses with vitality.</i>
Economic Development	<i>Vibrant business corridors generate superior economic performance.</i>
Infrastructure	<i>Seamless integration of facilities and systems optimize our mobility and utility management.</i>

Strategic Action Plan

Governance: Visionary leadership and partnership position us to elevate our quality of life.

Goal 1 – Leadership and Authority: Lead with clarity and resolve.

Strategy 1. Be visionary and strategic.

- Develop wise and discerning citizens and citizen-leaders to co-create our promising future.
- Align Village policy and management decisions with the Strategic Vision and Plan for 2021, and ensure Plan implementation and accountability utilizing a committee to oversee, monitor and report on progress and performance.
- Systematically review and update the Village Code and related regulations to reflect contemporary standards and practices that meet community needs.

Strategy 2. Establish the optimal structure, authority and geographic boundaries to effectively govern the Village.

- Explore and evaluate regaining home rule powers to effectively address fiscal health and quality governance.
- Sensibly expand our geographic boundaries through annexation of unincorporated areas.

Strategy 3. Attain financial sufficiency and stability and adapt to changing fiscal conditions.

- Develop a financial plan and sustainable strategies to include projections and contingency plans.
- Increase and diversify the tax base and identify and pursue alternative revenue sources.
- Systematically evaluate levels of municipal service to serve community needs, and establish a fair and appropriate cost and fee structure.

Strategy 4. Cultivate relationships to engender understanding, collaboration and effectiveness.

- Strengthen and maintain active intergovernmental relationships with entities within and beyond Westmont to enhance common ground, camaraderie and cultivate support for shared services and consolidation where possible.
- Maintain comfortable rapport with homeowners associations, educational institutions, youth groups, service organizations, faith-based organizations, businesses and others.
- Increase participation and dialogue with regional agencies/organizations.

Goal 2 – Municipal Services and Facilities: Conduct municipal functions efficiently and effectively.

Strategy 1. Institute operational efficiencies and streamline Village programs and services.

- Combine Public Works Street and Water facilities to achieve public works service delivery efficiencies.
- Streamline and simplify the permit process while upholding desired standards and regulations that meet safety and aesthetic objectives.
- Partner with other governmental entities to pool resources, consolidate or share services wherever possible to minimize costs.

Strategy 2. Honor and equip our municipal employees.

- Employ quality, skilled personnel, and provide fair and equitable compensation and employment benefits.
- Establish appropriate staffing levels to provide the chosen levels of service.
- Educate, train and cross train to ensure employee capabilities meet community needs.
- Foster a sense of team spirit across the organization.
- Facilitate effective, timely multi-directional communication.

Strategy 3. Ensure municipal facilities and equipment are equal to the needs they must fulfill.

- Make needed improvements and upgrades to municipal buildings and equipment.
- Utilize up-to-date technology solutions to effect operational best practices.

Identity and Image: Westmont exemplifies beautiful, dynamic, cohesive community life.

Goal 1 – Community Engagement: Invite and engage the entire community in creating Westmont life.

Strategy 1. Strengthen cohesiveness and shared identity throughout the Village.

- Create a welcoming, inclusive and safe environment in attitude, communication and action.
- Maintain quality, popular community events that bring people together and celebrate all that Westmont has to offer.
- Ensure the Village remains family-friendly and retains its small-town feel.
- Engage residents from every walk of life and at all stages of life.

Strategy 2. Inspire the passion to get and stay involved.

- Intentionally develop relationships and dialogue with stakeholders and groups not yet engaged in Village life.
- Foster the spirit of volunteerism among all stakeholders.
- Invite new ideas, initiatives and people.

Goal 2 – Quality and Aesthetics: Elevate the quality and beauty of the Village to enhance our sense of place.

Strategy 1. Beautify existing business and residential areas and establish aesthetic and quality standards.

- Invest in streetscape improvements for all business corridors by implementing the Comprehensive Plan streetscape recommendations.
- Create and implement a beautification plan for the railroad corridor, Village gateways and business alleyways.
- Honor the natural environment and encourage green initiatives and sustainable building practices in accord with Environmental Improvement Commission recommendations.

Strategy 2. Ensure housing quality, diversity and balance meet the needs of our community.

- Ensure a wide range of quality housing types and prices.
- Find and establish the optimal balance between owner-occupied and rental housing.
- Encourage housing options that allow residents to age in place.
- Enforce building and fire codes and ordinances.

Goal 3 – Brand and Reputation: Develop a brand and reputation that reflect our highest aspirations.

Strategy 1. Define and develop an identity that portrays our core strengths, uplifting history and dynamic environment.

- Engage expertise to define the Westmont Brand.
- Portray our pride, friendly, industrious personality, creativity and agility.
- Feature our core strengths of location, size, heritage, music, education and cultural diversity.
- Capture the wide range of community educational, recreational, health, events and organizational assets.
- Celebrate our cooperative nature and commitment to core values.

Strategy 2. Broadcast the exciting story of Westmont as a preferred place to live, learn, work, play and do business.

- Articulate and disseminate the Westmont story, and utilize multi-media to market the Westmont Brand.
- Capitalize on our centralized location and extensive transportation resources.
- Feature local business opportunities and the value of commercial and residential property within the community.
- Tout our unique business clusters, including restaurants, fine arts, auto mile, lodging and quality education.
- Signal our pride and extend a warm welcome with attractive branding signage at gateways.

Downtown: Our celebrated Downtown is the cornerstone of our community, and inspires, attracts and pulses with vitality.

Goal 1 – Defined Downtown: Create a substantial Downtown with a high-quality demographic mix.

Strategy 1. Re-envision, reconfigure and expand the Downtown area to achieve the ideal scale and layout for commerce, community gathering, dining and entertainment.

- Secure investors, developers, brokers and architects who can help us leverage our local and regional assets.
- Pursue responsible mixed use development to include high-density, high-end, multi-unit dwellings near the Downtown.
- Assemble parcels to maximize redevelopment closer to the core.
- Fully explore widening the Downtown area east to west.
- Secure green and open space for public gathering.

Strategy 2. Establish Downtown business demographics that accentuate desirability, convenience, choice and family-friendliness.

- Maximize restaurant and residential density as key to Downtown development.
- Implement the Downtown recommendations of the Comprehensive Plan.
- Recruit unique, niche business opportunities.
- *See the Economic Development section of the Strategic Plan for a discussion of means to diversify and attract business and development.*

Goal 2 – Spirited Downtown: Design a welcoming Downtown that embraces and engages residents and visitors.

Strategy 1. Integrate natural beauty and open space with an aesthetically pleasing, thriving and upbeat environment.

- Create accessible Downtown open/green spaces for families and others to enjoy, meet friends and to host community events.
- Develop a uniform Downtown streetscape.
- Beautify the train depot and railway area.
- Cultivate business operators' pride in the Downtown's appearance.
- Aggressively enforce standards with building owners and remediate non-compliant, neglected properties.

Strategy 2. Thoughtfully select amenities and attractions to engage Downtown visitors.

- Narrate and interpret Westmont's historical connections (history of bricks and music) throughout public spaces and the streetscape.
- Highlight the William L. Gregg House and Muddy Waters' home.
- Enliven the Downtown with a water feature, public art and community gardens.
- Attract and co-create entertainment venues, a fine arts facility and a concert venue.

Economic Development: Vibrant business corridors generate superior economic performance.

Goal 1 – Plan: Create an Economic Development Plan that defines our vision and guides implementation.

Strategy 1. Signal our intentions, and articulate a clear and uplifting vision of Westmont's successful economic future.

- Re-envision Westmont as vibrant, evolving and at its ultimate best.
- Leverage our quality business and commercial assets and set a high standard for future development.

Strategy 2. Expand, diversify and upgrade the overall appearance, use and functionality of each business corridor.

- Be open to redistribution and consolidation of prime retail, corporate and open space.
- Use transit-oriented design strategies and resources where practical.
- Optimize tourism opportunities.

Goal 2 – Invest: Apply the necessary resources and skills to implement the Economic Development Plan.

Strategy 1. Engage expertise to create, maintain and achieve the Economic Development Plan.

- Assign the Westmont Economic Development Partnership and its stakeholders with the creation, oversight and evaluation of the Economic Development Plan.
- Retain economic development consultant expertise, personnel and other resources necessary to create and fulfill the Economic Development Plan.

Strategy 2. Skillfully employ economic development best practices in a business-friendly environment.

- Maximize development opportunities of our two existing Tax Increment Financing (TIF) Districts.
- Identify geographic and demographic demands and gaps.
- Entice visionary partners for commercial and residential development.
- Create incentives to attract and retain a strong and diversified business base.
- Keep up to date and actively utilize the economic development goals of the Westmont Comprehensive Plan.
- Ensure Village policies and practices are business-friendly and align with our economic goals.

Infrastructure: Seamless integration of facilities and systems optimize our mobility and utility management.

Goal 1 – Utility Systems: Ensure the integrity of our utility systems.

Strategy 1. Aggressively address stormwater management conditions.

- Develop and implement the Stormwater Management Plan.
- Monitor and report on progress of the Stormwater Management Plan implementation.

Strategy 2. Upgrade and maintain infrastructure systems to meet capacity.

- Secure a location and install the third water tower.
- Continue replacement of aging water mains.

Goal 2 – Mobility and Access: Provide a quality transportation system to enhance local circulation.

Strategy 1. Upgrade transportation infrastructure to facilitate vehicular movement.

- Evaluate the feasibility of a second at-grade railroad crossing.
- Continue to repair and reconstruct roadways.
- Preserve accessibility of alleyways and create a plan for alley maintenance.

Strategy 2. Provide adequate, convenient parking opportunities Downtown and in the business corridors.

- Create a parking plan for the Central Business District (CBD), including investigation of all types of parking solutions, to serve businesses, visitors, residents and commuters.
- Identify and purchase property in the business corridors to facilitate parking solutions.

Strategy 3. Make Westmont walkable, and safe and inviting for pedestrians and bicyclists.

- Explore the possibility of a pedestrian under- or overpass at the Cass Avenue railroad crossing.
- Create and implement a curb and sidewalk plan.
- Promote Westmont bike corridors.



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

MEETING DATE: December 09, 2015

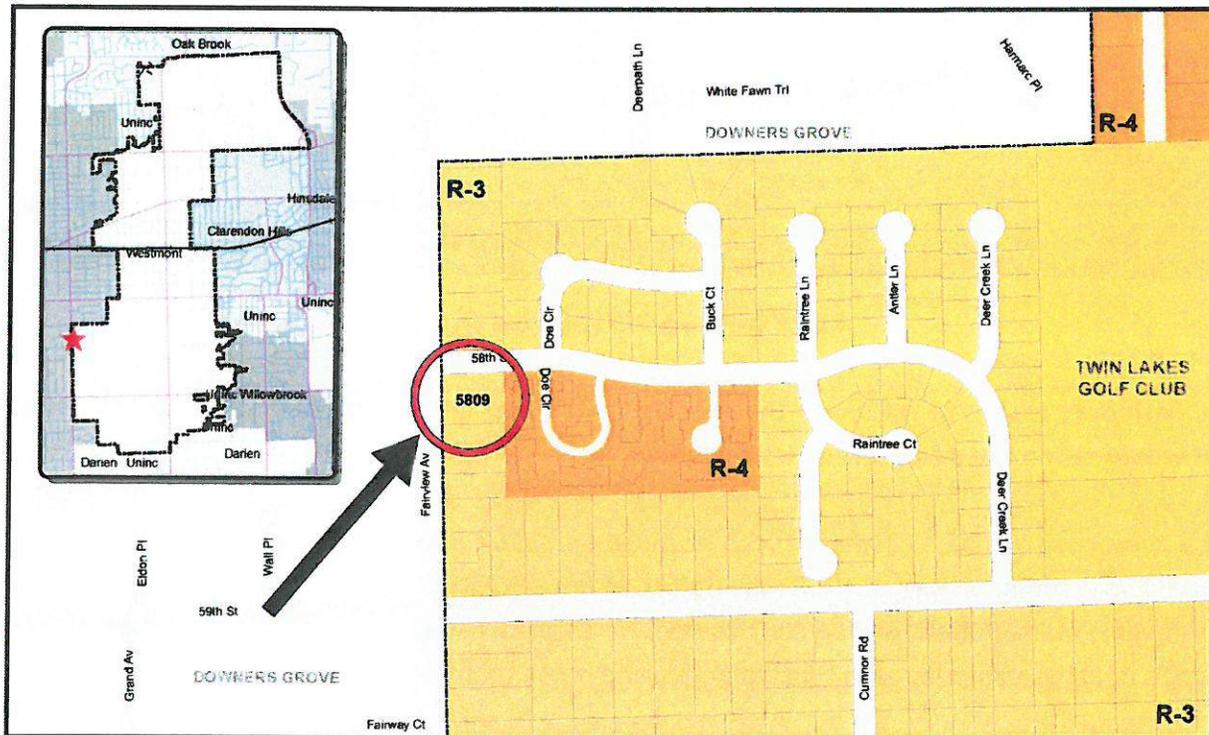
P/Z 15-027

TITLE: Wojtek Bialy regarding the residential property located at 5809 Fairview Avenue, Downers Grove, IL 60516 for the following:

- (A) Preliminary Plat of Subdivision request to subdivide 1 lot into 2 residential lots in the R-3 Single Family Detached Residence District.

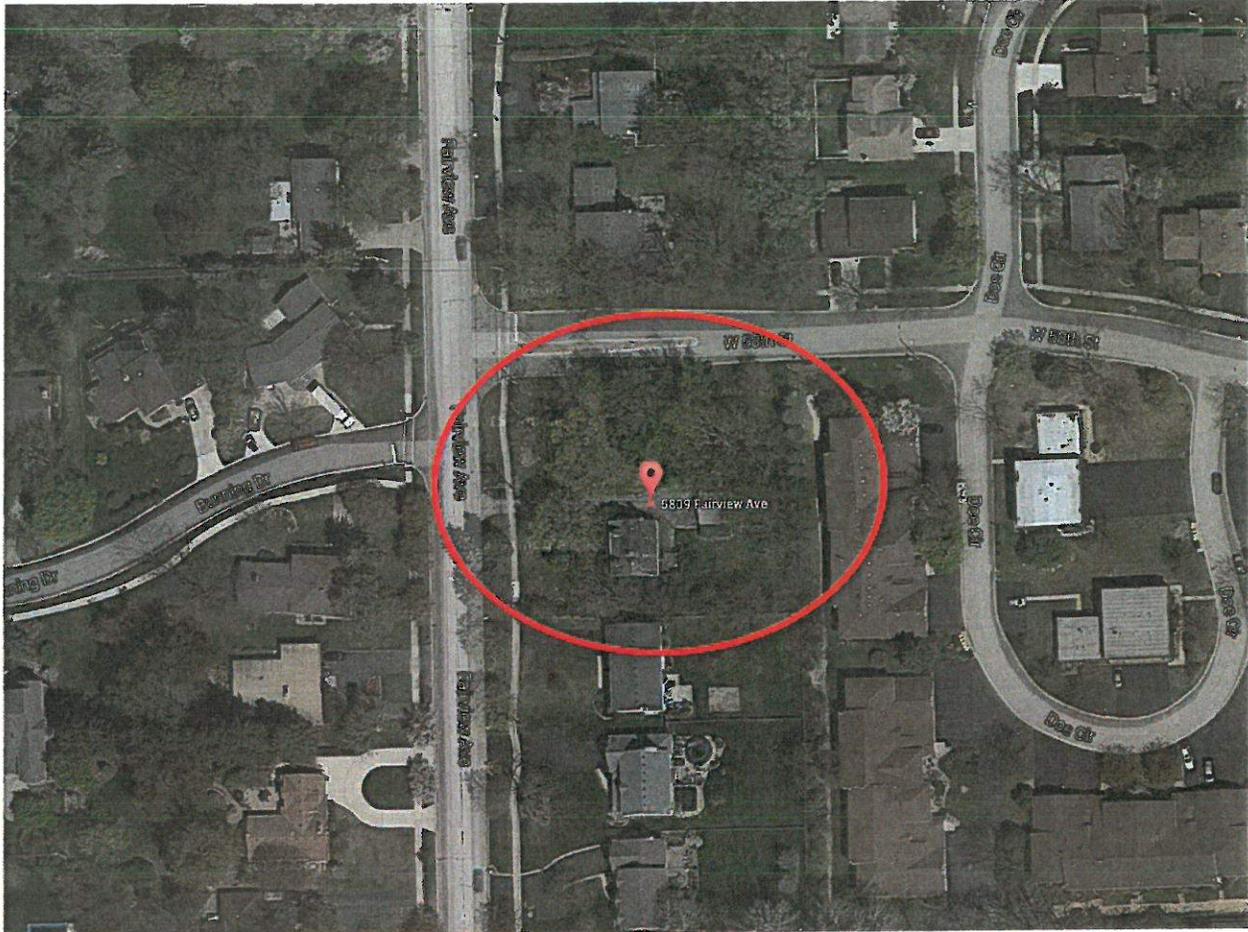
BACKGROUND OF ITEM

The subject lot is located on the southeast corner of Fairview Avenue and 58th Street, at the entrance to the Deer Creek Subdivision. It is a portion of Lot 3 in the Downers Grove Township Supervisors Assessment Plat Number Three, also known as Kellogg Farms.



Zoning map - 5809 Fairview Avenue

Property directly to the west is in Downers Grove and is single-family. Properties to both the north and south are zoned R-3 Single-Family Detached Residential District. The property to the east is a multiple-family condominium development that is zoned R-4 General Residence District.



Aerial view - 5809 Fairview Avenue

The petitioner wishes to subdivide the existing ~150'x 183' lot (.63 acres) into two lots of record and would retain the designated R-3 zoning.

Lot 1 is proposed to be a corner lot with frontage and drive access on 58th Street. With no existing structures, a new single-family detached house with a dedicated easement for stormwater management will be constructed. No setback variances are being requested despite being a corner lot with two frontages and more restrictive setbacks.

Lot 2 accommodates an existing house and garage, which will be remodeled with an addition to connect the two structures.



Street view - 5809 Fairview Avenue



Street view - 58th Street looking from Fairview Avenue

ZONING ANALYSIS

The proposed subdivision is located in the R-3 Single Family Detached Residence District. Accommodation of the existing structures does not allow the lot to be divided equally, resulting in an unconventional, but legally acceptable division.

Appendix "A" Section 6.04- Bulk and Development Standards in R-3 Single Family District

	Lot Area (min.)	Lot Width (min.)	Front Yard Setback (min.)	Interior Yard Setback (min.)	Rear Yard Setback (min.)
Required	7,800 sf	60'	35'	6' min per side/20% lot width in aggregate	20% of lot depth
Proposed Lot 1	12,034 sf	72.01'	To be confirmed during permitting.	To be confirmed during permitting.	To be confirmed during permitting.
Lot 2	15,505 sf	78.30'	57' (as existing)	6' and 26' (as existing)	45' (as existing)

As proposed, the subdivision would meet bulk regulations of the R-3 Single Family Detached Residence District and both the existing and new construction would meet required setbacks. The resulting lots would measure approximately 12,034 (Lot 1) and 15,505 (Lot 2) square feet. The current 35 percent maximum allowable lot coverage requirement could permit a total of 9,639 square feet of impervious surface between the two lots. Lot 1 would not likely reach the maximum lot coverage due to both corner setback conditions and required on-site detention.

Details pertaining to bulk regulations would be confirmed at the time that building and engineering permits are submitted.

REVIEW COMMENTS

Engineering Synopsis - Consultant Bryant's comments are attached for your review. The proposed detention area was carefully reviewed, and Post Construction Best Management Practices will be required. Revisions will be coordinated through the permit submittal.

Public Works Synopsis - Public Works Supervisor Noriega's comments are attached for your review. The memo comments include completion of the public walk on 58th Street and the addition of parkway trees.

SUMMARY

The applicant requests preliminary approval to subdivide the subject property from one lot into two lots for the purpose of building one new single family residential home and renovation of the existing house. The newly proposed lots meet the zoning ordinance bulk regulations for the R-3 Single Family Residential District.

DOCUMENTS ATTACHED

- 1) Agenda publication - November 25, 2015 edition of the Westmont Suburban Life.
- 2) Staff Reviews
 - a) Public Works Supervisor Noriega, dated November 19, 2015
 - b) Engineering Consultant Anthony Bryant, dated November 17, 2015
- 3) Application for Planning and Zoning Commission review dated October 12, 2015.
 - a) Plat of Survey, prepared by GEOPOOL Civil Engineers, dated September 19, 2014.
 - b) Lot 1 House site plan, building plans, elevations and renderings, undated.
 - c) Preliminary Plat of Subdivision, prepared by GEOPOOL Civil Engineers, dated September 19, 2014.
 - d) Preliminary Engineering Improvement Plans prepared by GEOPOOL Civil Engineers, dated September 22, 2014.



**Public Works Department
Engineering Division**

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6272 Fax: 630-829-4479

Date: November 19, 2015

To: Mrs. Jill Ziegler, AICP
Community Development Director

From: Noriel Noriega, PE, CPESC
Public Works Supervisor, Engineering and Street Operations

RE: Proposed 5809 W. 58th Street Subdivision
Public Works P&Z Preliminary Review #2

We are in receipt of the proposed 5809 W. 58th Street Subdivision Preliminary Site Improvement Plans dated 09/22/2014 prepared by Geopool Civil Engineers. Before the Public Works can recommend any approvals, the following items will need to be addressed:

1. (SECOND REQUEST) A 10' PU & DE will need to be provided in the rear yard (east property line).
2. (SECOND REQUEST) All proposed stormwater management facilities will need to be located within a proposed Stormwater Easement. This easement, along with necessary provisions, must be provided on the Plat of Subdivision.
3. (SECOND REQUEST) 5' Public sidewalk will be required along 58th Street.
4. The proposed blind connection of the sump pump is not allowed. The sump pump connection must be made at a structure.
5. Address Mr. Jon Yeater's, Public Works Foreman-Village Forester, comments:
 - a. There are 4 Blue Spruce (*Picea pungens*) trees in the parkway along Fairview Avenue. Tree protection fencing will be required around the entire parkway area except the access point. That is the area from the sidewalk to the curb, in all areas where site work will not be required on both sides of the proposed driveway. The fencing will consist of 6' chain link with sturdy steel posts driven into the ground at a minimum of every 10'. Fencing along the curb can be placed 2' off of the curb line to allow for parking, i.e. door opening space. A 4' opening in the fence may be established to allow access to the lawn for mowing purposes, but will not be used for material storage. **All fencing must be established and approved prior to the start of any site work, including demolition and existing tree removal, and remain up for the entirety of the project.** No digging or grading shall be done within the TPZ, nor shall the fence be moved or opened to do any excavation. If the TPZ presents an issue that can not be worked around, I want to know about it prior to any compromise of the TPZ. I can be reached most conveniently on my cell at (630)417-7965.



