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31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6200

Village Board Meeting
September 29, 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 following minutes:

         - Village Board Special Meeting - September 8, 2016
         - Village Board Meeting - September 15, 2016

Background Of Subject Matter	Required Parliamentary Procedure
Type	Motion

Documents:

2016-09-08 VILLAGE BOARD SPECIAL MEETING MINUTES.PDF
2016-09-15 VILLAGE BOARD MEETING MINUTES.PDF

b. **Finance Ordinance**

i. **Finance Ordinance # 11**
Total to be announced at the meeting.

Background Of Subject Matter	*
Type	Motion

8. Unfinished Business

9. New Business

a. **Veterinarian - 35 N Cass Avenue**
Board to consider an ordinance approving the following requests from Dr. Jessica Torok, DVM to operate a veterinarian office in the B-1 Limited Business District:

1. Special Use permit to operate a veterinarian office.
2. Zoning Code Variance for a veterinarian office to be located within 100 feet of a residence district.
3. Development permit.

Background Of Subject Matter	Applicant requests to use a longstanding vacant downtown building for a veterinarian office. The interior would be completely remodeled with a sprinkler system. Facade enhancements are proposed to improve the street presence.
Additional Background	At the public hearing on September 14, residents raised concerns about the veterinarian office fitting into the vision of the Comprehensive Plan, & if this was an appropriate use at this location in the downtown.
Recommendation	Commission made a unanimous positive recommendation after asking questions about medical waste & disposal, parking, the appearance of the rear of the building, & discussing public comments & concerns. EDC gave a unanimous positive recommendation on 8/3.
Type	Ordinance

Documents:

2016-09-14 PZC STAFF REPORT - 35 N CASS.PDF
PZ16-020 35 N CASS VETERINARIAN SPECIAL USE VARIANCE.PDF

b. **21 N Cass Avenue - Harmony Massage And Wellness Center**
Board to consider an ordinance approving a Development Permit request from Linda Newland to allow for the operation of Harmony Massage and Wellness Center in the B-1 Limited Business District.

Background Of	The proposed tenant space is 400 square feet, meets zoning

Subject Matter	requirements & creates no parking concerns. The massage license has been approved by the Village Board, and the applicant was given a positive recommendation by the Economic Development Committee.
Type	Ordinance

Documents:

HARMONY WELLNESS SLIDES.PDF
HARMONY MASSAGE AND WELLNESS PLAN 2016.PDF

c. **LWV Odessa Ponds, LLC - Rezoning, Variances, Site Plan Review**

Board to consider an ordinance approving the following requests from the Westmont Village Apartments for the following:

1) Map Amendment request to rezone from R-4 General Residence District to a Planned Development Overlay District in the underlying R-4 General Residence District with the following exceptions from the Zoning Code:
a) Exception to reduce the required amount of useable open space, which is currently non-conforming.
b) Exception to permit existing non-conforming lot area.
c) Exception to permit existing non-conforming front yard setbacks.
2) Zoning Code Variance request to exceed the maximum number of allowable accessory structures to construct clubhouse facilities.
3) Zoning Code Variance request to exceed the maximum size of an accessory clubhouse structure.
4) Zoning Code Variance request to exceed the maximum height of an accessory clubhouse structure.
5) Zoning Code Variance request to permit existing non conforming number of parking spaces.
6) Site and landscaping plan approval for the construction of clubhouse facilities.
7) Planned Development Agreement.
8) Masonry waiver request.

Background Of Subject Matter	Applicant is presenting a site plan to Village Board with a new clubhouse & associated required landscaping and site plan improvements. The Westmont Village Apartments requests to rezone the property and permit existing variances to remain nonconforming.
Additional Background	6704-24 Echo Lane, 6703-24 Tudor Lane, 6703-24 Alpine Lane, 6703-24 Park Lane, 6703-24 Lakeshore Drive, 6703-24 Cedar Lane, 6703-24 Vail Drive, 6703-24 Aspen Lane, 6703-23 Maple Lane
Recommendation	Planning and Zoning Commission reviewed the project in July and August and made a unanimous positive recommendation after discussing the proposed changes and listening to comments from residential neighbors.
Type	Ordinance

Documents:

PZ16-018 WESTMONT VILLAGE APTS SUBMITTAL DOCS.PDF
VILLAGE GREEN LANDSCAPE PLAN.PDF
VILLAGE GREEN PARKWAY TREE PLAN.PDF

d. **Board And Commission Compensation**

Board to consider an ordinance adjusting the compensation of the Village Board of Trustees and Commission Members.