**Public Works Department
Engineering Division**

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6272 Fax: 630-829-4479

- b. According to the Village's Tree and Landscape Ordinance "Any application for any building permit for any residential construction in excess of **1,000 square feet** of new structure, and any new business or institutional construction, and any additional construction at any business or institutional structure increasing the bulk thereof shall be required to install a parkway tree of approved species for each thirty five linear feet (35') of parkway", therefore 2 parkway trees will be required to be planted in the parkway at this location. One along Fairview Avenue between the existing driveway and the southeast corner of 58th St. (a species approved for planting under existing power lines), and one along 58th St. between the access point and east property line in the parkway. I will select species later in the planning process. Please let me know when tree selection will be needed. There are existing trees to be saved along 58th St. on private property that hang over the parkway area. If these trees are indeed saved and tree protection guidelines are followed accordingly, then no further planting will be required in this area. If these trees are removed for any reason, then an additional 2 trees will be required to be installed along 58th St. from the southeast corner of Fairview Ave. to the access point.
- c. There are 17 trees on the plan labeled to be saved and 5 to be removed. If all of these trees are saved, then no replacement will be required on the private lot. All trees to be saved will be required to have tree protection zones established to the dripline of the tree as indicated in the plan. The fencing will consist of 6' chain link with sturdy steel posts driven into the ground at a minimum of every 10'. **All fencing must be established and approved prior to the start of any site work, including demolition and existing tree removal, and remain up for the entirety of the project.** No digging or grading shall be done within the TPZ, nor shall the fence be moved or opened to do any excavation. If the TPZ presents an issue that can not be worked around, I want to know about it prior to any compromise of the TPZ. I can be reached most conveniently on my cell at (630)417-7965.
- d. There is a Mulberry tree (*Morus alba*) labeled to be saved at the southeast corner of 58th St. and Fairview Avenue on private property near the utility pole and overhead power lines. I want to see that tree removed as species is not ideal, and location is also poor. No replacement will be required for this tree removal.

If you have any further questions or concerns, please contact me at 630-981-6295.

Thank you.



November 17th, 2015

Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

Attn: Community Development Department

Re: Preliminary Land Development, Stormwater & BMP Review – Site Improvement Plans for 5809 Fairview Avenue Subdivision

We have performed a 2nd PRELIMINARY review of the packages sent to us that relate to the above referenced project. This review focuses on the application of Land Development, Stormwater Management and BMP measures to the proposed Site Plan.

After reviewing the plans for compliance with the Westmont and DuPage Countywide Stormwater Ordinance and visiting the site we have the following comments:

Engineering Plans and General Comments

1. Provide a copy of the FIRM, Wetlands, and NRCS Soil Map and Hydrologic Group Information.
2. Show and provide for a stormwater detention easement on the plans.
3. Relocate the construction entrance. Currently it is located on top of the location of the permeable paver driveway. Compaction of the subgrade shall be avoided.
4. Provide parkway trees from the Village approved species list within the Fairview Avenue parkway.
5. Provide detention volume calculations and call out the method used.
6. Call-out the location and dimension for the launch and receiving pits on the final plans.
7. The sump pump shall tie into the adjacent system at a structure. Provide crossing elevations with the downspout discharge line.
8. Provide orifice sizing calculations for the proposed 5/8-inch orifice.
9. Provide sizing calculations and detail for the emergency overflow weir.
10. Provide drawdown calculations; VCBMP measures shall drawdown between 48 and 96 hours.
11. Add a detention basin detail.
12. Add a Maintenance and Monitoring Plan for all stormwater management measures.
13. Provide Site Planting Plan. The bottom of proposed basin shall be planted with natural plantings.
14. **The drywell must have one foot of cover. Provide the bottom of drywell elevation. It appears that the bottom of the drywell will be approximately 8-feet below the surface. The infiltration characteristics and the seasonal high**



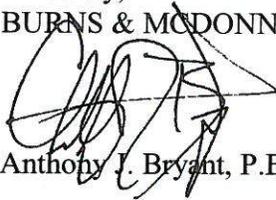
November 17th, 2015
Page 2

ground water table elevation will be of concern. Additional subsurface investigation in the form of soil borings will be required.

15. Please provide an item by item disposition of comments letter with your next submittal.

If you have any questions, please call me at (630) 724-3283.

Sincerely,
BURNS & MCDONNELL ENGINEERING CO., INC.



Anthony J. Bryant, P.E.

10/4/15

To:

Community Development Department

31 W. Quincy St.

Westmont IL. 60559

Re:

5805 Fairview Ave.

Westmont IL.

Dear Sirs,

In working with the investor/ developer on purchasing this interesting property, I have encouraged and welcomed the idea of subdividing it. In my professional opinion, after a thorough market research, I believe that, the proposed development at 5805 Fairview Ave. could be successfully marketed and sold in the range of \$ 650,000.00-\$ 700,000.00

Sincerely,



Barbara Roginski

Broker - Owner

Select Realty, Inc.

2608 A West 83rd Street

Darien, IL 60561

Phone: **630-985-8540**

Fax: **630-985-8542**

www.BarbaraRoginski.com

Barbara Roginski
SELECT REALTY, INC
2608 A WEST 83RD STREET
DARIEN, IL 60561

To:

Village Of Westmont Economic Development Department

31 West Quince Street

Westmont Illinois 60559

Re:

5809 W. Fairview Ave. Development

Dear Sirs,

The subject property was purchased with the intention of improvement of this attractive corner lot. While researching the zoning requirements for the property, the idea has come to subdivide the existing lot and build second house on the north side of the property with adopting all governing zoning requirements for both existing house and proposed new structure.

We strongly believe that such step, while helping us to make the entire project more economical, would also contribute to the image of the neighborhood, raise the value of the adjacent properties and be the next small step in the Village of Westmont development.

We hope that the attached application and design presentation will be convincing for the Village Zoning Board to support our petition.

Sincerely

Wojtek Bialy

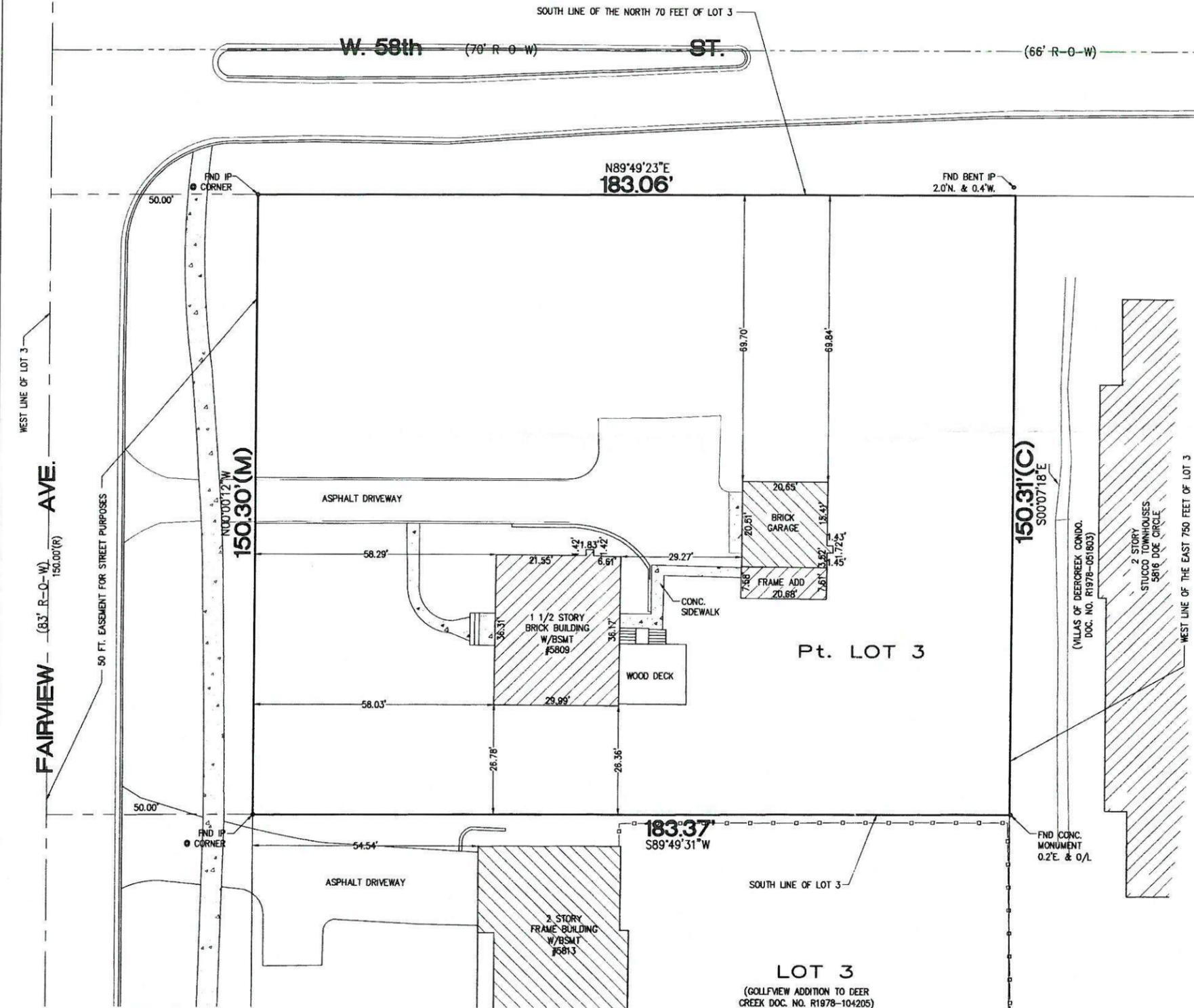
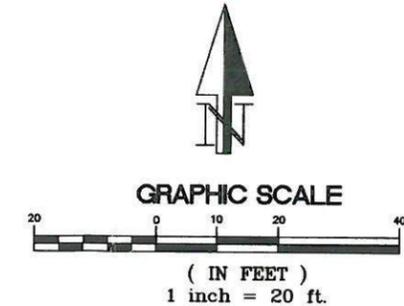
PLAT OF SURVEY

OF

LOT 3 EXCEPT THE EAST 750 FEET OF LOT 3 AND EXCEPT THE NORTH 70 FEET OF LOT 3 (EXCEPT THE EAST 750 FEET THEREOF) IN DOWNERS GROVE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER THREE (ALSO KNOWN AS KELLOGG FARMS), BEING THE WEST 30 ACRES OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE RECORD THEREOF ON JANUARY 12, 1945 AS DOCUMENT 472729, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS: 5809 58th STREET, WESTMONT, ILLINOIS.

RECEIVED
AUG 10 2015
COMMUNITY DEVELOPMENT
DEPARTMENT
VILLAGE OF WESTMONT, ILLINOIS



LEGEND:
 SET ● IRON PIPE + CROSS
 ○ IRON PIPE ■ REBAR/ROD - NOTCH
 --- CHAIN LINK FENCE
 --- WOOD FENCE
 --- IRON FENCE

ABBREVIATIONS:
 L = ARC LENGTH N'LY = NORTHERLY
 R = RADIUS S'LY = SOUTHERLY
 CH = CHORD LENGTH E'LY = EASTERLY
 (r) = RECORD VALUE W'LY = WESTERLY
 (m) = MEASURED VALUE TYP = TYPICAL
 P.U.D. = PUBLIC UTILITY & DRAINAGE EASEMENT

GENERAL NOTES:
 1. TITLE COMMITMENT REPORT HAS NOT BEEN PROVIDED BY THE CLIENT FOR THIS SURVEY;
 2. FOR BUILDINGS LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE COMMITMENT, ORDINANCE, ETC.
 3. BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.
 4. SURVEY IS BASED ON FIELD WORK COMPLETED ON SEPTEMBER 11, 2014

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY."

STATE OF ILLINOIS } SS
 COUNTY OF DUPAGE }

WE, GEOPOOL SURVEYORS, INC. DO HEREBY STATE THAT WE HAVE PREPARED THE BOUNDARY SURVEY DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

LEMONT, ILLINOIS SEPTEMBER 19, 2014

Kenneth Kennedy

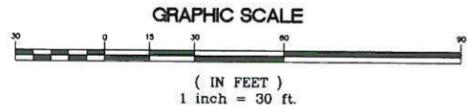
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003403
 MY LICENSE EXPIRES 11/30/2014



ORDERED BY: 2MB DESIGN STUDIO
 DRAWN BY: KB
 SURVEYED BY: ZM/AB
 ORDER NO: 14-275T

SCALE 1 INCH EQUALS 20 FEET
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

LOT 3
 (GOLFVIEW ADDITION TO DEER CREEK DOC. NO. R1978-104205)



EASEMENT PROVISIONS
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC AMERITECH, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, CUTS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED EASEMENT, UTILITY EASEMENT, PUBLIC UTILITY EASEMENT, P.U.E. (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS COMMON ELEMENTS, AND THE PROPERTY DESIGNATED ON THE PLAT AS COMMON AREA OR AREAS AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED EASEMENT, UTILITY EASEMENT, PUBLIC UTILITY EASEMENT, P.U.E. (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM COMMON ELEMENTS SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE CONDOMINIUM PROPERTY ACT, CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME. THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS OUTLOTS, COMMON ELEMENTS, OPEN SPACE, OPEN AREA, COMMON GROUND, PARKING AND COMMON AREA. THE TERM COMMON AREA OR AREAS, AND COMMON ELEMENTS INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DRAINAGE CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS (IS NOT) LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNATURE OF THE ENGINEER _____ DATED: _____

SIGNATURE OF THE OWNER _____ DATED: _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS _____ TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE _____ HIGH SCHOOL DISTRICT, AND _____ ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

DATED AT _____, ILLINOIS THIS _____ DAY OF _____, A.D., 20____

BY: _____

PUBLIC WORKS DIRECTOR

I, _____, PUBLIC WORKS DIRECTOR OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREOF 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 _____, 20____

PUBLIC WORKS DIRECTOR

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, CHAIRMAN OF THE VILLAGE PLANNING AND ZONING COMMISSION, CERTIFY THAT ON _____ DAY OF _____, 20____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

CHAIRMAN _____ ATTEST _____

SECRETARY _____ KENNETH A. KENNEDY _____ 035-003403

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, _____, REGISTERED ILLINOIS LAND SURVEYOR NO. _____, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 3 EXCEPT THE EAST 750 FEET OF LOT 3 AND EXCEPT THE NORTH 70 FEET OF LOT 3 (EXCEPT THE EAST 750 FEET THEREOF) IN DOWNERS GROVE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER THREE (ALSO KNOWN AS HELLOGG FARMS), BEING THE WEST 30 ACRES OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE RECORD THEREOF ON JANUARY 12, 1945 AS DOCUMENT 472729, IN DUPAGE COUNTY, ILLINOIS.

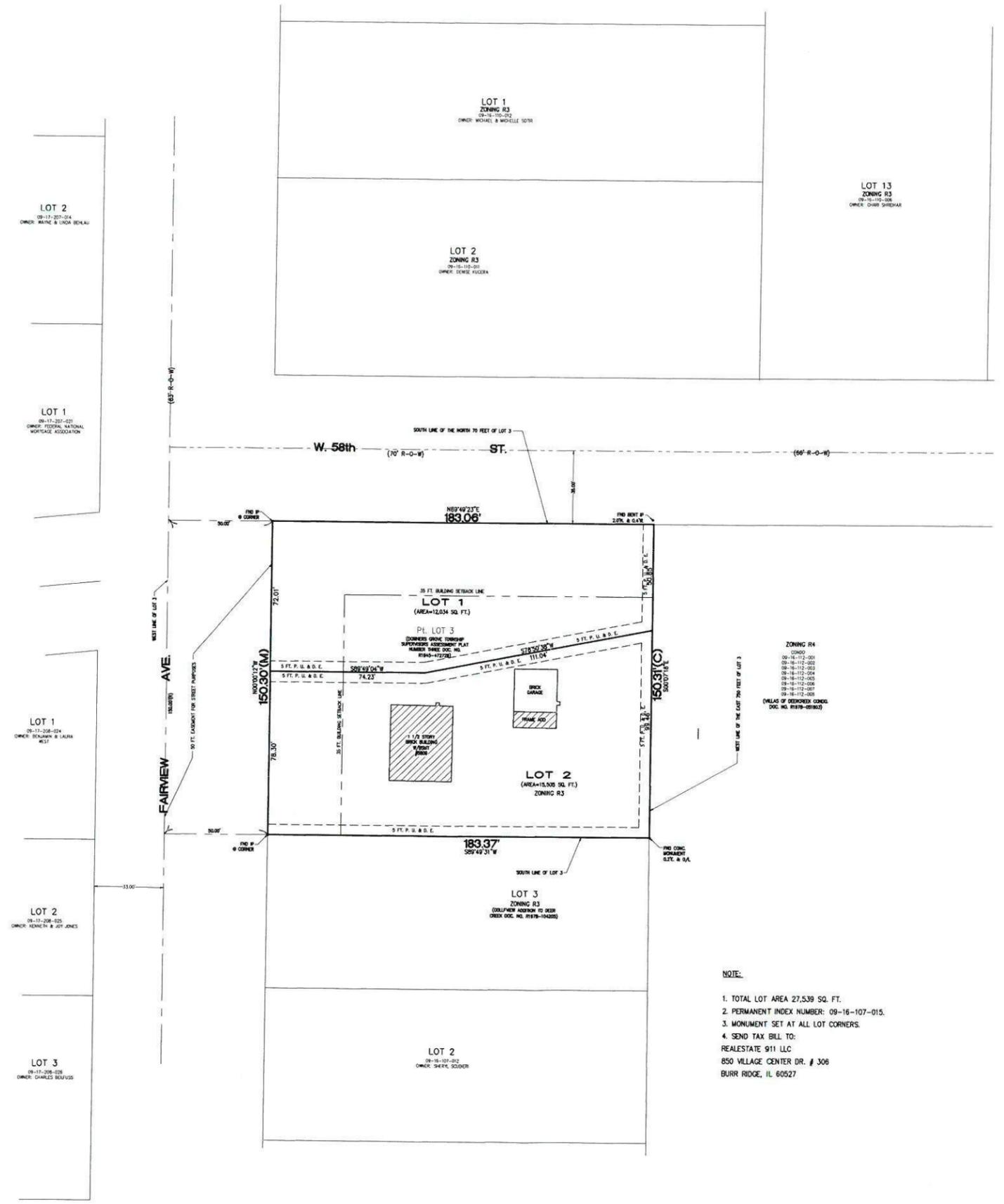
AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF WESTMONT RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION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

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____ DAY _____, 20____



PRELIMINARY PLAT OF 58th STREET AND FAIRVIEW SUBDIVISION
OF

THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



OWNER'S CERTIFICATE

_____, INDIVIDUALS (OR CORPORATION), HEREBY CERTIFY THAT THEY (OR IT) ARE THE OWNERS (OR OWNER) OF THE ABOVE DESCRIBED PROPERTY AND THEY (OR IT) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

_____, DATED: _____

_____, DATED: _____

NOTARY PUBLIC

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____

NAME: _____, TITLE: _____

NAME: _____, TITLE: _____

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID _____ TITLE DID ALSO THEN AND THERE ACKNOWLEDGE THAT AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID SEAL OF SAID CORPORATION TO THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC _____

COMMISSION EXPIRES _____

COMMUNITY DEVELOPMENT CERTIFICATE

APPROVED BY THE VILLAGE OF WESTMONT DIRECTOR OF COMMUNITY DEVELOPMENT, THIS _____ DAY OF _____, A.D. 20____

_____, DATED: _____

_____, DATED: _____

VILLAGE CLERK _____

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

I, _____, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

_____, DATED: _____

SIGNATURE OF THE COLLECTOR _____

CERTIFICATE FOR THE COLLECTOR FOR THE VILLAGE

I, _____, COLLECTOR FOR 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 NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND, INCLUDED IN THIS PLAT.

_____, DATED: _____

SIGNATURE OF THE COLLECTOR _____

CERTIFICATE FOR THE COUNTY CLERK

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

_____, DATED: _____

SIGNATURE AND SEAL OF COUNTY CLERK _____

CERTIFICATE OF THE COUNTY RECORDER

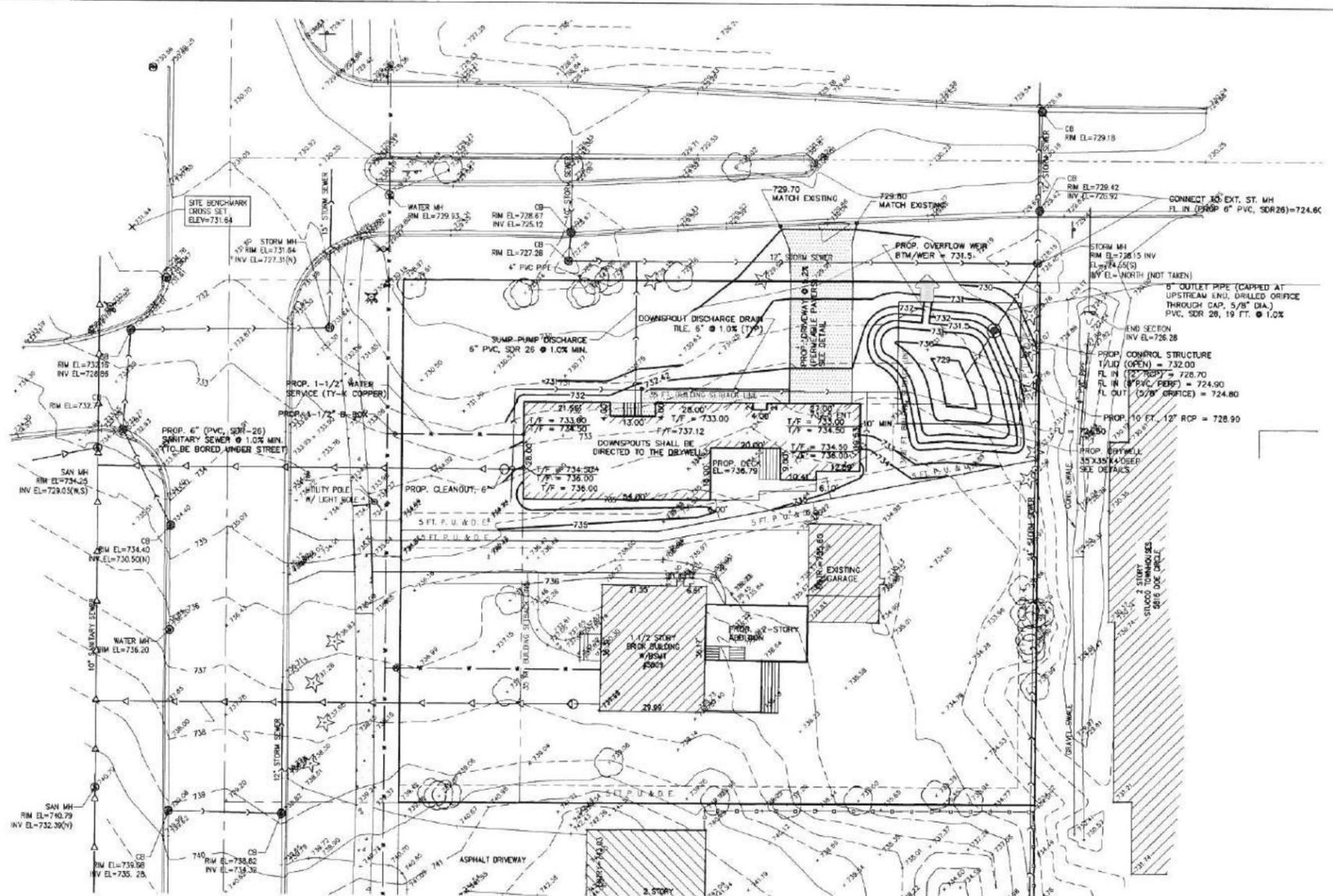
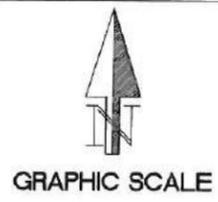
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____ M.

AS DOCUMENT NUMBER _____

SIGNATURE OF THE RECORDER OF DEEDS _____

NOTE:

1. TOTAL LOT AREA 27,539 SQ. FT.
2. PERMANENT INDEX NUMBER: 09-16-107-015.
3. MONUMENT SET AT ALL LOT CORNERS.
4. SEND TAX BILL TO: REALESTATE 911 LLC, 850 VILLAGE CENTER DR. # 306, BURR RIDGE, IL 60527



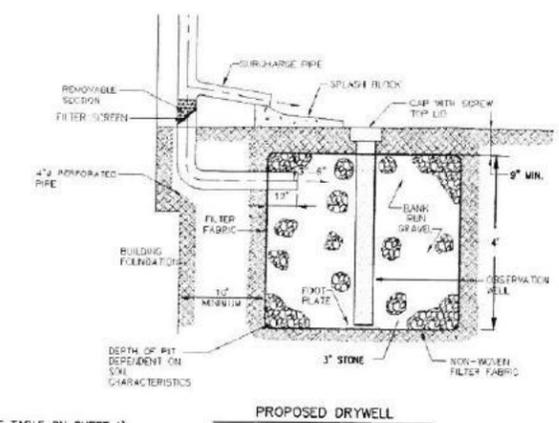
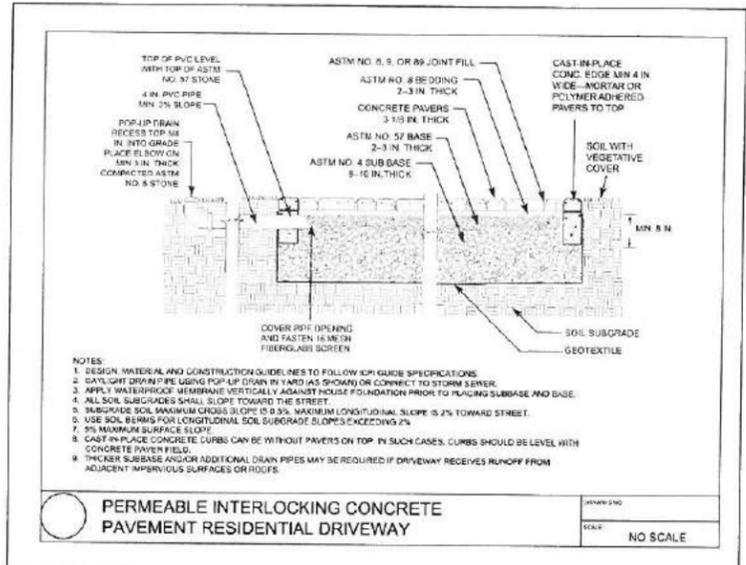
LEGEND:

• 761.00	EXIST. ELEV.	—C—C—	EXIST. STORM SEWER
⊕	PROP. ELEV.	—C—C—	EXIST. SANITARY SEWER
⊕	EXIST. STORM MANHOLE	—W—W—	EXIST. WATER
⊕	EXIST. SAN. MANHOLE	—761—	EXIST. CONTOUR
⊕	EXIST. CATCH BASIN	—762—	PROP. CONTOUR
⊕	EXIST. GAS VALVE	—W—W—	PROP. WATER SERVICE
⊕	EXIST. WATER VALVE	—C—C—	PROP. SANITARY SERVICE
⊕	EXIST. FIRE HYDRANT	—C—C—	PROP. STORM SEWER
⊕	EXIST. TRAFFIC SIGN	←	PROP. DRAINAGE DIRECTION
⊕	EXIST. UTILITY POLE	—SF—SF—	PROP. SILT FENCE
⊕	EXIST. ANCHOR	—PF—PF—	PROP. ORANGE PLASTIC OPEN MESH PERIMETER FENCE
⊕	EXIST. LIGHT POLE	—TF—TF—	PROP. PARKWAY TREE PROTECTION FENCE
⊕	EXIST. INLET	—X—X—	CHAIN LINK FENCE
⊕	EXIST. WATER BUFFALO BOX	—O—O—	WOOD FENCE
⊕	EXIST. DOWNSPOUT	—	IRON FENCE
⊕	EXIST. SIGN	—	EXISTING SILT FENCE
⊕	EXIST. TREE	—	TYP. PAVT.
⊕	EXIST. TREE TO BE REMOVED	—	C. CONC.
⊕	TREE FENCE	—	G
			EL. ELEV
			I. INV.
			W/F
			TOP OF FOUNDATION
			FINISHED GRADE
			M.H.
			MANHOLE
			C.B.
			CATCH BASIN
			S.B.
			SETBACK
			C&G
			CURB & GUTTER
			SW
			SWALE
			SAN.
			SANITARY
			BASMT.
			TREE FENCE

DETENTION POND VOLUME CALCULATOR

ELEVATION	AREA (S.F.)	HEIGHT (FT)	V (CU. FT.)
731.50	1053.00		
731.00	778.00	0.50	456.02
730.00	369.00	1.00	560.93
729.00	107.00	1.00	224.90
TOTAL =			1241.85 CU. FT.
			(0.0285 AC-FT)

DETENTION POND VOLUME
 TOTAL REQUIRED VOLUME = 0.069 AC-FT
 TOTAL VOLUME PROVIDED = 1764 C.F. (BMP) + 1242 C.F. (POND) = 0.069 AC-FT
 HWL = 731.5



TOTAL NEW IMPERVIOUS AREA = 3,363 S.F. (SEE TABLE ON SHEET 1)
 1.25' x 12 X 3.363 S.F. = 350.31 C.F. REQUIRED

BMP CAPACITY:
 35' x 35' x 4' x (0.36) = 1764 C.F. (DRYWELL)
 TOTAL = 1764 C.F. PROVIDED
 (ASSUMING 36% VOID SPACE IN THE STONE)



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND H AVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.

GEPOOL ENGINEERING, INC.
 PROFESSIONAL DESIGN FIRM #184.004416
 125355 LEMONT ROAD
 LEMONT, ILLINOIS 60439
 PHONE: (630) 739-2009
 FAX: (630) 739-9080
 EMAIL: GEPOOL@COMCAST.NET

PREPARED FOR:
ZMB DESIGN STUDIO
 9601 RIVER ST.
 SCHILLER PARK, IL

NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION & EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION, SIZE & TYPE OF UTILITY PIPES SHOULD BE FIELD VERIFIED.

SITE DRAINAGE GRADING, AND UTILITY PLAN

REVISIONS:

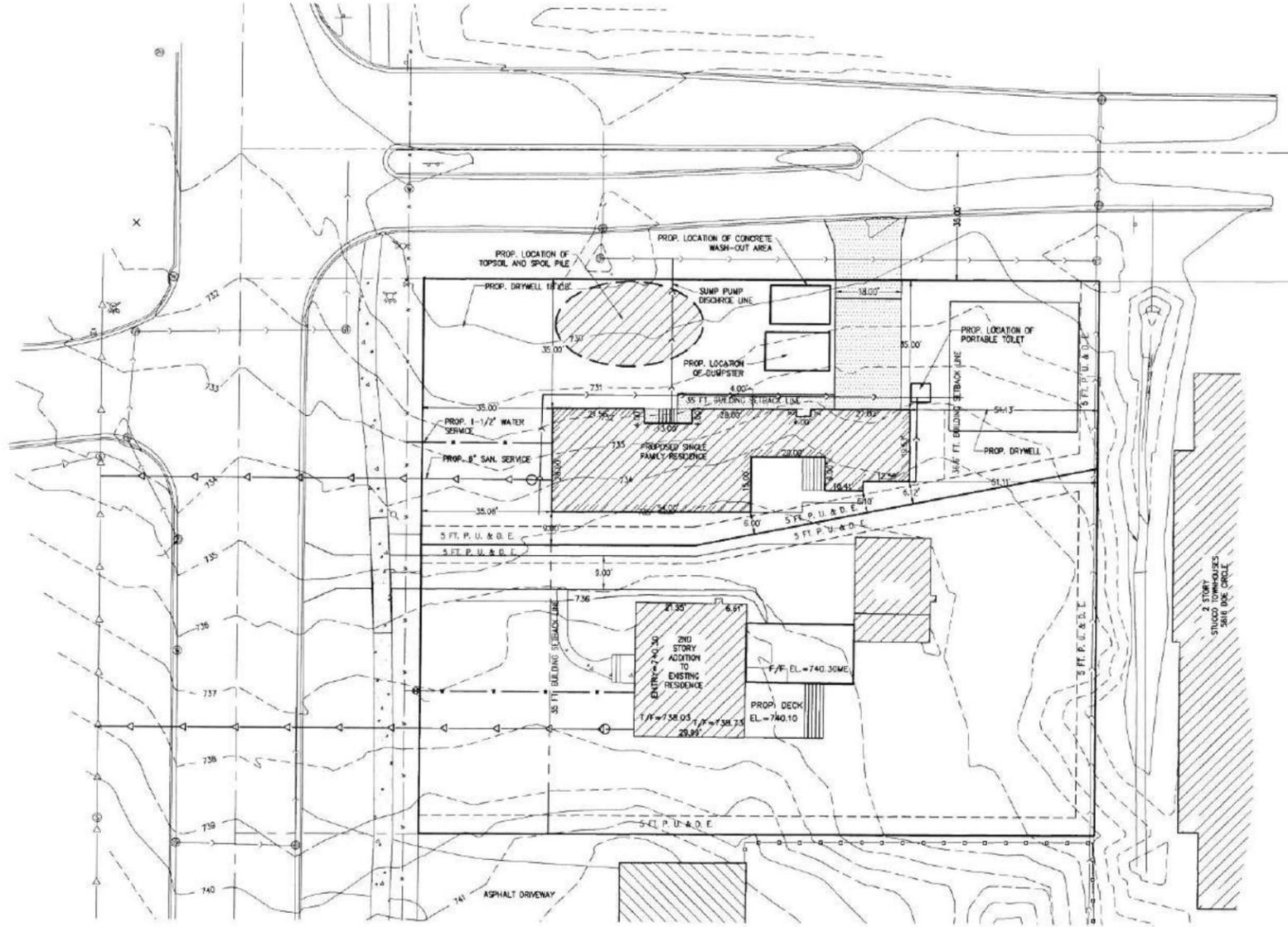
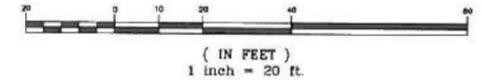
DATE:	NO.	DESCRIPTION:

S 1/2 OF THE N.W. 1/4 OF SEC.09, T.38N., R.11E., OF 3RD P.M.
 LOT 1 IN PRELIMINARY PLAT OF 58TH STREET AND FAIRVIEW SUBDIVISION

DRAWN: KB	DATE: 9-22-14	CHECKED: AG	DATE:	SHEET: 4 OF 5
ENG PROJ #14-39	SURV PROJ #14-275	FIELD BOOK:	DATE:	



GRAPHIC SCALE



LEGEND:

- 761.00 EXIST. ELEV.
- ⊕ EXIST. STORM MANHOLE
- ⊕ EXIST. SAN. MANHOLE
- ⊕ EXIST. CATCH BASIN
- ⊕ EXIST. GAS VALVE
- ⊕ EXIST. WATER VALVE
- ⊕ EXIST. FIRE HYDRANT
- ⊕ EXIST. TRAFFIC SIGN
- ⊕ EXIST. UTILITY POLE
- ⊕ EXIST. ANCHOR
- ⊕ EXIST. LIGHT POLE
- ⊕ EXIST. INLET
- ⊕ EXIST. WATER BUFFALO BOX
- ⊕ EXIST. DOWNSPOUT
- ⊕ EXIST. SIGN
- ⊕ EXIST. TREE
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- C—C— EXIST. STORM SEWER
- S—S— EXIST. SANITARY SEWER
- W—W— EXIST. WATER
- 761--- EXIST. CONTOUR
- 762--- PROP. CONTOUR
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- C—C— PROP. STORM SEWER
- ← PROP. DRAINAGE DIRECTION
- SF—SF— PROP. SILT FENCE
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- X—X— CHAIN LINK FENCE
- O—O— WOOD FENCE
- I—I— IRON FENCE
- EX, EXIST EXISTING
- SF TYP. TYPICAL
- P, PAVT. PAVEMENT
- C, CONC. CONCRETE
- G GRADE GRADE
- EL, ELEV ELEVATION
- I.E., INV. INVERT ELEVATION
- W/F WITH TOP OF FOUNDATION
- T/F FINISHED GRADE
- F.G. MANHOLE
- M.H. CATCH BASIN
- C.B. SETBACK
- S.B. CURB & GUTTER
- C&G SWALE
- SW SANITARY
- BSMT. BASMENT
- TF TREE FENCE



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SITE PLAN

REVISIONS:		
DATE:	NO.	DESCRIPTION:

S 1/2 OF THE N.W. 1/4 OF SEC.09, T.38N., R.11E., OF 3RD P.M.				
LOT 1 IN PRELIMINARY PLAT OF 58TH STREET AND FAIRVIEW SUBDIVISION				
DRAWN: KB	DATE: 9-22-14	CHECKED: AG	DATE:	SHEET:
ENG PROJ #14-39	SURV PROJ #14-275	FIELD BOOK:	DATE:	5 OF 5







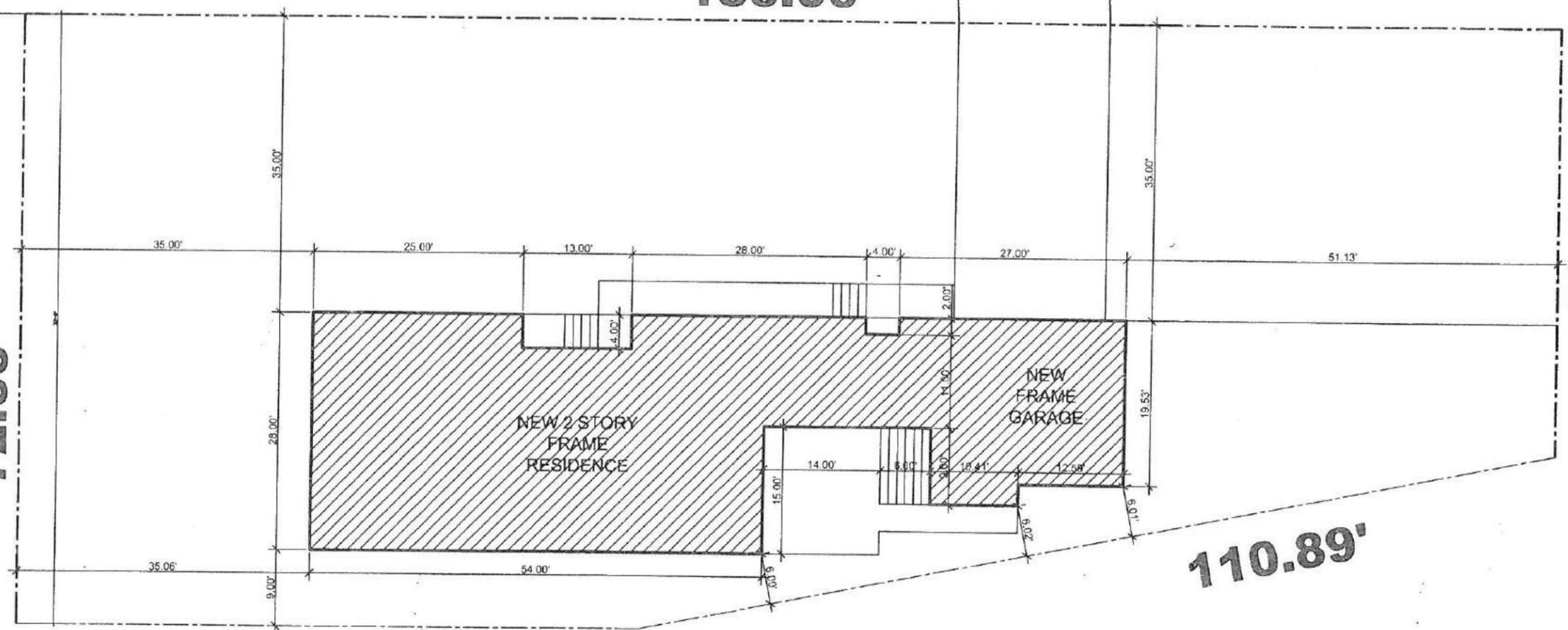
W. 58TH STREET

FAIRVIEW AVENUE

183.06'

72.00'

50.61'



74.40'

110.89'

SITE PLAN

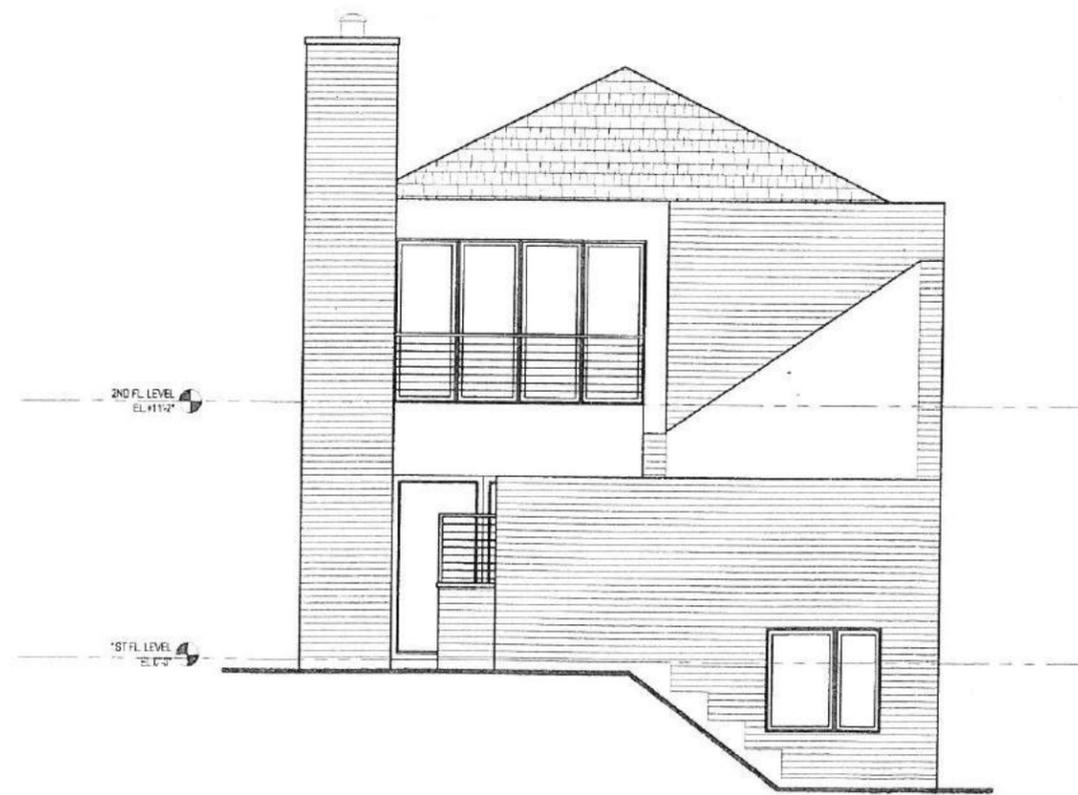
1/16"=1'-0"





SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"



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

MEETING DATE: December 09, 2015

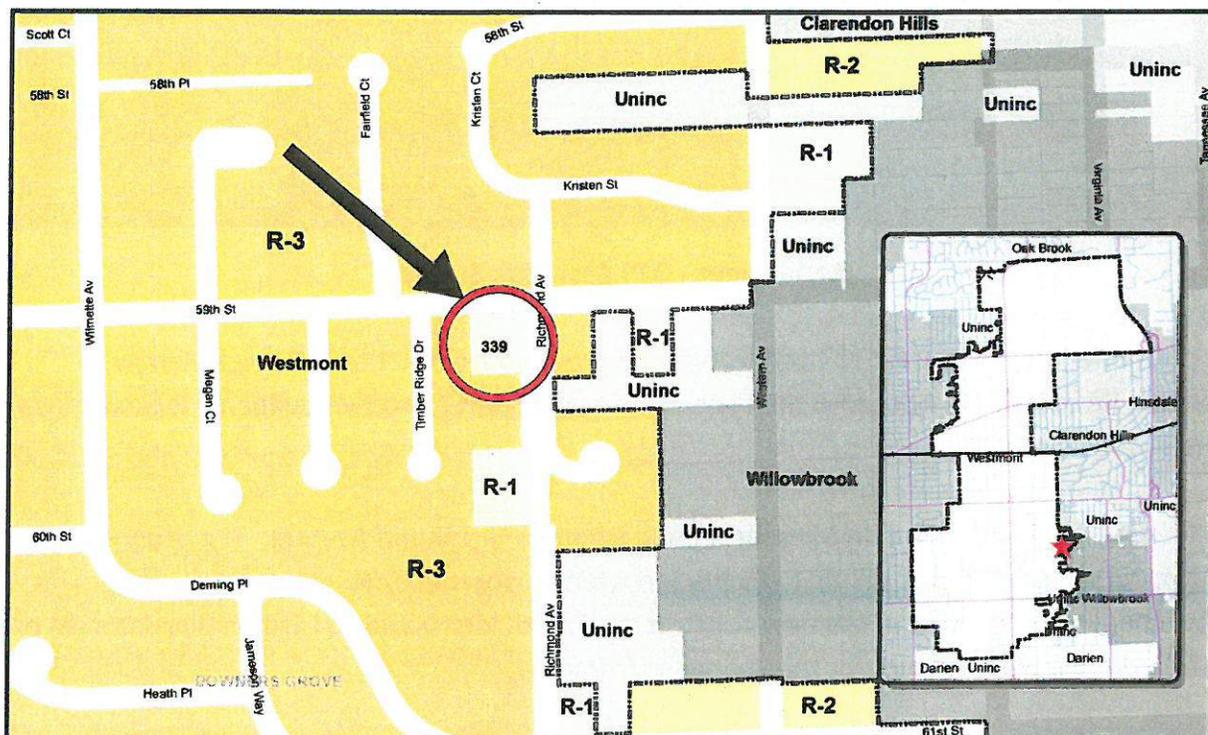
P/Z 15-028

TITLE: EMS Construction regarding the residential property located at 339 East 59th Street, Westmont, IL 60559 for the following:

- (A) Map Amendment request to rezone the property from R-1 Single Family Detached Residence District to R-3 Single Family Detached Residence District.
- (B) Preliminary Plat of Subdivision request to split one lot into two buildable lots in the R-3 Single Family Detached Residence District.