Background Of Subject Matter	The municipal code provides that any changes made will not take effect during the current term of elected officials and must be made more than one hundred and eight days prior to commencement of the term of the officers whose compensation is changed.
Type	Ordinance
Budgeted	Other
Budgeted Explanation	Changes to Village Board compensation will not impact the FY 2016-17 budget, because it would not be effective until next budget year. Changes to commission members' compensation is not budgeted.

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.

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Village Clerk's Office

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Clerk's Office

Village of Westmont

MINUTES OF THE SPECIAL BOARD MEETING HELD Thursday, September 8th, 2016.

Mayor Gunter called the meeting to order at 6:00 P.M.

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)	P	**Parker** (Finance Director)	P	**Ziegler** (Community Development Director)	P
Crane (H.R. Director)	A	**McIntyre** (Communications Director)	P	**Liljeberg** (I.T. Manager)	P
Acting Chief Gunther (Police Dept.)	P	**Dep. Chief Brenza** (Police Dept.)	A	**Chief Weiss** (Fire Dept..)	P
Dep. Chief Riley (Fire Dept.)	P	**Dep. Chief Connelly** (Fire Dept.)	A	**Ramsey** (P.W. Director)	A
Noriega (Village Engineer)	P	**Hennerfeind** (Village Planner)	P	**Brendle** (Municipal Services Office Supervisor)	P

ATTORNEY: **Zemenak** P **Perez** A

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:

- Chris Svitak, 130 W. Naperville, Westmont - Talked about the Lions Club Circus and the tickets sales/prices. There will be two shows 4:30 pm and 7:30 pm on September 23rd, 2016.

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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

	1	2	3	4	5	6	7	8
TRUSTEE ADDINGTON	Y	Y	Y	Y	Y	Y	Y	Y
TRUSTEE BARKER	Y	Y	Y	Y	Y	Y	Y	Y
TRUSTEE BARRY	Y	Y	Y	Y	Y	Y	Y	Y
TRUSTEE GUZZO	Y	Y	Y	Y	Y	Y	Y	Y
TRUSTEE LIDDLE	Y	Y	Y	Y	Y	Y	Y	Y
TRUSTEE NERO	-	-	-	-	-	-	-	-

(* Trustee Nero Recused himself from voting for items 1-8)

	9
TRUSTEE ADDINGTON	Y
TRUSTEE BARKER	Y
TRUSTEE BARRY	Y
TRUSTEE GUZZO	Y
TRUSTEE LIDDLE	Y
TRUSTEE NERO	Y

Mayor Gunter:

- Welcomed everyone and explained the procedure for tonight's special meeting. He also explained the suggested rules for speaking.
- The Mayor introduced Community Development Director Ziegler who gave more information on the Harp Group Development.

Public Comment

- Attorney Zemenak explained the voting procedure and explained the rules for the meeting. Peter Dumon presented the project.
- Rick Fawell, the architect talked about the building.
- Peter Dumon continued talking about the project.
- Next the attorney from Harp Group Dan Shapiro presented legal issues.
- Peter Dumon introduced MaryAnn from Athletico. Peter ended the discussion with a plea for a yes vote.

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- Next Richard Cremiux representing Ty Warner: Ty Warner has concerns regarding the plans going forward. Joe Hicks was with him as Ty Warner Comptroller.
- Oak Brook Village President, Gopal Lalmalani, spoke next. He had concerns regarding traffic patterns, stormwater issues, & public safety response time.
- Tom Fikar homeowner representative for Residences of Oak Brook Hills. Has concerns regarding the property values that will potentially affect homeowners.
- Mr. Scott Day and Christine Pearson representing the residences of Oak Brook Hills passed out the declaration of covenants, conditions, & restrictions.

- Daniel Shapiro responded to Mr. Days' remarks.
- Attorney Zemenak responded to Mr. Day's remarks more.
- Peter Dumon reported on their partnerships.