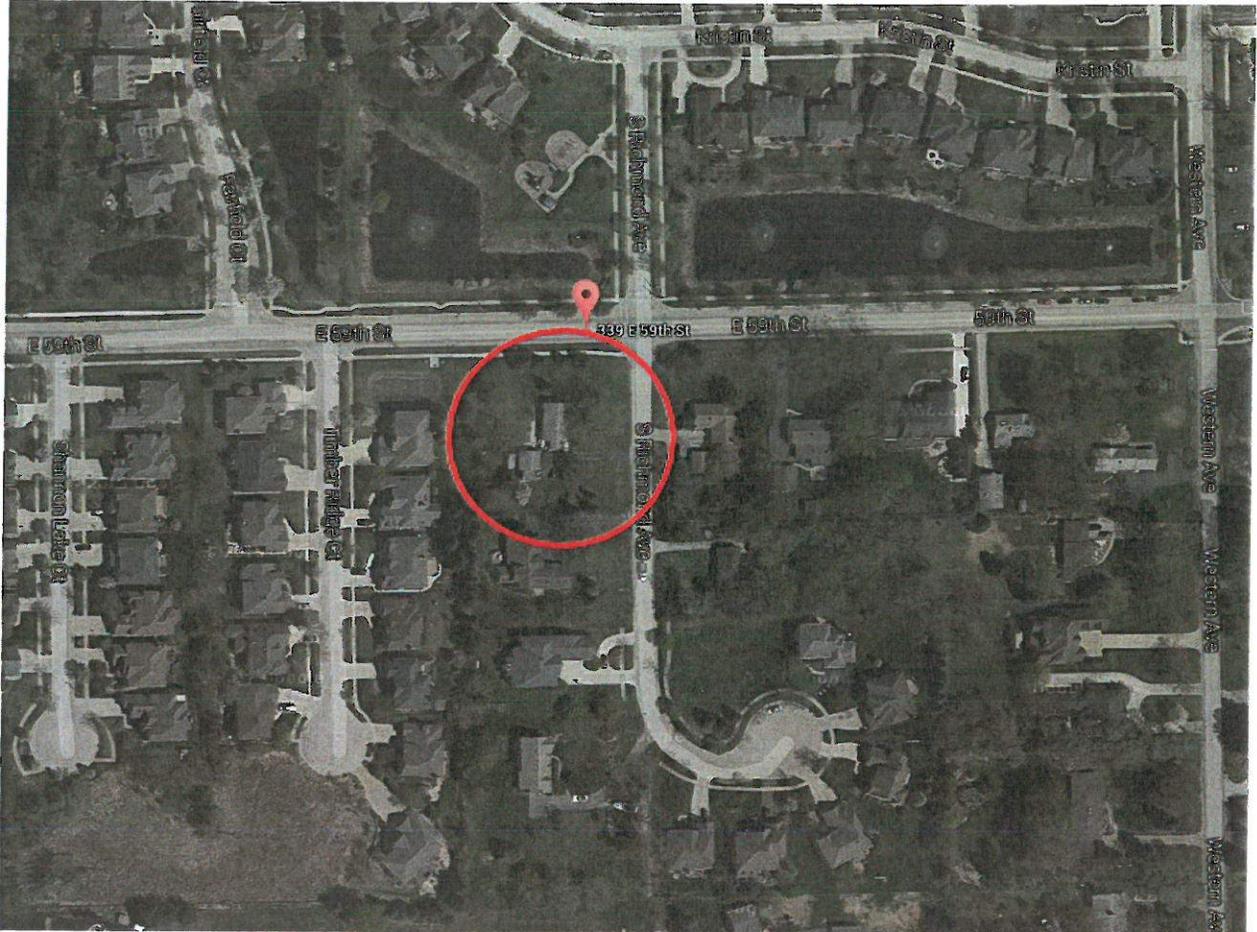
BACKGROUND OF ITEM

The subject lot is located on the southwest corner of 59th Street and Richmond Avenue, just before Richmond terminates in a cul-de-sac (shown in the aerial view below). It is a portion of Lot 22 in the Branigar Brothers 55th Street Farms Subdivision. The lot is approximately 205' x 180' and contains .85 acres.



Zoning map -339 East 59th Street

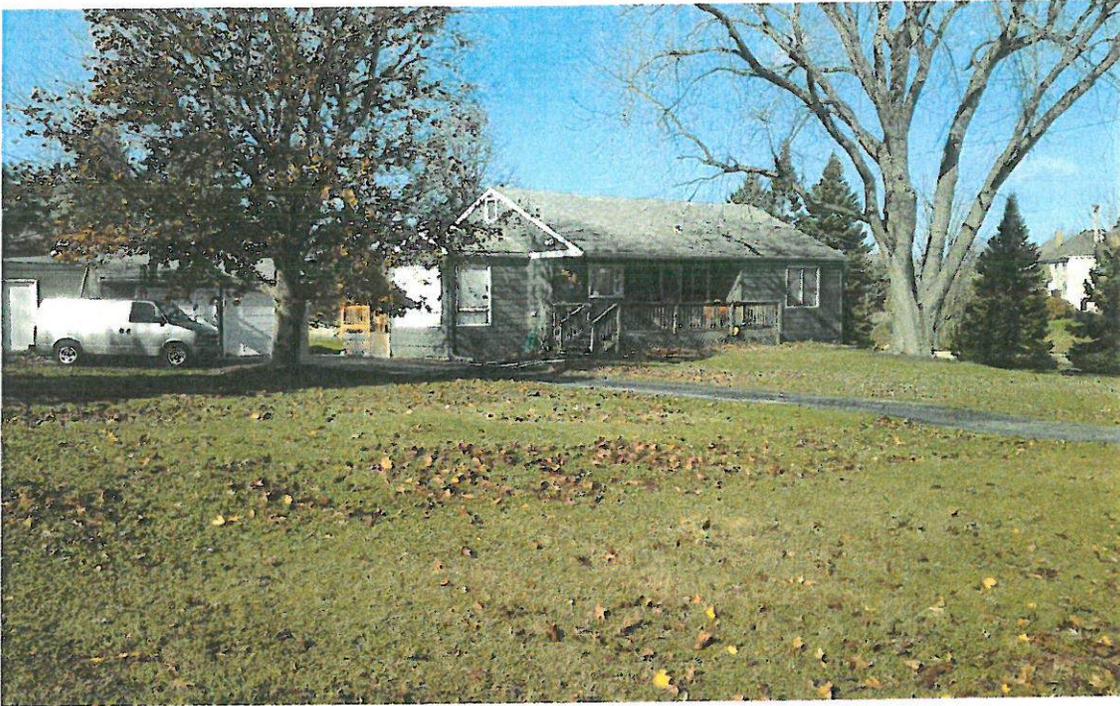
Surrounded entirely by single-family properties, zoning in all contiguous proximity is zoned R-3 Single Family Detached Residential. Properties in the vicinity vary from R-1, R-2 and R-3 within the Village, and similar uses in the nearby unincorporated areas and adjacent Willowbrook. Amenities such as curbs and sidewalks adjacent Richmond have not yet been improved.



Aerial view - 339 East 59th Street

The petitioner has requested to both rezone the property from R-1 to R-3 Single Family Detached Residential District, and then subdivide the property into two buildable lots based on the R-3 bulk standards.

The existing lot is addressed off 59th Street and fronts to Richmond Avenue. The proposed subdivision would orient both lots to Richmond Avenue, and the existing home would be demolished in preparation of the new construction. Both lots would be given new addresses on Richmond Avenue to account for the change in frontage.



Street view on Richmond - 339 East 59th Street



Street view - rear of property from 59th Street

ZONING ANALYSIS

The requested subdivision of the existing lot creates two lots unequal in size. Lot 1 contains 17,555 sq. ft and measures approximately 95' x 185'. Lot 2 contains 15,766 sq. ft and measures approximately 85' x 185'.

The split is unequal due to required on-site stormwater detention. The topography of Lot 1 is significantly lower in elevation than Lot 2, hindering a shared detention area and resulting in all detention residing on Lot 1 adjacent 59th Street. While the split could be proposed with equal widths, the applicant wishes to preserve more buildable area and useable yard space for the corner lot.

Appendix "A" Section 6.04- Bulk and Development Standards for both R-1 and R-3 Single Family District

	Lot Area (min.)	Lot Width (min.)	Front Yard Setback (min.)	Interior Yard Setback (min.)	Rear Yard Setback (min.)
R-1	15,000 sf	100'	50'	10' min per side/20% lot width in aggregate	20% of lot depth
R-3	7,800 sf	60'	35'	6' min per side/20% lot width in aggregate	20% of lot depth
Proposed Lot 1	17,555 sf	95'	To be confirmed during permitting.	To be confirmed during permitting.	To be confirmed during permitting.
Lot 2	15,766 sf	85'			

This unequal lot split would meet the required minimum square footage for the R-1 Bulk Standards, but not the required minimum width. Both lots would exceed the R-3 minimum width Bulk Standards.

In addition to the subdivision, the lot split requires right-of-way dedication for Richmond Avenue. Not fully developed in width, lacking curb and sidewalk, and containing an underground sanitary sewer line, the east 20' of the property is being dedicated to the Village as right-of-way. This 20' had previously been obtained from the properties to the south, and would allow for eventual completion of the parkway improvements. This 20' dedication, in conjunction with a 50' required setback for the R-1 District, would create front yard setbacks not in line with the rest of the street, which are typically 35'. The less stringent 35' setback of the R-3 zoning would create new construction cohesive to the rest of the street.

Based on surrounding zoning, setback conditions and lot width, R-3 would be the most appropriate zoning.

As proposed, the subdivision would meet bulk regulations of the R-3 Single Family Detached Residence District and all new construction would meet required setbacks. The current 35 percent maximum allowable lot coverage requirement could permit a total of 11,660 square feet of impervious surface between the two lots. Lot 1 would not likely reach the maximum lot coverage due to both corner setback conditions and required on-site detention.

Details pertaining to bulk regulations would be confirmed at the time building and engineering permits are submitted.

REVIEW COMMENTS

Engineering Synopsis - Consultant Bryant's comments are attached for your review. The proposed detention area was carefully reviewed, and Post Construction Best Management Practices will be required. Revisions will be coordinated through the permit submittal.

Public Works Synopsis - Public Works Supervisor Noriega's comments are attached for your review. The memo comments include of all public parkway improvements including tree plantings along both 59th and Richmond.

Other Departments - Fire Department and the Landscape Architect did not have any comments.

COMPREHENSIVE PLAN ANALYSIS

The Comprehensive Plan recognizes single family detached in this area and states new homes should consider the established character of surrounding single-family areas. This rezoning and lot subdivision will be in conformance with these guidelines.

SUMMARY

The applicant requests approval of a rezoning of the subject property from R-1 to R-3 Single Family Detached District and a subdivision of a single lot into two buildable lots for new construction.

DOCUMENTS ATTACHED

- 1) Public hearing notice appearing in the November 25, 2015 edition of Westmont Suburban Life
- 2) Staff Reviews
 - a) Public Works Supervisor Noriega, dated November 18, 2015
 - b) Engineering Consultant Anthony Bryant, dated November 23, 2015
- 3) Application for Planning and Zoning Commission review dated November 06, 2015.
 - a) Plat of survey, prepared by Landmark Engineering, LLC, dated November 03, 2015.
 - b) Preliminary Plat of Subdivision prepared by Landmark Engineering, LLC, undated.
 - c) Preliminary Engineering Plan prepared Landmark Engineering, LLC, dated November 05, 2015.



**Public Works Department
Engineering Division**

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6272 Fax: 630-829-4479

Date: November 18, 2015

To: Mr. Bruce Mack (bemack8811@gmail.com)

From: Noriel Noriega, PE, CPESC
Public Works Supervisor, Engineering and Street Operations

RE: Proposed Mack's Resubdivision
339 E. 59th Street
Preliminary Review #1

We are in receipt of the proposed preliminary site improvement plan for the Mack's Resubdivision at 339 E. 59th Street dated 11/05/2015 prepared by Landmark Engineering LLC. Before the Village can recommend any approvals, the following items will need to be addressed:

1. Subdivision ordinance requires Richmond Avenue, along the frontage of the property, to be fully improved (roadway widening, curb, sidewalk, storm sewer, street lighting, parkway trees, etc). This will leave a short section of Richmond that will not be fully completed. The Village will be interested in participating financially to complete the improvements for the remainder of Richmond Avenue.
2. VCBMP and PCBMP will be required. Design criteria may be taken from the DuPage Appendix E Water Quality Best Management Practices Technical Guidance Manual.
3. The High Water Level within the proposed basin must have a minimum of 2-feet of freeboard and must be located a minimum of 10-feet from the foundation.
4. Address Mr. Jon Yeater's, Public Works Foreman - Village Forester, comments:
 - a. There are 18 existing trees on the properties. If there are significant grade changes, saving the trees will be difficult. Indicate which trees will be saved or removed.
 - b. According to the Village's Tree and Landscape Ordinance "Any application for any building permit for any residential construction in excess of 1,000 square feet of new structure, and any new business or institutional construction, and any additional construction at any business or institutional structure increasing the bulk thereof shall be required to install a parkway tree of approved species for each thirty five linear feet (35') of parkway", therefore 10 parkway trees will be required to be planted in the parkway at this location. I will select species later in the planning process. Please let me know when tree selection will be needed.

If you have any further questions or concerns, please contact me at 630-981-6295.



November 23rd, 2015

Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

Attn: Community Development Department

Re: Preliminary Land Development, Stormwater & BMP Review – Site Improvement Plans for 339 E. Richmond Avenue Subdivision

We have performed a PRELIMINARY review of the packages sent to us that relate to the above referenced project. This review focuses on the application of Land Development, Stormwater Management and BMP measures to the proposed Site Plan.

After reviewing the plans for compliance with the Westmont and DuPage Countywide Stormwater Ordinance and visiting the site we have the following comments:

Engineering Plans and General Comments

1. Provide a copy of the FIRM, Wetlands, and NRCS Soil Map and Hydrologic Group Information.
2. Show and provide for a stormwater detention easement on the plans.
3. Two County benchmarks should be referenced on the plans and tied into NAVD 88.
4. Provide an existing conditions only plan. Provide detailed calculations indicating the existing and proposed impervious area.
5. Indicate the structure inverts on the plans. Inverts will determine the proposed head for the purposes of sizing the orifice.
6. The proposed orifice shall be a perforated riser, per the Village detail.
7. A minimum of 1-foot of freeboard is required for the detention basin overflow weir. It appears that the top of the weir is at approximately 741.5 feet which would reduce the amount of detention.
8. The development disturbs less than an acre; provide a sediment and erosion control indicating the use of silt fence, construction entrance, topsoil stockpile, inlet filters, tree protection, basin erosion control, etc.
9. Provide an impervious area exhibit with detailed calculations for the existing and proposed impervious area. If greater than 2500 square feet of additional impervious is proposed a PCBMP submittal shall be made and VCBMPs will be required. Recommended VCBMP location is the bottom of the detention basin. Outfall elevations should be raised to accommodate the VCBMP volume proposed in the bottom of the basin.
10. Provide a planting and landscaping plan.



November 23rd, 2015

Page 2

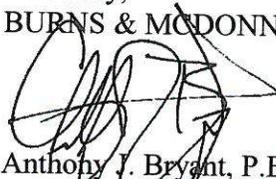
11. PCBMPs and VCBMPs must treat 100 percent of the site runoff from impervious areas.
12. Design calculations shall be provided for the overflow weir, provide rip-rap of similar erosion control at the downstream end.
13. Provide storm sewer sizing and grate capacity calculations: 100-year runoff must be conveyed to the detention basin. It may be necessary to add a structure to the south of the proposed storm sewer to pick up runoff from Lot 2.

Plat Review Comments

14. Remove all building setback lines from the Plat.
15. Show location and dimensions of Detention and Stormwater Management Easement on the Plat.
16. Provide a utility easement of the storm pipe tributary to the basin.
17. Provide a correct legal description for the subdivision.
18. Provide PIN numbers and address for subject properties.
19. Title of the document shall be "Preliminary Plat of Subdivision" during the review process.
20. Provide written permission from the surveyor, allowing the Village to record the Plat. This may be included in the surveyor signature block.
21. Provide a "return to the Village of Westmont Community Development Department" block.
22. Please provide an item by item disposition of comments letter with your next submittal.

If you have any questions, please call me at (630) 724-3283.

Sincerely,
BURNS & MCDONNELL ENGINEERING CO., INC.



Anthony J. Bryant, P.E.

J.A. Mack

339 E. 59th Street
Westmont, IL 60559

November 4, 2015

Village of Westmont
Attn: Jill H. Ziegler, AICP
Village Planner - Community Development Department
31 W. Quincy Street
Westmont, IL 60559

Re: 339 E. 59th Street
Westmont, IL

Dear Ms. Ziegler:

This letter serves as my intention to rezone the existing single family residence, commonly known as 339 E. 59th Street, Westmont, IL. The property is currently zoned R1, and it is my request to rezone the property to R3 for the purpose of a 2-lot subdivision with no variance required. With the R-3 request, the property would conform to what is existing in the area and also not restrict the corner lot with a greater side and front yard setback as required in R1A zoning.

The corner lot will be approximately 95 x 185, 17,525 square feet in size, and the interior lot will be approximately 85 x 185, 15,725 square feet in size.

I also intend to dedicate 20' of right-of-way, if required, to the Village of Westmont.

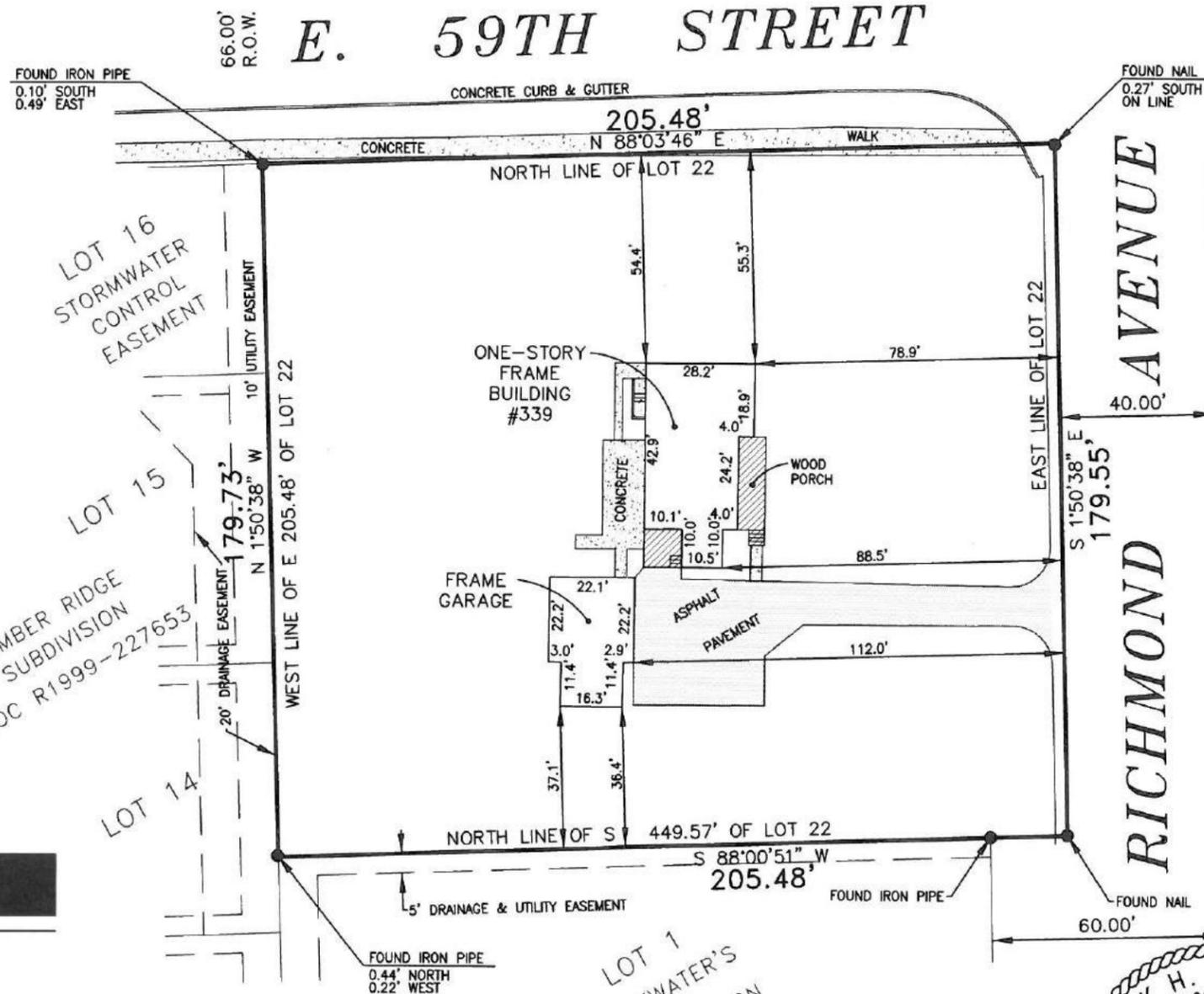
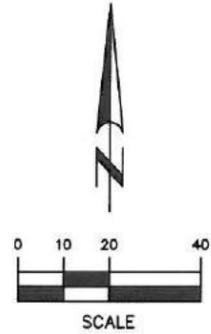
Respectfully submitted,

J. A. Mack

J. A. Mack

PLAT OF SURVEY

THE EAST 205.48 FEET (EXCEPT THE SOUTH 449.57 FEET THEREOF) OF LOT 22 IN BRANIGAR BROS. FIFTY-FIFTH STREET FARMS, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT SCHOOL LOT) AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1920, AS DOCUMENT 141091, IN DuPAGE COUNTY, ILLINOIS;



PREPARED FOR:
EMS CONSTRUCTION, INC.

PREPARED BY:

LANDMARK

ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

FIELD WORK COMPLETED: 11/2/15
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 11/3/15



MARK H. LANDSTROM I.P.L.S. No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2016
SURVEY NO. 15-10-086-POS

LOT 16
STORMWATER
CONTROL
EASEMENT

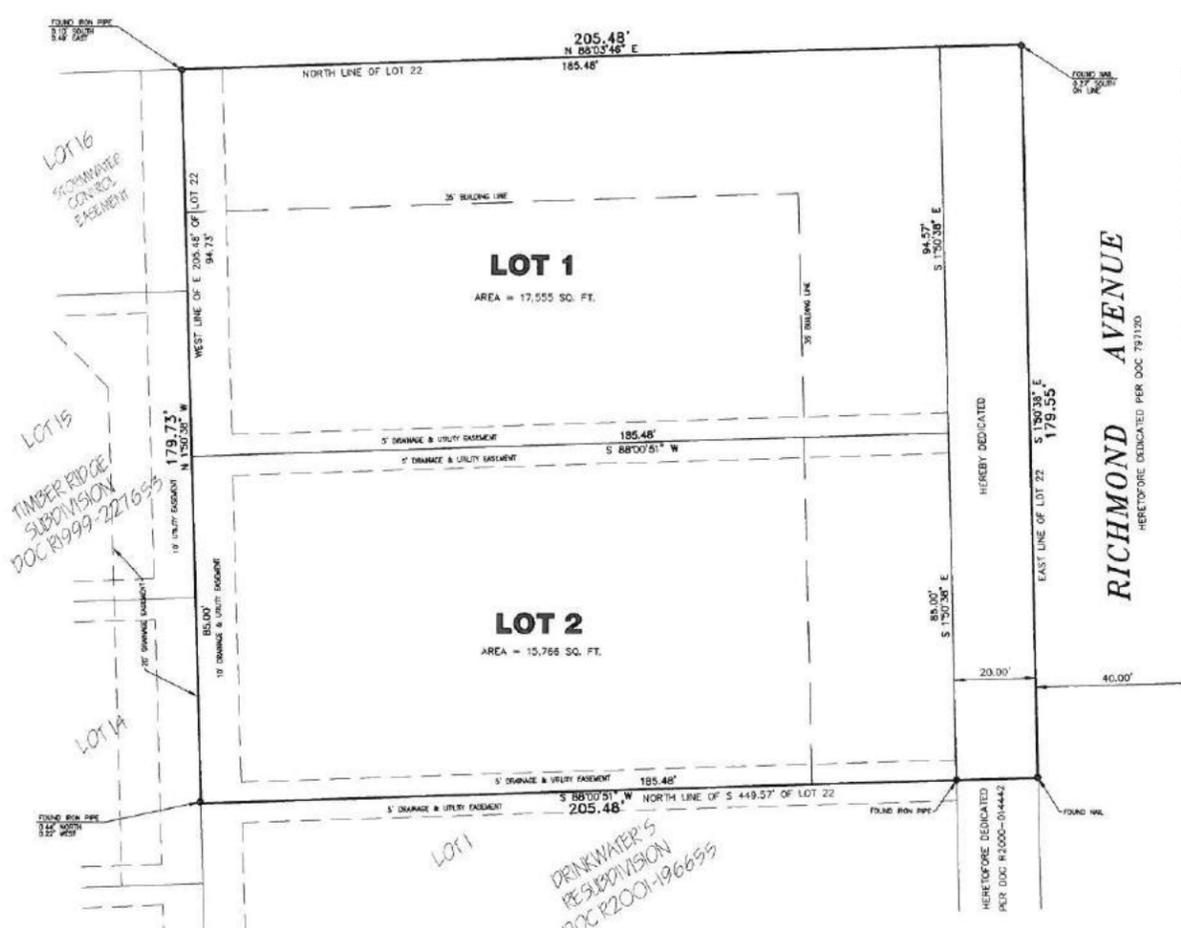
LOT 15
TIMBER RIDGE
SUBDIVISION
DOC R1999-227653

LOT 14

LOT 1
DRINKWATER'S
RESUBDIVISION
DOC R2001-196655

MACK'S RESUBDIVISION
OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

E. 59TH STREET
HEREINAFTER DEDICATED PER DOC 141091



LAND SURVEYOR

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 205.48 FEET (EXCEPT THE SOUTH 449.57 FEET THEREOF) OF LOT 22 IN BRANGAR BROS. FIFTY-FIFTH STREET FARMS, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT SCHOOL LOT) AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1920, AS DOCUMENT 141091, IN DUPAGE COUNTY, ILLINOIS;

AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, WHICH CONTAINS 36,912 SQUARE FEET (MORE OR LESS) THEREIN. ALL REGULATIONS ENACTED BY THE DUPAGE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH AND DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF WITH BEARINGS BASED ON TRUE NORTH DETERMINED BY GPS MEASUREMENT.

I FURTHER STATE THAT THIS SUBDIVISION IS WITHIN THE VILLAGE OF WESTMONT, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AND THAT ALL LOT CORNERS WILL BE STAKED WITH IRON PIPES OR RODS AT THE COMPLETION OF GRADING OPERATIONS.

THE PROPERTY INCLUDED IN THIS SUBDIVISION LIES ENTIRELY WITHIN UNSHADED ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT CHANCE ANNUAL FLOODPLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON ITS FLOOD INSURANCE RATE MAP No. 17043C09054, HAVING AN EFFECTIVE DATE OF DECEMBER 16, 2004.

DATED AT PALOS HILLS, ILLINOIS, THIS 3rd DAY OF NOVEMBER, A.D. 2015.

MARK H. LANDSTROM
I.P.L.S. No. 2625
LICENSE RENEWAL DATE: 11/30/2018

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

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

OWNER'S CERTIFICATE

REPUBLIC BANK OF CHICAGO TRUST #1742 HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ICS 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 DISTRICTS:

- MAERKER ELEMENTARY SCHOOL DISTRICT 60
2827 S. CASS AVE - WESTMONT, IL 60559
- HINSDALE CENTRAL HIGH SCHOOL DISTRICT 86
5500 S. GRANT STREET - HINSDALE, IL 60521
- COLLEGE OF DUPAGE 502
425 22nd STREET - GLEN ELLYN, IL 60137

DATED AT THIS ____ DAY OF _____ A.D. 20____

SIGNATURE

PRINTED NAME

TITLE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT 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 SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID REPUBLIC BANK OF CHICAGO TRUST #1742 FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ A.D. 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

PLANNING & ZONING COMMISSION

_____, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF WESTMONT, ILLINOIS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____ THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

SIGNED: _____ ATTEST: _____
CHAIRMAN SECRETARY

SANITARY DISTRICT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

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

DATED AT HINSDALE, ILLINOIS, ____ DAY OF _____ A.D. 20____

EXECUTIVE DIRECTOR

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, VIRGINIA SZYMSKI, VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, DO 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 ____ DAY OF _____, 20____ 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 _____ A.D. 20____

VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

I, BONNIE OWENS, FINANCE DIRECTOR 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, ILLINOIS, ____ DAY OF _____ A.D. 20____

VILLAGE TREASURER

VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF WESTMONT, ILLINOIS, DO HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WESTMONT, ILLINOIS, ____ DAY OF _____ A.D. 20____

VILLAGE ENGINEER

COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEMPTIBLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT WHEATON, ILLINOIS, THIS ____ DAY OF _____ A.D. 20____

COUNTY CLERK

DUPAGE COUNTY RECORDER

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID ON THE ____ DAY OF _____ A.D. 20____ AT ____ O'CLOCK ____ M.

COUNTY RECORDER

PREPARED BY:
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 15-10-086

MACK'S RESUBDIVISION - PRELIMINARY ENGINEERING PLAN

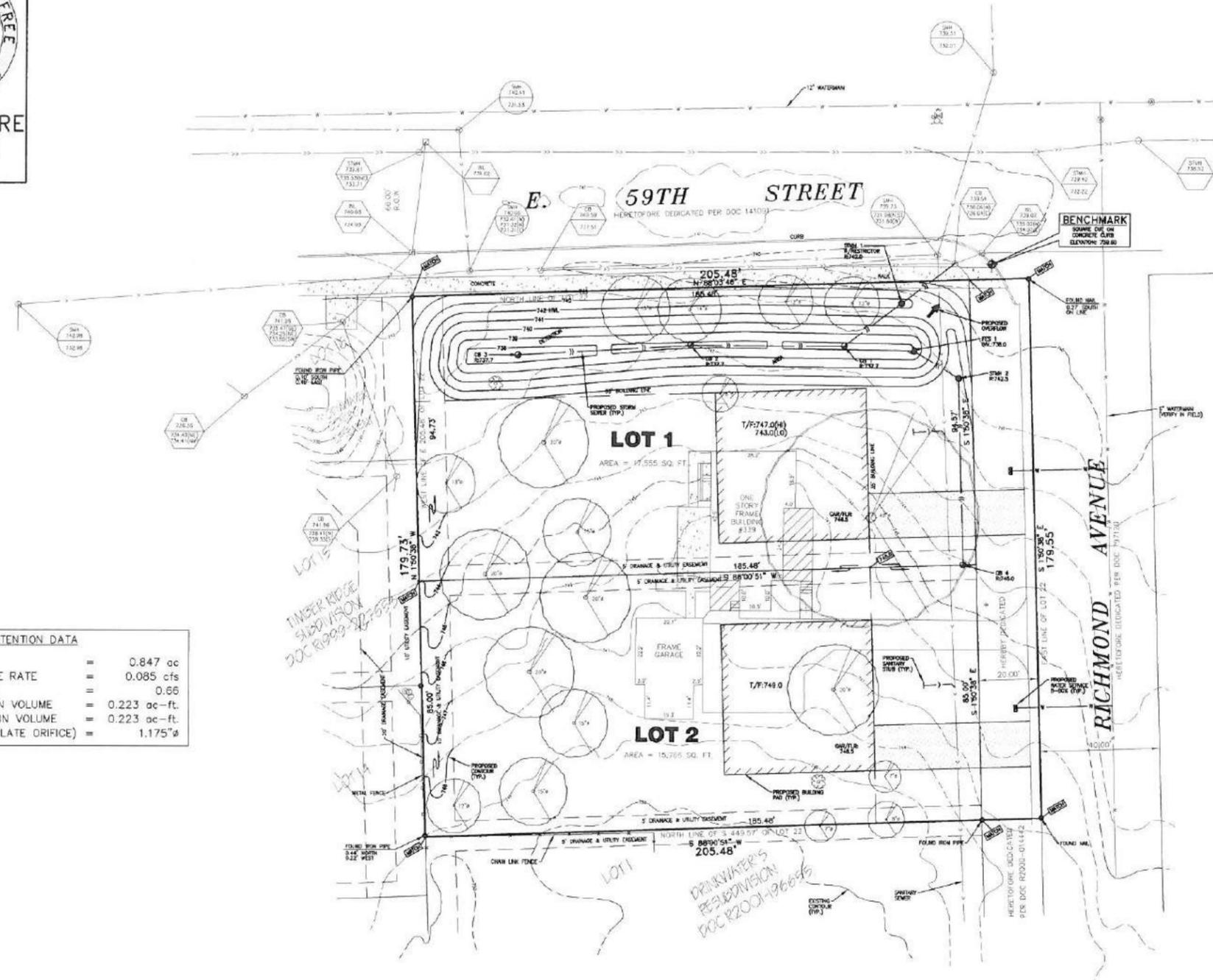
OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 00-15-301-045-0000

PROPERTY ADDRESS: 339 E. 59TH STREET, WESTMONT, IL

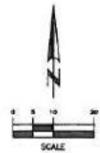


LEGEND	
EXISTING	PROPOSED
WATER LINE	WATER LINE
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
OWNER LINK FENCE	OWNER LINK FENCE
METAL FENCE	METAL FENCE
SANITARY MANHOLE	SANITARY MANHOLE
MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN
PILE	PILE
WATER MANHOLE	WATER MANHOLE
WATER VALVE	WATER VALVE
S-BOX	S-BOX
HYDRANT	HYDRANT
CABLE PEDestal	CABLE PEDestal
TELE PEDestal	TELE PEDestal
ELECTRIC PEDestal	ELECTRIC PEDestal
UTILITY POLE	UTILITY POLE



DETENTION DATA	
SITE AREA	= 0.847 ac
ALLOWABLE RELEASE RATE	= 0.085 cfs
C (RUNOFF COEFF.)	= 0.66
REQUIRED DETENTION VOLUME	= 0.223 ac-ft.
PROPOSED DETENTION VOLUME	= 0.223 ac-ft.
RESTRICTOR SIZE (PLATE ORIFICE)	= 1.175"ø

ZONING DATA	
CURRENT ZONING	= R1
PROPOSED ZONING	= R3
R3 ZONING DATA:	
MINIMUM LOT AREA	= 7800 S.F.
MINIMUM LOT WIDTH	= 60 FT
FRONT YARD SETBACK	= 35 FT
SIDE YARD (ADJOINING ST.)	= 35 FT
SIDE YARD (INTERIOR)	= 20% LOT WIDTH/6" MIN.
REAR YARD	= 20% LOT DEPTH
LOT 1 AREA	= 17555 S.F.
LOT 2 AREA	= 15766 S.F.



DATED: NOVEMBER 5, 2015



Handwritten signature of Brad E. Hensley

PREPARED FOR:
 EMS CONSTRUCTION, INC.
 ATTN: BRUCE MACK
 3731 PRAIRIE AVENUE, UNIT 8
 BROOKFIELD, IL 60513
 PHONE: (708) 447-8800

PREPARED BY:
LANDMARK
 ENGINEERING LLC
 DESIGN FIRM REGISTRATION NO. 154-005577
 7808 WEST 103RD STREET
 PALOS HILLS, ILLINOIS 60465-1529
 Phone (708) 599-3737
 SURVEY No. 15-10-086

MACK'S RESUBDIVISION

OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PN: 09-15-301-045-0000

PROPERTY ADDRESS: 339 E. 59TH STREET, WESTMONT, IL

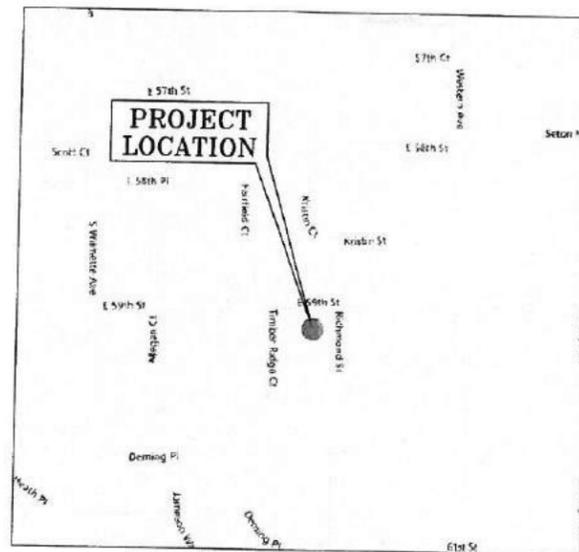


REVISED



	LEGEND	
	EXISTING	PROPOSED
WATER LINE	—	—
STORM SEWER	—	—
SANITARY SEWER	—	—
CHAIN LINK FENCE	—	—
METAL FENCE	—	—
SANITARY MANHOLE	—	—
WATER MANHOLE	—	—
CATCH BASIN	—	—
VALET	—	—
WATER VALVE	—	—
SI-BECK	—	—
HYDRANT	—	—
CABLE PEDESTAL	—	—
TELCO PEDESTAL	—	—
ELECTRIC PEDESTAL	—	—
LIFELY POLE	—	—

- INDEX**
1. COVER SHEET
 2. EXISTING CONDITIONS
 3. PRELIMINARY PLAT OF SUBDIVISION
 4. PRELIMINARY ENGINEERING
 5. EROSION & SEDIMENT CONTROL PLAN



LOCATION MAP

CIVIL ENGINEER: LANDMARK ENGINEERING, LLC
BRAD E. HENSLEY, P.E.
7808 W. 103RD STREET
PALOS HILLS, IL 60465
(708) 599-3737

CLIENT/DEVELOPER: EMS CONSTRUCTION, INC.
ATTN: BRUCE MACK
3731 PRAIRIE AVENUE, UNIT B
BROOKFIELD, IL 60513
PHONE: (708) 447-8800

BENCHMARK: 0135
DESCRIPTION: STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PLAINFIELD ROAD AND MADISON STREET. STATION IS 70.0 FEET SOUTH OF THE CENTERLINE OF PLAINFIELD ROAD AND 38.5 FEET EAST OF THE CENTERLINE OF MADISON STREET. MONUMENT IS A 3.5 INCH BRASS DISK ON THE BASE OF A TRAFFIC SIGNAL, 0.8 FEET ABOVE GRADE.
ELEVATION: 732.18

BENCHMARK: DGN17001
DESCRIPTION: STATION IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MAIN STREET AND 55TH STREET. STATION IS 26.5 FEET SOUTH OF THE CENTERLINE OF 55TH STREET, 51.0 FEET WEST OF THE CENTERLINE OF MAIN STREET, AND 15.0 FEET EAST OF A POWER POLE "VO-75 SP 6 4 40". MONUMENT IS A BRONZE DISK IN THE SOUTHEAST SIDE OF A CONCRETE TRAFFIC SIGNAL BASE.
ELEVATION: 756.72

ZONING DATA	
CURRENT ZONING	= R1
PROPOSED ZONING	= R3
R3 ZONING DATA:	
MINIMUM LOT AREA	= 7800 S.F.
MINIMUM LOT WIDTH	= 60 FT
FRONT YARD SETBACK	= 35 FT
SIDE YARD (ADJOINING ST.)	= 35 FT
SIDE YARD (INTERIOR)	= 20% LOT WIDTH/6' MIN.
REAR YARD	= 20% LOT DEPTH
LOT 1 AREA	= 17555 S.F.
LOT 2 AREA	= 15766 S.F.

LOT COVERAGE DATA	
EXISTING IMPERVIOUS AREA	= 4,676 (SF)
PROPOSED IMPERVIOUS AREA (35% OF LOT AREA)	= 11,662 (SF)
NET NEW IMPERVIOUS	= 6,986 (SF)

VOLUME CONTROL BMP CALCULATIONS	
NEW IMPERVIOUS:	11,662 S.F.
REQUIRED STORAGE VOLUME: (NEW IMPERVIOUS x 1.25")	1,215 C.F.
PROPOSED STORAGE VOLUME:	1,225 C.F.
SWALE (62' x 3' x 0.5')	= 267 C.F.
BOTTOM OF POND	= 958 C.F.

RETENTION DATA	
SITE AREA	= 0.765 ac
ALLOWABLE RELEASE RATE	= 0.076 cfs
C (RUNOFF COEFF.)	= 0.66
REQUIRED DETENTION VOLUME	= 0.197 ac-ft.
PROPOSED DETENTION VOLUME	= 0.204 ac-ft.
RESTRICTOR SIZE	= 1.27'

THIS CERTIFIES THAT THESE DRAWINGS HAVE BEEN REVIEWED TO THE BEST OF MY KNOWLEDGE AND THAT I BELIEVE THEY ARE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), AND ALL CODES AND BUILDING ORDINANCES OF THE VILLAGE OF WESTMONT, STATE OF ILLINOIS.

Brad E. Hensley
LICENSED ENGINEER

DUTY TO INDEMNIFY
THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE MUNICIPALITY, OWNER AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, OR INCIDENTAL TO, THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND AND EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THE OBLIGATION INCLUDES BUT IS NOT LIMITED TO: THE ILLINOIS SUCH INJURY (INCLUDING DEATH) OR LOSS OF DAMAGE, OF CLAIMS THEREOF, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.



Brad E. Hensley

REV. BY	T.G.
REVISIONS	T.G.
ORIGINAL SUBMITTAL	
VILLAGE COMMENTS	
DATE	11/9/15
	12/3/15

LANDMARK ENGINEERING LLC
1030 WEST 103RD STREET
PALOS HILLS, IL 60465-3737
Phone: (708) 599-3737
Fax: (708) 599-2231

MACK'S RESUBDIVISION
339 E. 59TH STREET, WESTMONT, IL
COVER SHEET

DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

SHEET
1 of 5
15-10-086

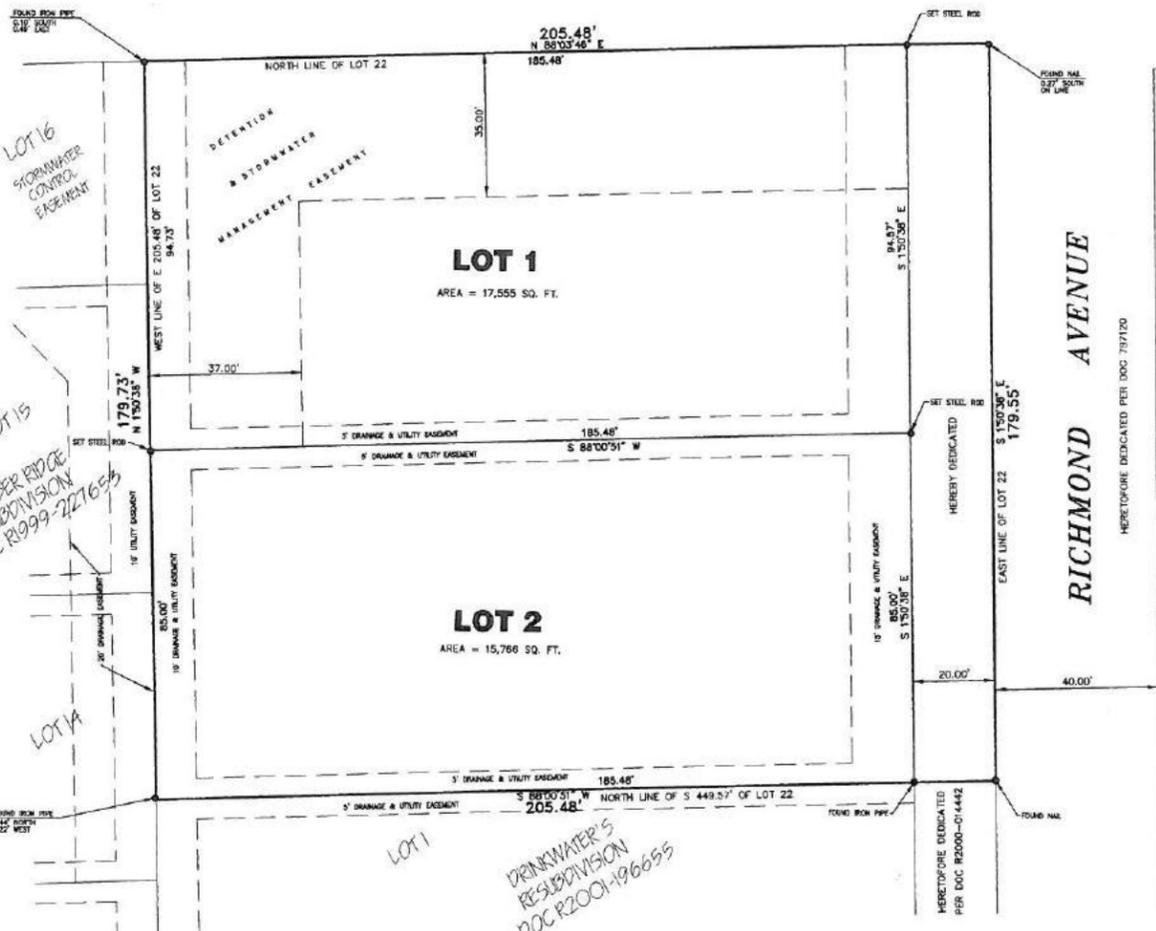
**PRELIMINARY PLAT OF SUBDIVISION
MACK'S RESUBDIVISION**
OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

AFFECTS PIN: 09-15-301-045

ADDRESS
339 EAST 59TH STREET
WESTMONT, IL 60559

E. 59TH STREET

HERETOFORE DEDICATED PER DOC 141091



PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

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

AFTER RECORDING RETURN TO:
VILLAGE OF WESTMONT
COMMUNITY DEVELOPMENT DEPARTMENT
31 WEST QUINCY STREET
WESTMONT, IL 60559

LAND SURVEYOR

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 205.48 FEET (EXCEPT THE SOUTH 449.57 FEET THEREOF) OF LOT 22 IN BRANIGAR BROS. FIFTY-FIFTH STREET FARMS, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT SCHOOL LOT) AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1920, AS DOCUMENT 141091, IN DU PAGE COUNTY, ILLINOIS;

AND THAT THE HEREON DRAIN PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, WHICH CONTAINS 36,912 SQUARE FEET (MORE OR LESS) THEREIN. ALL REGULATIONS ENACTED BY THE DU PAGE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH AND DETERMINED BY GPS MEASUREMENT.

I FURTHER STATE THAT THIS SUBDIVISION IS WITHIN THE VILLAGE OF WESTMONT, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AND THAT ALL LOT CORNERS WILL BE STAKED WITH IRON PIPES OR RODS AT THE COMPLETION OF GRADING OPERATIONS.

THE PROPERTY INCLUDED IN THIS SUBDIVISION LIES ENTIRELY WITHIN UNSHADED ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT CHANGE ANNUAL FLOODPLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON ITS FLOOD INSURANCE RATE MAP No. 1704300905H, HAVING AN EFFECTIVE DATE OF DECEMBER 16, 2004.

I ALSO HEREBY DESIGNATE THE VILLAGE OF WESTMONT, ILLINOIS, AS THE ENTITY TO RECORD THIS PLAT OF SUBDIVISION.

DATED AT PALOS HILLS, ILLINOIS, THIS 3rd DAY OF DECEMBER, A.D. 2015.

MARK H. LANDSTROM
I.P.L.S. No. 2625
LICENSE RENEWAL DATE: 11/30/2018

OWNER'S CERTIFICATE

REPUBLIC BANK OF CHICAGO TRUST #1742 HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FURTHERMORE, PURSUANT TO SECTION 1.000 OF THE PLAT ACT, 765 ICS 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 DISTRICTS:

- MAERKER ELEMENTARY SCHOOL DISTRICT 60
5827 S. CASI AVE. - WESTMONT, IL 60559
- HINSDALE CENTRAL HIGH SCHOOL DISTRICT 86
5500 S. GRANT STREET - HINSDALE, IL 60521
- COLLEGE OF DU PAGE 502
425 22nd STREET - GLEN ELLYN, IL 60137

DATED AT THIS _____ DAY OF _____, A.D. 20____

SIGNATURE

PRINTED NAME

TITLE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID REPUBLIC BANK OF CHICAGO TRUST #1742 FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

PLANNING & ZONING COMMISSION

WESTMONT, ILLINOIS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

SIGNED: _____ CHAIRMAN ATTEST: _____ SECRETARY

SANITARY DISTRICT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, _____ EXECUTIVE DIRECTOR FOR THE HINSDALE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT HINSDALE, ILLINOIS, _____ DAY OF _____, A.D. 20____

EXECUTIVE DIRECTOR

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, VIRGINIA SZYMSKI, VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, DO 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 _____, 20____ 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 HERE TO SET MY HAND AND SEAL OF THE VILLAGE OF WESTMONT, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

I, BONNIE OWENS, FINANCE DIRECTOR 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, ILLINOIS, _____ DAY OF _____, A.D. 20____

VILLAGE TREASURER

VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, _____ VILLAGE ENGINEER OF THE VILLAGE OF WESTMONT, ILLINOIS, DO HEREBY CERTIFY THAT THE SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WESTMONT, ILLINOIS, _____ DAY OF _____, A.D. 20____

VILLAGE ENGINEER

COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, _____ COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK

DU PAGE COUNTY RECORDER

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, AFORESAID ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK _____ M.

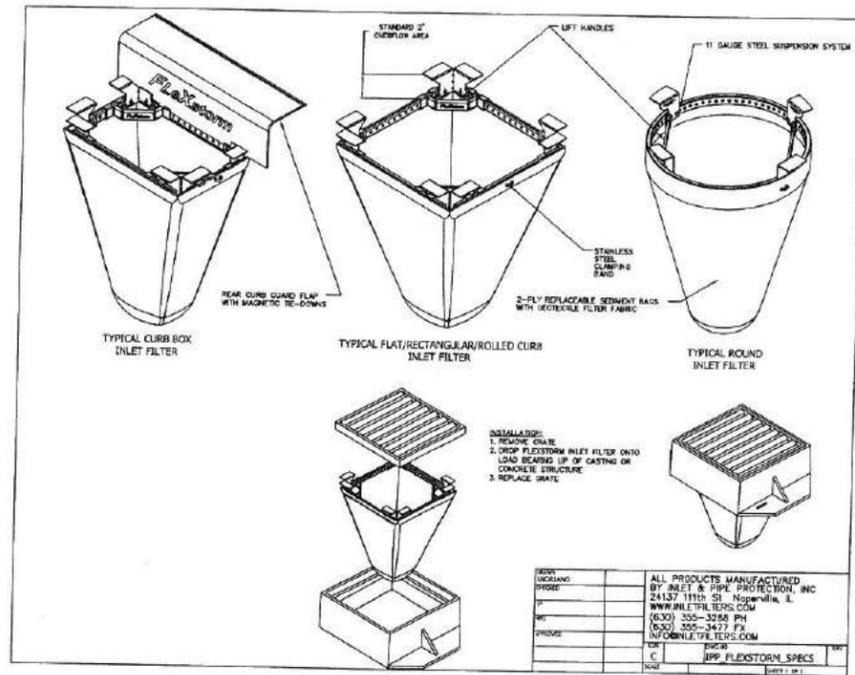
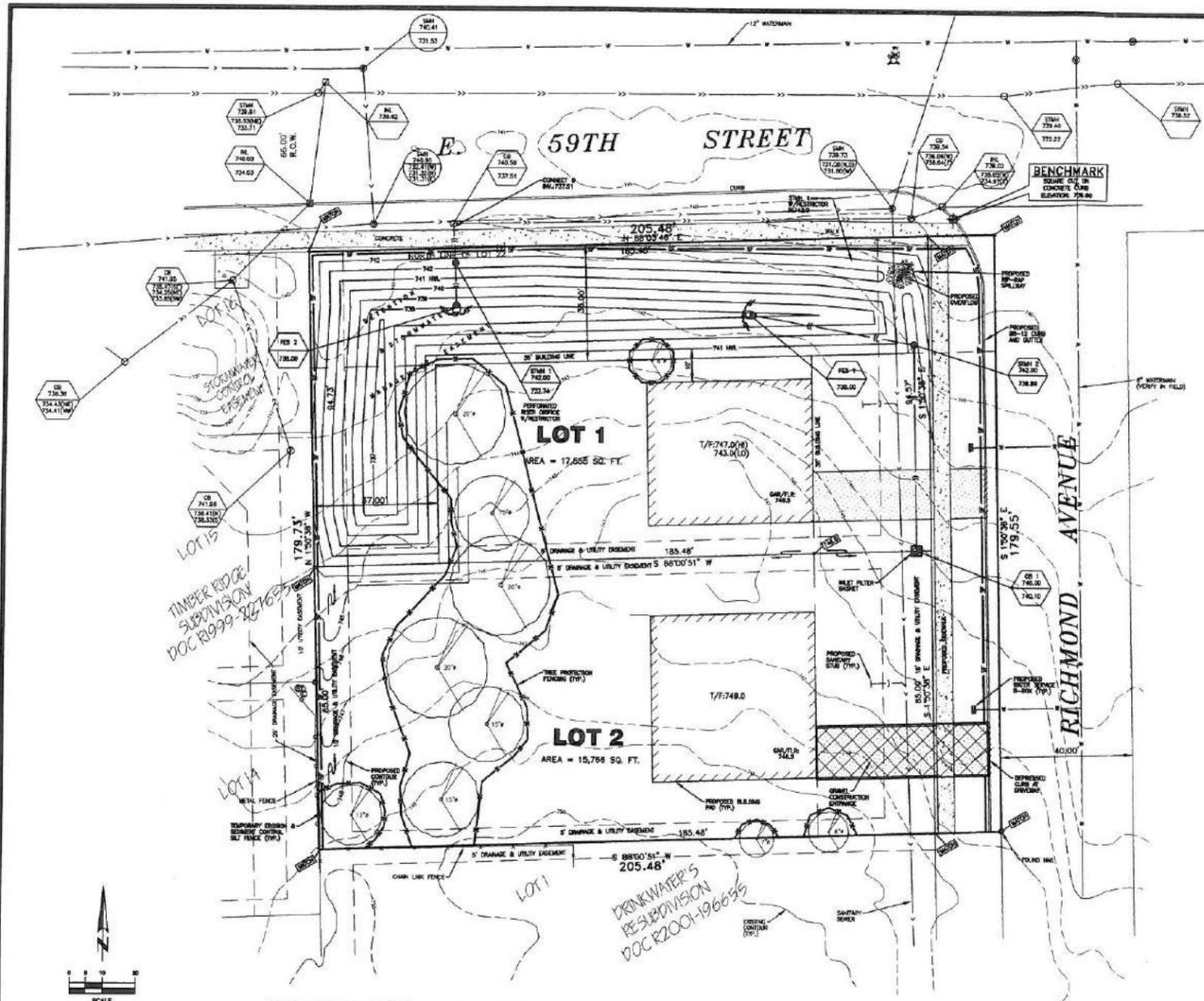
COUNTY RECORDER

REV. BY	T.G.	T.G.
11/25/15 <td>ORIGINAL SUBMITTAL <td></td> </td>	ORIGINAL SUBMITTAL <td></td>	
12/23/15 <td>VILLAGE COMMENTS <td></td> </td>	VILLAGE COMMENTS <td></td>	

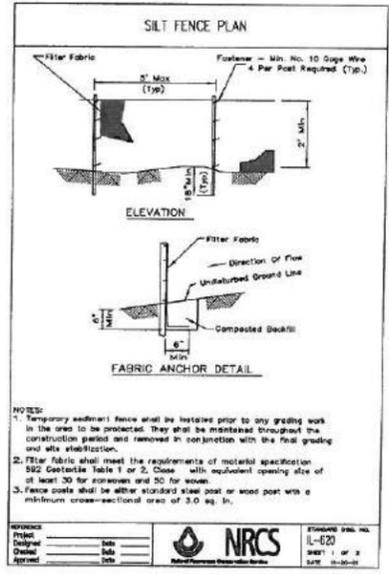
LANDMARK
ENGINEERING LLC
7800 S. WILSON AVE., 14th FLOOR
PALOS HILLS, ILLINOIS 60465-1829
Phone: (708) 899-2737
Fax: (708) 899-2291

MACK'S RESUBDIVISION
339 E. 59TH STREET, WESTMONT, IL
PRELIMINARY PLAT OF SUBDIVISION

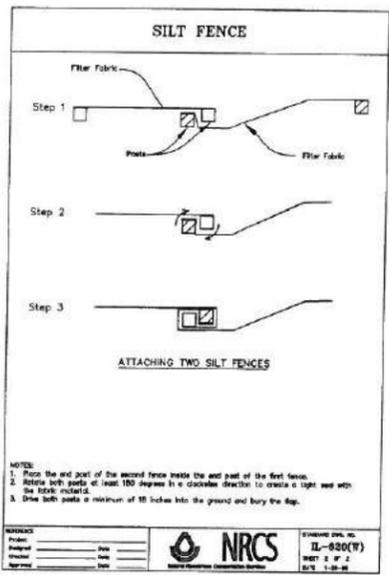
DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.
SHEET
3 OF 5
15-10-086



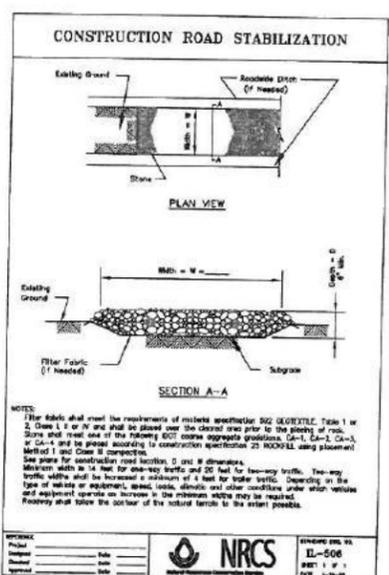
DESIGNER:	ALL PRODUCTS MANUFACTURED BY JULET & JUNE PROTECTION, INC. 24137 111th St, Naperville, IL WWW.JULET&JUNE.COM (630) 355-3288 PH (630) 355-3477 FX INFO@JULET&JUNE.COM
DATE:	11/25/15
PROJECT:	IPP FLEXSTORM SPECS
SCALE:	AS SHOWN



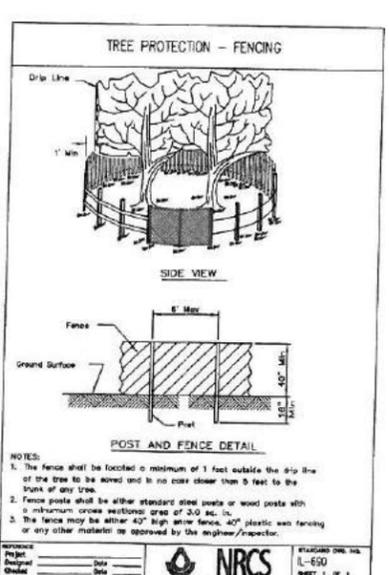
NOTES:
 1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
 2. Filter fabric shall meet the requirements of material specification 552. Contact Table 1 or 2. Close with equivalent opening size of at least .30 for screens and .50 for woven.
 3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.



NOTES:
 1. Place the end post of the second fence inside the end post of the first fence.
 2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
 3. Drive both posts a minimum of 18 inches into the ground and bury the top.



NOTES:
 Filter fabric shall meet the requirements of material specification 552. CONTACT TABLE 1 or 2. Close 1/4\"/>



NOTES:
 1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
 2. Fence posts shall be either standard steel posts or wood posts with a minimum cross-sectional area of 3.0 sq. in.
 3. The fence may be either 42\"/>

REV. BY	T.G.
REVISIONS	ORIGINAL SUBMITTAL
DATE	11/25/15
	VILLAGE COMMENTS
	12/3/15

LANDMARK
 ENGINEERING LLC
 7808 WEST KILBURN STREET
 P.O. BOX 111111, IL 60111
 (708) 599-2321

MACK'S RESUBDIVISION
339 E. 59TH STREET, WESTMONT, IL
EROSION & SEDIMENT CONTROL PLAN

DRAWN BY: T.G.
 DESIGNED BY: B.H.
 CHECKED BY: M.L.

SHEET
 5 OF 5
 15-10-086

Dear Mr. Mayor,

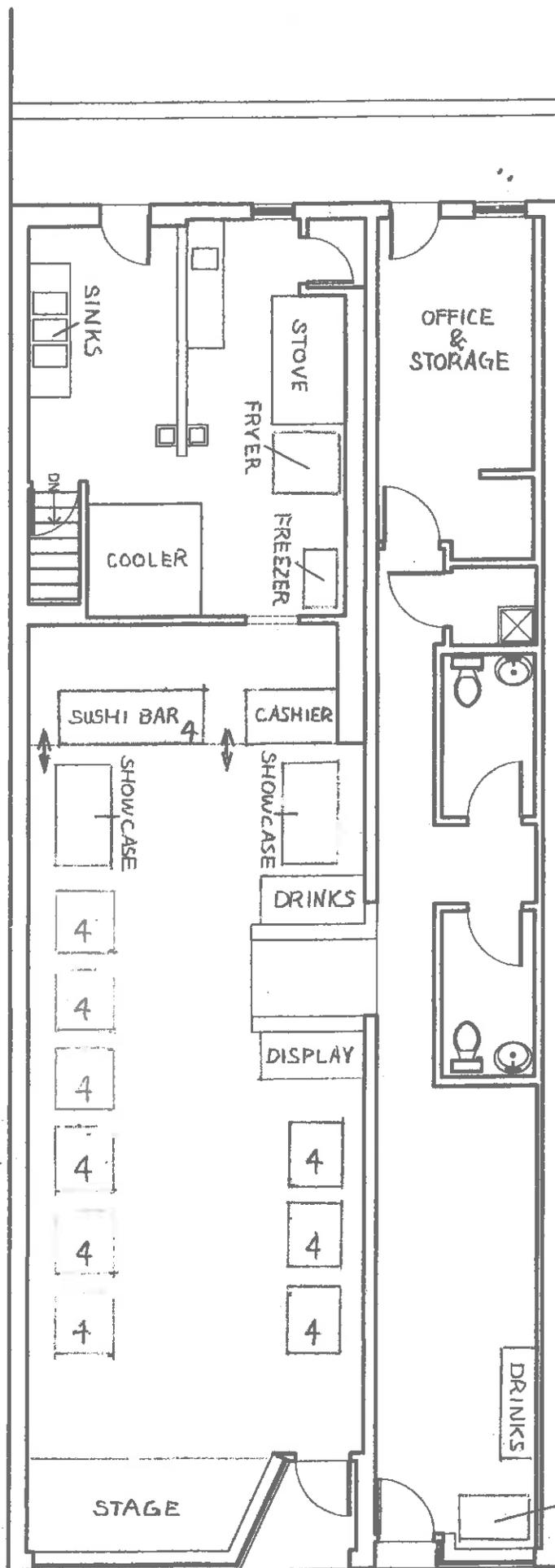
What we are proposing to open at 20 N. Cass Ave. in Westmont, is a unique new take on an authentic Japanese restaurant featuring live (Blues/Jazz) music, imported wines and soft drinks, and a variety of both cultural and traditional entrees and desserts. Our goal is to provide an entertaining atmosphere with reasonable prices, good food, good service, and good music that will be as pleasing to the ears as the menu will be to the palate. If given this opportunity our establishment promises to restore Westmont to its original vibrancy.

Makoto Mac Okuyama

MAX BLUES ENTERTAINMENT

285 N. Richmond Ave., Apt. 12

Clarendon Hills, IL. 60514



SINKS

STOVE

FRYER

FREEZER

COOLER

DN

OFFICE & STORAGE

SUSHI BAR

CASHIER

SHOWCASE

SHOWCASE

DRINKS

DISPLAY

4

4

4

4

4

4

4

4

4

DRINKS

STAGE

SHOWCASE



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

MEETING DATE: December 09, 2015

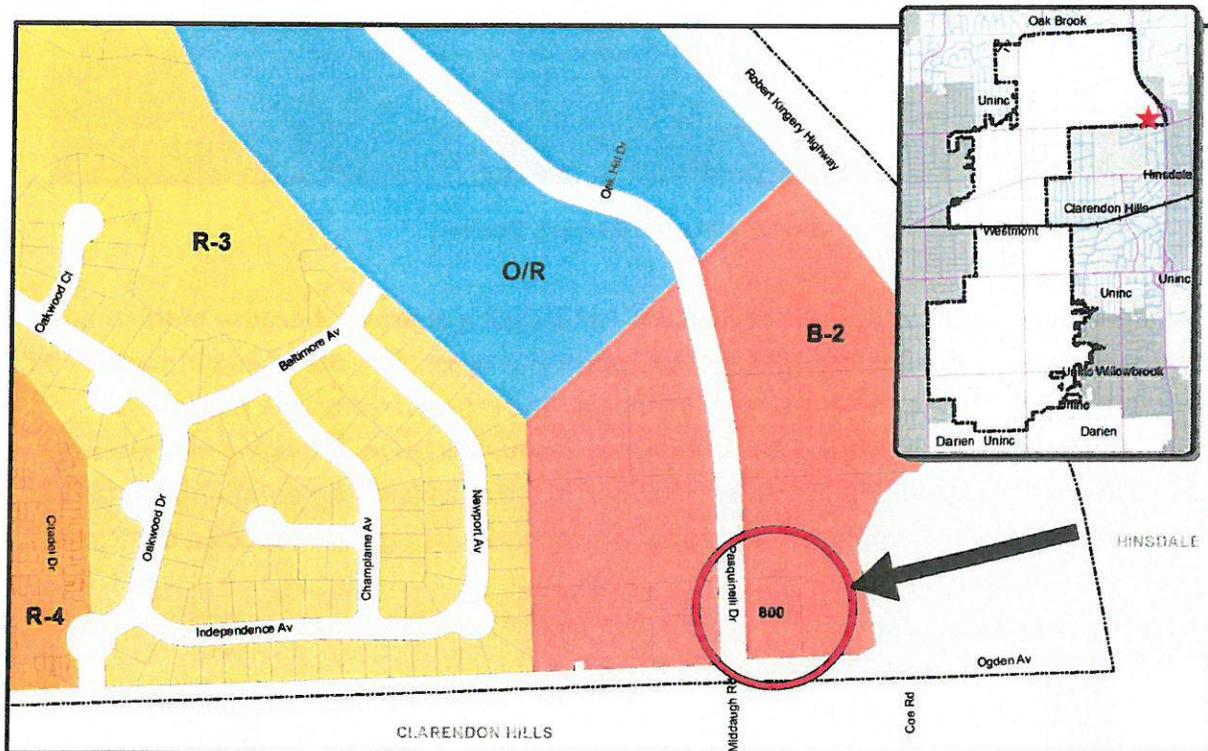
P/Z 15-029

TITLE: Chipman Design Architecture regarding the property located at 800 East Ogden Avenue, Westmont, IL 60559 for the following:

- (A) Site and Landscaping Plan approval to allow an attached cooler to the building.

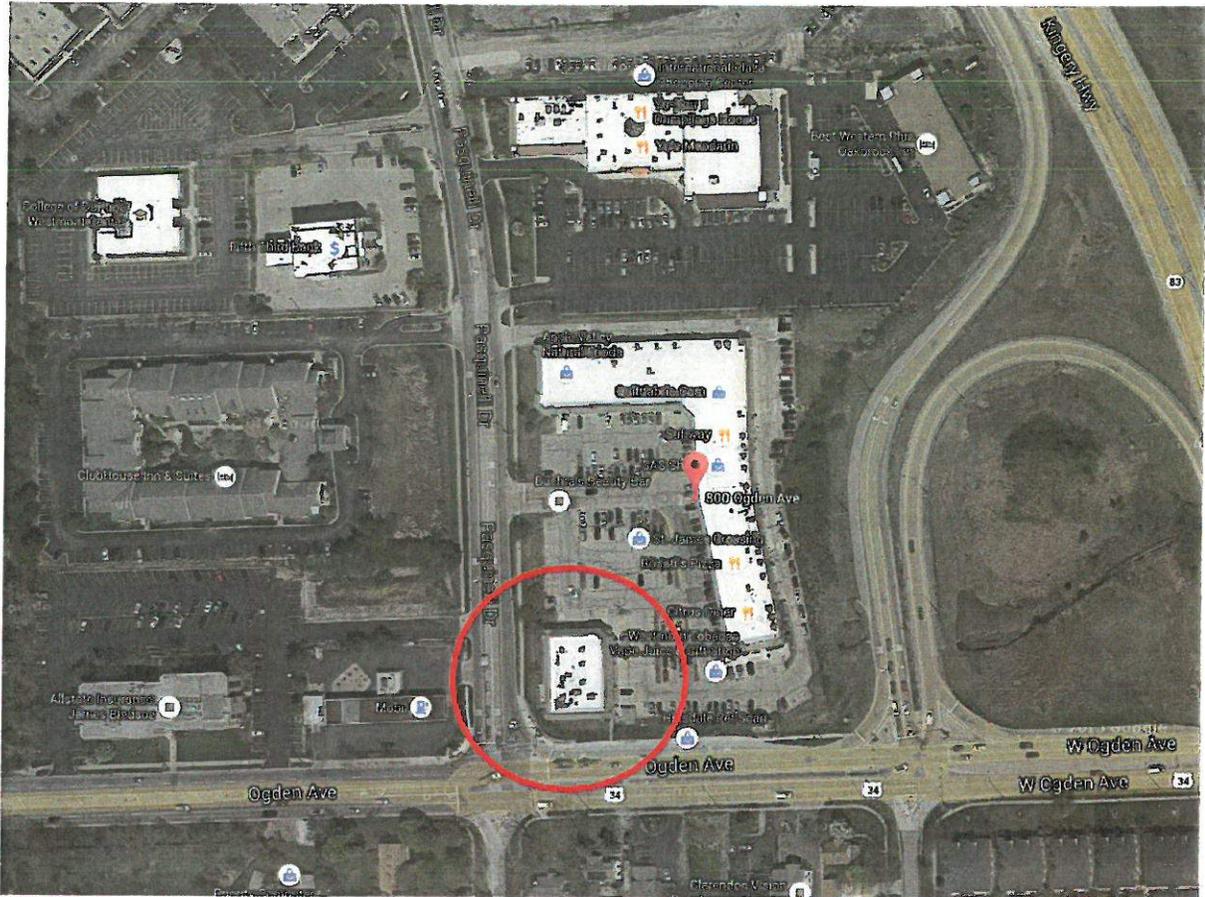
BACKGROUND OF ITEM

The subject lot is located on the northeast corner of Ogden Avenue and Pasquinelli Drive, and is the corner outlot for St. James Crossing Shopping Center. This parcel, as well as the entire shopping center, is zoned B-2 General Business District. Proposed as a 2-restaurant concept (Grill 89 and Cucinova) that shares a single kitchen, the use is consistent with restaurants that have operated out of the space in the past.



Zoning map - 800 East Ogden Avenue

Property directly to the north and west are similarly zoned as B-2 General Business District. Directly to the east lies the interchange with Ogden Avenue and Route 83/ Kingery Highway, with Hinsdale further east. To the south the property is bordered by Clarendon Hills.



Aerial view - 800 East Ogden

The petitioner is required to obtain Site Plan and Landscaping approval because of the request to install an outdoor cooler, which triggers this approval process. The attached outdoor cooler is needed to accommodate the 2-restaurant concept, and is proposed on the rear of the building. As the rear of the building has frontage to Pasquinelli Drive, screening measures to disguise and soften the addition have been included in the site plan. The outdoor disturbance is considered minimal and would not trigger any stormwater management requirements.



Internal view from St. James Crossing



View along Pasquinelli where cooler would be located adjacent current utilities

ZONING ANALYSIS

Although run as two businesses, both Grill 89 and Cucinova will operate as different restaurant concepts. Grill 89 is designed as a casual sports restaurant with American fare. Cucinova is an artisan italian restaurant featuring Neapolitan pizza.

Constructed and maintained as a continuous restaurant use, no parking analysis is required as shared parking is available with the adjacent shopping center. Proposed signage is in conformance with the signage previously allotted to the building and consistent for two businesses located on a corner lot. All signage will require separate permits for final review and approval.

The proposed cooler would meet the required 10' setback requirement to Pasquinelli Drive, and would be screened with brick that matches the existing structure. Additional landscape will be provided to break up the brick facade, and should minimize the overall impact of the cooler installation.

Site Plan Review standards:

In granting or withholding approval of site plans, the board of trustees shall be guided in the reasonable exercise of their discretion by the following standards:

(a) All plans shall be so designed that the public health, welfare and safety will be protected.

(b) The proposed development of the site shall be such that it does not cause substantial injury to the value of other property in the neighborhood.

(c) All plans shall provide for protection of both aesthetics and function of the natural environment, which shall include, but not be limited to, conditions pertaining to floodplains, soil and geologic characteristics and preservation of vegetation.

(d) All plans shall provide for the transmission, retention or detention of stormwater with such facilities installed so as to complement existing or proposed stormwater facilities, unless the board of trustees shall determine upon recommendation of the public works director that stormwater facilities need not be provided or a cash contribution in lieu of such facilities is made. In the event the board of trustees determines that a cash contribution be made in lieu of installation of stormwater facilities, such amount shall be determined by the public works director and the use thereof shall be restricted to the provision of stormwater facilities installed by the Village.

STAFF COMMENTS

Engineering Synopsis - Staff has determined the proposed project would not trigger any stormwater management requirements.

Other Departments - Fire Department, Public Works Department, and the Village Landscape Architect did not have any comments.

COMPREHENSIVE PLAN ANALYSIS

The Comprehensive Plan recommends "Corridor Commercial" in this area, which serves the daily needs of residents and is a destination for the larger market. "Corridor Commercial" uses can include groceries, restaurants, and retail businesses. This restaurant concept would contribute to the vibrancy of the shopping center and the corridor.

SUMMARY

The applicant requests approval of a Site and Landscape Plan to allow for a cooler addition with proper screening.

DOCUMENTS ATTACHED

- 1) Agenda publication - November 25, 2015 edition of the Westmont Suburban Life.
- 2) Application for Planning and Zoning Commission review dated November 06, 2015.
 - a) Plat of survey, prepared by Midwest Consulting Engineers, Inc., dated January 22, 1991.
 - b) Site Plan, prepared by Chipman Design Architecture, Inc., dated November 05, 2015.
 - c) Signage Concept (elevations), prepared by Chipman Design Architecture, Inc., dated November 11, 2015.



**Chipman
Design
Architecture**

November 6, 2015

Corporate Office
2700 S. River Road
Suite 400
Des Plaines, IL 60018-4108
T 847.298.6900
F 847.298.6966

ATLANTA
BOGOTÁ
CHICAGO
LOS ANGELES
NEW YORK

www.chipman-design.com

2015 Planning and Zoning Commission
Village of Westmont
Community Development Department
31 West Quincy Street
Westmont, IL 60559

RE: Grill 89/Cucinova Restaurant
St. James Crossing
800 East Ogden Road
Westmont, IL 60559

To the members of the Planning and Zoning Commission,

The existing property is located on the corner of Ogden Avenue and Pasquinelli Drive, the former Jimmy's Island Grill space. The existing restaurant will be divided into two tenant spaces – Grill 89 and Cucinova.

Grill 89 will be a casual, comfortable eatery with a subtle sports theme in the bar area. The target demographic will be between 20-50-year olds. The menu includes classic American fare. Wine, liquor, and beer will be an integral part of this venture.

Cucinova is an Artisan Italian Pizza restaurant that lets the customer be the creator of one-of-a-kind Neapolitan pizzas, pasta bowls, and fresh salads. Each order will be made from scratch and the customer can mix and match ingredients as they please.

Due to the separation of spaces, there is a need for an additional cooler in order for both restaurants to function. The cooler will be added to the rear of the building along Pasquinelli Drive. The exterior will be clad in brick to match the existing finishes. A tree and some bushes will also be added to act as a screen. A new sidewalk will also be added in order to provide access to the back door of the Grill 89 kitchen.

If you need further information on this tenant improvement, please give either myself or Jay Miranda a call. We can both be reached at (847) 298-6900.

Sincerely,

Christine A. Morrison
Senior Project Manager



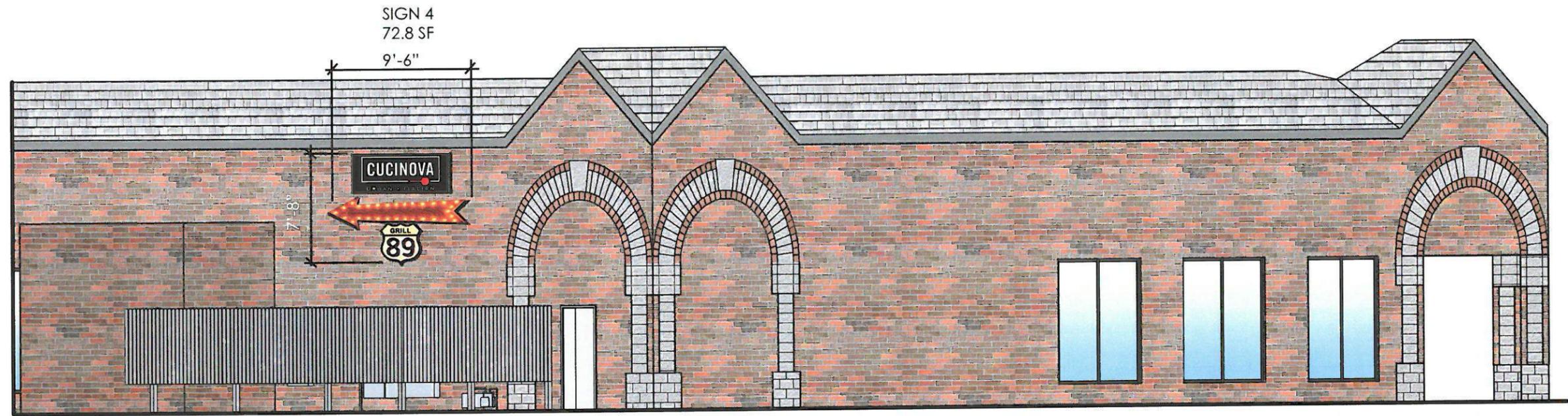
① SOUTH
1/8" = 1'-0"



② WEST
1/8" = 1'-0"



GRILL 89/CUCINOVA
SIGNAGE CONCEPT
11-11-2015



② SOUTHWEST OPTION 1
1/8" = 1'-0"

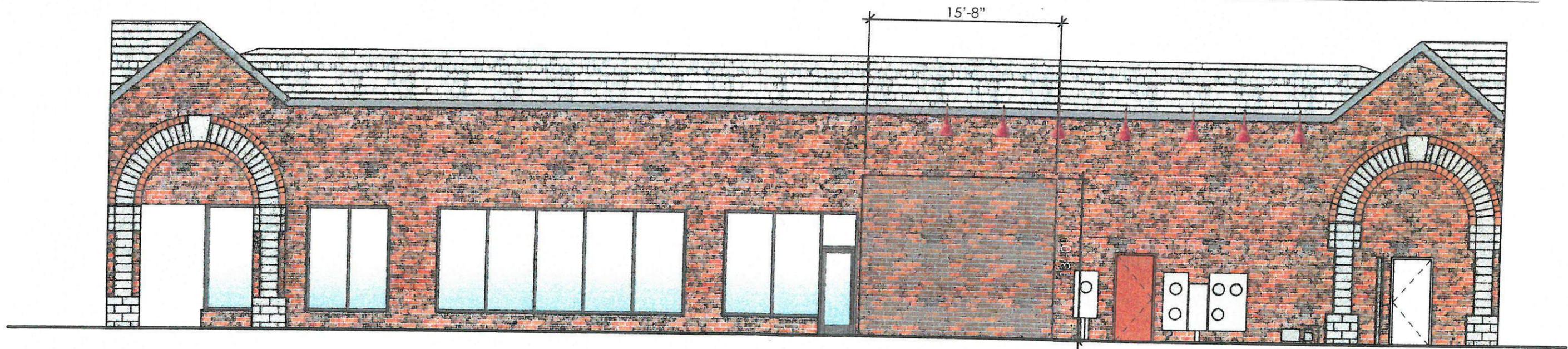


GRILL 89/CUCINOVA
SIGNAGE CONCEPT
11-11-2015





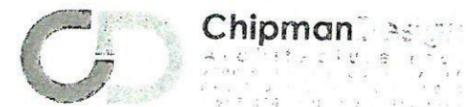
② EAST WITH LANDSCAPE
1/8" = 1'-0"



① EAST
1/8" = 1'-0"



GRILL 89/ CUCINOVA
SIGNAGE CONCEPT
11-02-2015





NEW COOLER. BRICK TO MATCH EXISTING BUILDING. RAISED WALL HEIGHT TO CONCEAL CONDENSERS

CONCRETE PAD EXTENSION



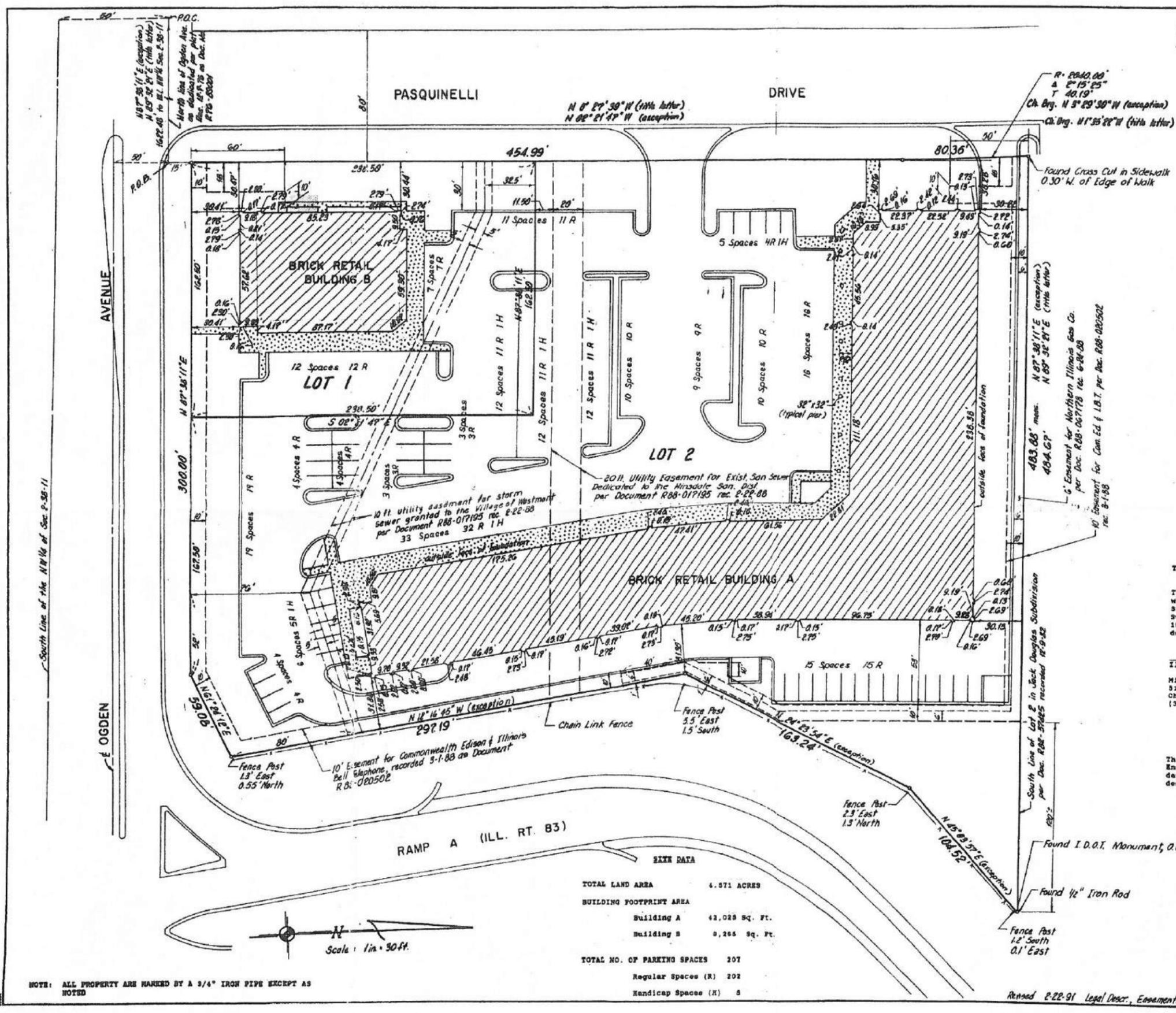
GRILL 89/ CUCINOVA
COOLER PERSPECTIVE
11-02-2015



PLAT OF SURVEY

Scott Law

Lots 1 and 2 in St. James Crossing Subdivision, being a subdivision in the Northwest 1/4 of Section 2, Township 38 North, Range 11, East of the Third Principal Meridian; according to the plat thereof recorded February 22, 1988 as Document R88-017188, in DuPage County, Illinois.



To: Chicago Title Insurance Company and Confederation Life Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1988; meets the accuracy requirements of a Class A Survey, as defined therein, and includes items of Table 3 thereof.

Illinois Professional Land Surveyor No. 2848 Date: **February 20, 1991**

Midwest Consulting Engineers, Inc.
5151 North Harlem Avenue
Chicago, Illinois 60656
(312) 792-1100

Flood Zone Designation
This is to certify that according to the Village of Westmont Engineering Department, the FEMA Flood Insurance Rate Map, dated January 10, 1981, shows that the BSEI of the property described by this survey lies in a special flood hazard area.

Prepared By:
MIDWEST CONSULTING ENGINEERS, INC.
5151 N. HARLEM AVENUE
CHICAGO, ILLINOIS 60656
(312) 792-1100

SITE DATA

TOTAL LAND AREA	4.571 ACRES
BUILDING FOOTPRINT AREA	
Building A	42,028 Sq. Ft.
Building B	9,265 Sq. Ft.
TOTAL NO. OF PARKING SPACES	207
Regular Spaces (R)	202
Handicap Spaces (H)	5

NOTE: ALL PROPERTY ARE MARKED BY A 3/4" IRON PIPE EXCEPT AS NOTED

Revised 2-22-91 Legal Descr., Easements JOB NO. 1178



Illinois Department of Transportation

Division of Highways / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

LOCAL ROADS AND STREETS
Motor Fuel Tax – Final Payment Estimate
Village of Westmont
Section No.: 15-00107-00-RS
DuPage County

December 9, 2015

Ms. Virginia Szymiski
Village Clerk
Village of Westmont
31 West Quincy Street
Westmont, IL 60559

Dear Ms. Szymiski:

The Engineer's Final Payment Estimate in the amount of \$1,199,626.53 and the Request for Approval of Change in Plans No. 2 and Final for the above-referenced section were approved as of December 8, 2015.

After all related invoices have been paid, please submit the Final Report (BLR 13510) together with a Letter of Acceptance on the Village's letterhead.

Enclosed is one copy each for your records. If you have any questions or need additional information, please contact Marilyn D. Solomon, Field Engineer, at (847) 705-4407 or via email at Marilyn.Solomon@illinois.gov.

Very truly yours,

John Fortmann, P.E.
Deputy Director of Highways,
Region One Engineer

A handwritten signature in black ink, appearing to read 'C. Holt'.

By:
Christopher J. Holt, P.E.
Bureau Chief of Local Roads and Streets

Enclosures

cc: Noriel Noriega, P.E., Public Works Supervisor w/encl.

Total Net Change: \$ 171,067.94

Amount of Original Contract: \$ 1,028,558.59

Amount of Previous Change Orders: \$ -

Amount of adjusted/final contract: \$ 1,199,626.53

Total net _____ to date \$ 171,067.94 which is 16.63 % of the contract price.
 (addition, deduction)

State fully the nature and reason for the change: _____

When the net increase or decrease in the cost of the contract is \$10,000.00 or more, or the time of completion is increased or decreased by 30 days or more, one of the following statements must be checked:

- The undersigned has determined that the circumstances which necessitate this change were not reasonably foreseeable at the time the contract was signed.
- The undersigned has determined that the change is germane to the original contract as signed.
- The undersigned has determined that this change is in the best interest of the Local Agency and is authorized by law.

Prepared by: Norieg Noriega, PE CPESC
Public Works Supervisor-Engineering & Street Operations
 Title of Preparer

For County and Road District Projects

 Highway Commissioner

 Date

Submitted/Approved

 County Engineer/Superintendent of Highways

 Date

For Municipal Projects


Norieg Noriega, PE CPESC
 Municipal Officer
Public Works Supervisor-Engineering & Street Operations
 Title of Municipal Officer
12/2/2015
 Date

Approved



 Regional Engineer
12/08/15
 Date

Note: Make out separate form for change in length quantities.
 Give net quantities
 Submit 6 Originals
 If plans are required attached 3 sets.

INVOICE NO.
92105

Central Blacktop Co., Inc.

P.O. BOX • LAGRANGE, IL 60525-8180 • (708) 482-9660

ASPHALT-CONCRETE PAVING

VILLAGE OF WESTMONT
ATTN: NORIEL NORIEGA
39 E. BURLINGTON AVENUE
WESTMONT, IL 60559

INVOICE DATE

11/19/2015
215-013

JOB LOCATION

15-00107-00-RS
VILLAGE OF WESTMONT
2015 FALL MFT RESURFACING

CUSTOMER# 22460

FINAL INVOICE #4

WORK COMPLETED TO DATE	1,199,626.53
LESS PREVIOUSLY PAID	-1,155,183.01

TOTAL

\$44,443.52

THANK YOU
CENTRAL BLACKTOP CO., INC.

Job # 215-013
 Job Name VILLAGE OF WESTMONT
 Contract # 2015 FALL MFT RESURFACING
 Section #

FINAL # 4
 THROUGH: OCTOBER 16, 2015

Item No.	Item Description	Plan Quantity	Unit Price	UOM	Current Quantity	Current \$ Value	To Date Quantity	To Date \$ Totals	Previous Quantity	Previous \$ Value
1	TC&P	1.00	14000.00	LS			1.00	\$14,000.00	1.00	\$14,000.00
2	SDWLK REM	6000.00	1.25	SF			13770.00	\$17,212.50	13770.00	\$17,212.50
3	PCC SDWLK, 5"	6000.00	5.50	SF			13770.00	\$75,735.00	13770.00	\$75,735.00
4	DET WARN	568.00	23.00	SF			525.00	\$12,075.00	525.00	\$12,075.00
5	PCC CC&G REM&REPL	2600.00	24.50	LF			4065.00	\$99,592.50	4065.00	\$99,592.50
6	PCC DRVWY PVT REM&RI	100.00	78.00	SY			105.00	\$8,190.00	105.00	\$8,190.00
7	HMA DRVWY PVT REM&RI	100.00	80.00	SY			1695.00	\$135,600.00	1695.00	\$135,600.00
8	FRAME&GRATE TO BE AD	29.00	400.00	EA			23.00	\$9,200.00	23.00	\$9,200.00
9	HMA SURF REM, 2 1/2	51831.00	3.00	SY			51855.00	\$155,565.00	51855.00	\$155,565.00
10	BIT MATL (PRIME COAT)	23324.00	0.01	LB			8778.00	\$87.78	8778.00	\$87.78
11	LEVEL BIND (MACH METH)	3032.00	80.00	TN			2876.00	\$230,080.00	2876.00	\$230,080.00
12	HMA SURF CSE MIX D N5C	4548.00	73.00	TN			4550.00	\$332,150.00	4550.00	\$332,150.00
13	CLASS D PATCH, TYPE II,	1050.00	55.00	SY			586.00	\$32,230.00	586.00	\$32,230.00
14	ARCT	51209.00	1.15	SY	28500.00	\$32,775.00	51200.00	\$58,980.00	22700.00	\$26,105.00
15	PCC ALLEY APRON REM&	90.00	75.00	SY			30.00	\$2,250.00	30.00	\$2,250.00
16	THMPL PVT MARK, L&S	128.00	4.00	SF			255.00	\$1,020.00	255.00	\$1,020.00
17	THMPL PVT MARK, LINE 4'	12025.00	0.55	LF			12845.00	\$7,064.75	12845.00	\$7,064.75
18	THMPL PVT MARK, LINE 6'	1315.00	0.75	LF			3130.00	\$2,347.50	3130.00	\$2,347.50
19	THMPL PVT MARK, LINE 1:	340.00	1.50	LF			761.00	\$1,141.50	761.00	\$1,141.50
20	THMPL PVT MARK, LINE 2:	530.00	4.00	LF			565.00	\$2,260.00	565.00	\$2,260.00
21	DET LOOP REPL	288.00	19.00	LF			155.00	\$2,945.00	155.00	\$2,945.00
						<u>\$32,775.00</u>		<u>\$1,199,626.53</u>		<u>\$1,166,851.53</u>



**Public Works Department
Engineering Division**

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6272 Fax: 630-829-4479

December 2, 2015

Illinois Department of Transportation
Attn: Mr. Christopher J. Holt, PE, Bureau Chief of Local Roads and Streets
201 West Center Court, 3rd Floor
Schaumburg, IL 60196-1096

RE: Village of Westmont
DuPage County
2015 FALL MFT Resurfacing Project
MFT# 15-00107-00-RS
Material Certification Letter

**RECEIVED
BUREAU OF
DEC 07 2015
LOCAL ROADS & STREETS**

Dear Mr. Holt:

The undersigned certifies the following:

In accordance with the laws of the State of Illinois and the detailed requirements of the Plans and Specifications for the above-referenced project section, the work as represented by the quantities completed to date as shown on the Final Payment Estimate have been constructed to the extent described.

This letter further certifies that all materials used have been satisfactorily inspected and all quantities documented in accordance with the rules and regulations of the Illinois Department of Transportation.

If you have any further questions or concerns, please contact me at 630-981-6295.

Thank you,

Noriel Noriega, PE CPESC
Public Works Supervisor - Engineering and Street Operations

cc: Mr. Mike Ramsey - Director of Public Works
Mr. Suleyman Tulgar - IDOT Bureau of Local Roads and Streets



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION**

MEETING DATE: December 09, 2015

AGENDA ITEM: PZ 15-026

TITLE: Village of Westmont for the following:

- (A) Amend Appendix A, Article IV, General Provisions, Section 4.09, Trailers, tents and boats, of the Westmont Zoning Code to create tent permit provisions to allow for referenced standards including classification, duration of approval, inspections and fees.
- (B) Amend Appendix A, Article XIV, Definitions, (B) Definitions, of the Westmont Zoning Code to include tents.

BACKGROUND OF ITEM

This text amendment was prompted by staff discussions regarding a concern that existing code does not have provisions for minimum permitting standards specific to tents. While tents have been regularly permitted through the Building Division and reviewed by the Fire Prevention Bureau, municipal code does not address specific construction requirements, periods of use, types of use, size standards, or consistent permit fees.

Based on recommendations by the Director of Fire Prevention, following a positive discussion at the October 15, 2015 Community Development Committee meeting, staff recommends adopting language into the code to allowing for minimum standards in the tent permit process including:

- Categorizing tents by use and size with specific requirements and permit fees based on these defined classifications
- Specific time limitations
- Inspection requirements
- Contractor requirements including proof of liability insurance
- Referencing standards as defined by the International Fire Code (IFC), International

Building Code (IBC), National Fire Protection Association (NFPA) and National Electric Code (NEC).

- Creating a clear referenced definition of a tent.

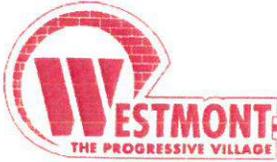
As multiple applicable codes can affect permit requirements, amount of review and number of inspections, staff has prepared ordinance language that provides the needed flexibility to the process. The permit application will outline requirements specific for each tent, allowing for simple revision as codes are refined and improved. The prepared language for the text amendment and sample permit application packet can be found in the attached draft documents.

SUMMARY

Staff recommends the above text amendments to the Westmont Code of Ordinances to allow for minimum tent requirements to address safety concerns, verify proper installation and ensure uses compliant with building, fire and zoning requirements. These provisions allow code to reference standards to classify tents, uphold multiple governing building and fire codes, and establish fees based on required administrative time.

ATTACHMENTS

- Public hearing notice appearing in the November 25, 2015 edition of Westmont Suburban Life
- Draft Tent Permit Application Packet
- Proposed Ordinance with text revisions and additions



westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

TENT PERMIT APPLICATION

DATE OF APPLICATION		PERMIT #	
APPROVED DATES	FROM	TO	FEE \$

1. ADDRESS OF TENT INSTALLATION

ADDRESS	
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1. APPLICANT INFORMATION

FULL NAME			
ADDRESS			
PHONE (H)	PHONE (C)		
EMAIL			

2. EMERGENCY CONTACT AND/OR OWNER INFORMATION

FULL NAME			
ADDRESS			
PHONE (H)	PHONE (C)		
EMAIL			

3. TENT INFORMATION

*see flow chart on reverse side to determine correct classification

TENT CLASSIFICATION* (circle one)	COMMERCIAL 120 UNLIMITED Maximum 120 days	COMMERCIAL 60 UNLIMITED Maximum 60 days	COMMERCIAL LIMITED Maximum 7 days	PRIVATE Maximum 2 days
Maximum Days are as defined by the IFC and IBC; however, Tent Sales have additional time restrictions as defined in Westmont Zoning Code Appendix A				
PERMIT FEE	\$300	\$200	\$100	\$0
TENT USE (Description)				
REQUESTED DATES	FROM		TO	# DAYS

4. CONTRACTOR INFORMATION

NAME			
ADDRESS			
PHONE (W)	PHONE (C)		
EMAIL			

5. REQUIRED SUPPORTING DOCUMENTATION

- 1. **SITE PLAN:** Include tent location, dimensions, major cross roads and nearby buildings.
- 2. **CERTIFICATE OF INSURANCE:** As provided by TENT CONTRACTOR

5. VERIFICATION

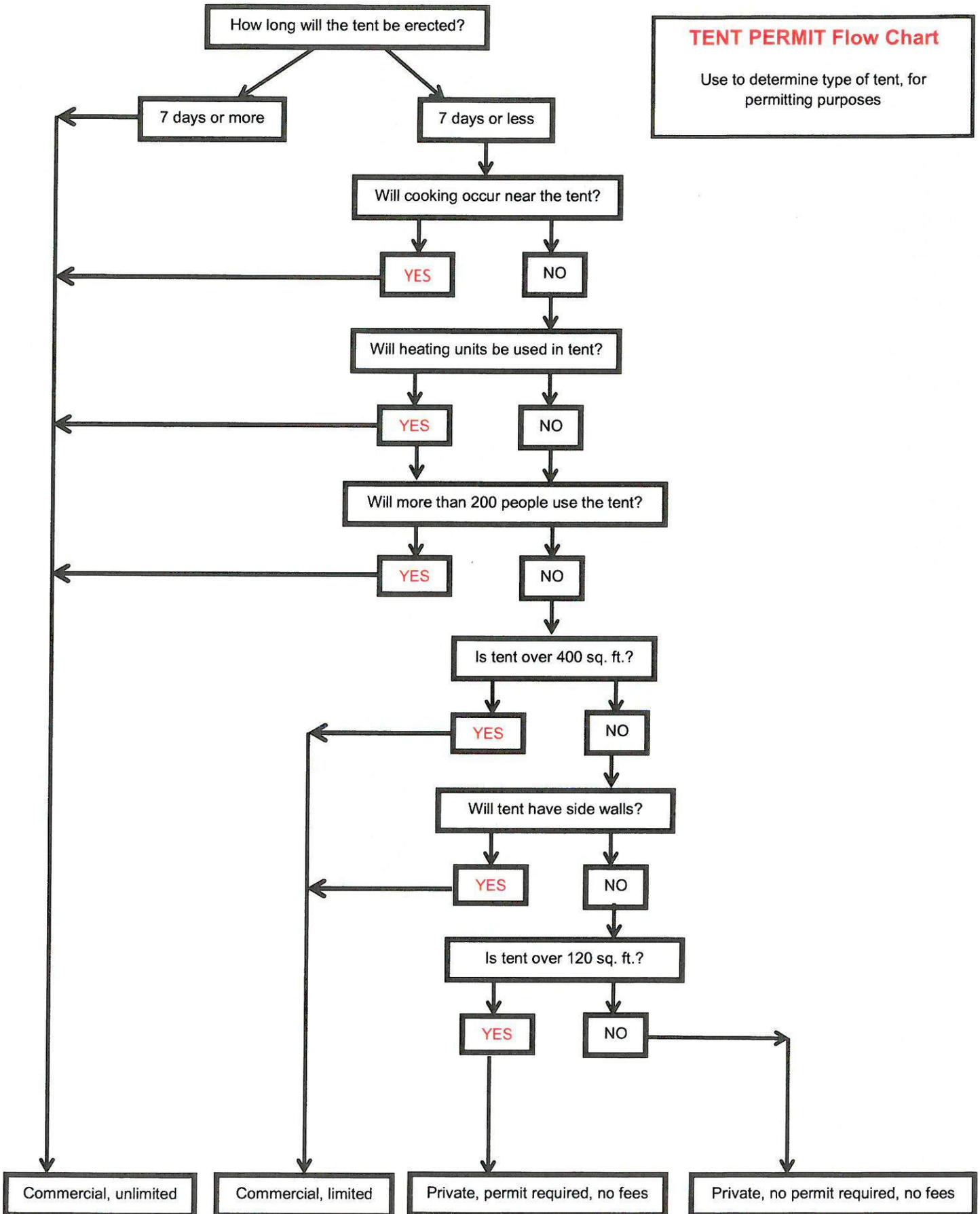
Applicant agrees to allow Village staff personnel to access the property for the purpose of verifying compliance with all applicable codes.
BY SIGNING THIS DOCUMENT, I UNDERSTAND AND AGREE TO THE CONDITIONS SET FORTH.

APPLICANT:		DATE:	
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OFFICE USE ONLY					
WFD APPROVAL		DATE:		REQUIRED INSPECTIONS	SET-UP 60 DAY
CDD APPROVAL		DATE:		REQUIRED INSPECTIONS	TENT REMOVAL

TENT PERMIT Flow Chart

Use to determine type of tent, for permitting purposes



TENT USE CATEGORIES defined:

- A. **Commercial unlimited, use over 7 days** – temporary erection and use of a tent for the purpose of mercantile sales, or assembly purposes. This temporary use is limited to **4 months (120 days)** from the date of permit approval.
- a. Occupancy up to 500 patrons is allowed
 - i. Occupancies above 500 people requires special considerations, contact the Westmont FPB for direction.
 - b. Cooking shall be allowed near these tents per IFC limitations.
 - i. All open flame cooking devices must be at least 10-feet from any tent.
 - c. Sidewalls are allowed on these tents, with compliant egress as per International Fire Code (IFC) and International Building Code (IBC) requirements.
 - d. Portable heating units are allowed to be used under these tents provided that;
 - i. Portable heating units are United Laboratories (UL) listed
 - ii. Heating units meet the requirements of the National Fire Protection Association (NFPA)
 - e. Any temporary lighting shall be listed for outdoor use.
 - i. Extension cords;
 - 1. Shall meet all IFC, IBC, and National Electric Code (NEC) requirements.
 - 2. Shall be rated for exterior use
 - f. Inspections of the tent shall be required every 60 days
- B. **Commercial limited, use less than 7 days** – temporary erection and use of a tent for the purpose of events where people assemble under the tent, public or private. This use is limited to **7 days** from the date of permit approval.
- a. Occupancy up to 200 patrons is allowed
 - b. Cooking shall **NOT** be allowed under or near these tents.
 - c. Sidewalls are allowed on these tents, with compliant egress as per International Fire Code (IFC) and International Building Code (IBC) requirements
 - d. Portable heating units shall **NOT** be allowed under these tents
 - e. Any temporary lighting shall be listed for outdoor use.
 - i. Extension cords;
 - 1. Shall meet all IFC, IBC, and National Electric Code (NEC) requirements.
 - 2. Shall be rated for exterior use
 - f. If any of the above provisions cannot be met, the tent will be classified as Commercial Unlimited.
- C. **Private – tents; 120 - 400 square feet** - temporary erection and use of a tent for private use only, on public or private property. This use is limited to **48 hours**. **A permit shall be required for the erection of tents under this category, there are no fees or inspections associated with the erection and use.**
- a. Tents shall be limited to **400 square feet or less**
 - b. Cooking shall **NOT** be allowed under these tents.

- c. Sidewalls shall **NOT** be allowed on these tents
 - d. Portable heating units shall **NOT** be allowed under these tents
 - e. Any temporary lighting shall be listed for outdoor use.
 - i. Extension cords;
 - 1. Shall meet all IFC, IBC, and National Electric Code (NEC) requirements.
 - 2. Shall be rated for exterior use
 - f. If any of the above provisions cannot be met, the tent will be classified as Assembly or Commercial.
- D. **Private – tents; 120 square feet or less** - temporary erection and use of a tent for private use only, on public or private property. This use is limited to **48 hours**. **A permit shall NOT be required for the erection of tents under this category.**
- a. Tents shall be limited to **120 square feet or less**
 - b. Cooking shall **NOT** be allowed under these tents.
 - c. Sidewalls shall **NOT** be allowed on these tents
 - d. Portable heating units shall **NOT** be allowed under these tents
 - e. If any of the above provisions cannot be met, the tent will be classified as Assembly or Commercial.

For **Commercial Unlimited, Commercial Limited, or Private Tents 120 – 400 sq. ft.**, as described above A Tent Permit shall be required;

1. All tent use and erection shall comply with the **International Fire Code Sections 3101, 3103 and 3104**. Relevant code sections are attached to the Tent Permit Application.
 - a. The entity requesting the Tent Permit is responsible to ensure the tent is compliant and all required inspections are completed prior to use.
 - i. Third party contractors who deliver, erect, and take down tents shall abide by all Village of Westmont Ordinances as they pertain to contractors.
 - ii. Third party contractors that supply tents shall provide a copy of Certificate of Insurance;
 1. For **Commercial Unlimited and Commercial Limited Tents** a minimum \$1,000,000 liability coverage is required.
 2. For **Private Tents 120 – 400 sq. ft.** a minimum \$ 250,000 liability coverage is required.
 - b. The Westmont Fire Department, Fire Prevention Bureau (FPB), Director of Community Development, or Police Department have the authority to immediately cease the use of **any** tent if safety concerns arises.
2. Tent Permits shall be applied for at the Village of Westmont Community Development Department. The Tent Permit Application, provided for by the Village Clerk, shall be completed in entirety. (See Tent Permit Application)
 - a. Application for a Tent Permit shall include the following information;
 - i. Completed Tent Permit Form.
 1. Purpose tent will be used for
 2. Type of tent to be erected (Commercial Unlimited, Commercial Limited Private 120-400 sq. ft. or Private under 120 sq. ft.)

3. Name of person or entity requesting the Tent Permit
4. After hours contact information for responsible party
5. Name and contact information on third-party tent contractor
 - a. Legal address
 - b. Copy of Certificate of Insurance
 - c. Emergency contact numbers
6. Duration that tent will remain erected
7. Sketch drawing showing site location and size of tent

3. Tent Permit Fees;

- a. **Commercial unlimited, use over 7 days (up to 60 days) - \$200**
 - i. This fee includes one (1) inspection from the Westmont FPB and Westmont Community Development to ensure the tent is properly set-up and secure. If additional inspections are required, inspections are billed at \$50 per inspection.
- b. **Commercial unlimited, use over 60 days (up to 120 days) - \$300**
 - i. After 60 days from the tent erection (commercial unlimited use over 7-days), code requires a subsequent inspection to ensure tent integrity remains.
 - ii. Tent use over 120 days requires additional review by Westmont Community Development.
- c. **Commercial limited, use less than 7 days - \$100**
 - i. This fee includes one (1) inspection from the Westmont FPB and Westmont Community Development to ensure the tent is properly set and secure. If additional inspections are required, inspections are billed at \$50 per inspection.
- d. **Private – tents; 120 - 400 square feet – permit is required. \$0**
 - i. There are no inspections required for this use.
 - ii. No fees for this use.
- e. **Private – tents; 120 square feet or less – No permit required, \$0**
 - i. No permit is required, no fees
 - ii. Private tents that are found to be over 120 square feet or are being used for Commercial use (as noted above) will be subject to permit requirements and fees (if applicable).
- f. Events involving more than 1 tent.
 - i. Fee waivers or reductions in fees for events that require multiple tents may be granted by the Westmont Village Board. All requests for fee reductions or waving shall be made in writing to the Westmont Director of Community Development.

4. Tent inspections shall be scheduled directly with the Westmont Community Development Department

- a. An inspection by the Westmont FPB and Westmont Community Development Department are required before the tent may be used.
- b. Tents erected over 60 days must be inspected a second time.