- Naveen Jain addressed the board and had concerns.
- Dave Chappy & Lisa Lundgren addressed the board. They are part of the swimming community and feel like it would be a great addition.
- Irv Kaplan, addressed the board.
- Brad Ficher had questions regarding the Harp Group Company.
- Mark Kaufman, addressed the board, and had comments regarding the special meeting.
- Chris Pohlman, supports the project, and believes that this is a benefit to DuPage County.
- Greg Notbusch, supports the project, and hopes the Board votes yes.
- Karen Bushy, addressed the Village Board.
- Karin Teglia, supports the project, and swim families will support the local businesses.
- Sue Errichiello, believes that this is a step in the positive direction.
- Gary Armstrong, supports the Natatorium, and believes that this is a successful endeavour.
- Cathy Fisher, believes that short term housing such as apartment complexes will not be a benefit to the community.
- Ron Pillsbury, does not support the addition of more apartments in Westmont.

- Trustee Addington thanked everyone for their input, and community feedback.
- Larry Forssberg commented about the need for apartment complexes in the community. We have seen a need for more apartments at this time.
- Trustee Addington asked Peter Dumond about the entry for the complex.
- Trustee Barker believes that there will be an impact. Does not understand how a 250 unit apartment complex is threatening to the neighbors, and other communities. This can be a positive impact for our community.
- Trustee Guzzo has a lot of pride in Westmont. This is a win win for our community. This is a good opportunity.
- Trustee Liddle has heard both sides of the argument. There is a potential for property values to go up, and believes that this is a homerun for our community.
- Trustee Barry commented on the money spent on the comprehensive and strategic

plans. There is a lot of support for this project, and that has been taken into consideration. There have been positive changes in the Village of Westmont over the last several years. Originally opposed the idea of the apartment complex, because that was against the strategic plan for the Village. However, that was prior to the rest of the community giving their overwhelming support for the project.

Closed public comment at 8:46pm.

NEW BUSINESS

(1) 3500 MIDWEST ROAD - THE HARP GROUP
Mayor Gunter addressed the Board on this item.

Motion by **Trustee Addington** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

1. Map Amendment request to rezone from B-3 Special Business District to a Planned Development Overlay District in the underlying B-3 Special Business District with the following exceptions from the Zoning Code:
    a. Exception to increase the maximum FAR for an 18 acre land area.
    b. Exception to the minimum lot area required for a multiple family residential construction for an 18 acre land area.

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

VOTE ON MOTION #1
Ayes: Addington, Guzzo, Barker, Barry, and Liddle.
Nays: None.
Absent: None.
Present: None.
Recused: Nero

(2) 3500 MIDWEST ROAD - THE HARP GROUP
Mayor Gunter addressed the Board on this item.

Motion by **Trustee Addington** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

2. Special Use Permit request to permit residential dwelling units in the B-3 Special Business District.

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

VOTE ON MOTION #2
Ayes: Addington, Guzzo, Barker, Barry, and Liddle.
Nays: None.
Absent: None.
Present: None.
Recused: Nero.

(3) 3500 MIDWEST ROAD - THE HARP GROUP
Mayor Gunter addressed the Board on this item.

Motion by **Trustee Addington** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

3. Zoning Code Variance request to increase the maximum number of signs permitted in the B-3 Special Business District for an 18 acre land area.

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

VOTE ON MOTION #3
Ayes: Addington, Guzzo, Barker, Barry, and Liddle.
Nays: None.
Absent: None.
Present: None.
Recused: Nero.

(4) 3500 MIDWEST ROAD - THE HARP GROUP
Mayor Gunter addressed the Board on this item.

Motion by **Trustee Liddle** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

4. Preliminary Concept Plan approval for the new construction of a natatorium and a multi-family residential apartment building including a site and landscaping plan for an 18 acre land area.

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

VOTE ON MOTION #4

Ayes: Addington, Guzzo, Barker, Barry, and Liddle.
Nays: None.
Absent: None.
Present: None.
Recused: Nero.

(5) 3500 MIDWEST ROAD - THE HARP GROUP
Mayor Gunter addressed the Board on this item.

Motion by **Trustee Addington** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

5. Final Concept Plan approval for the new construction of a natatorium and a multi-family residential apartment building including a site and landscaping plan for an 18 acre land area.

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

VOTE ON MOTION #5
Ayes: Addington, Guzzo, Barker, Barry, and Liddle.
Nays: None.
Absent: None.
Present: None.
Recused: Nero.

(6) 3500 MIDWEST ROAD - THE HARP GROUP
Mayor Gunter addressed the Board on this item.

Motion by **Trustee Guzzo** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

6. Preliminary Plat of Subdivision approval for an 18 acre land area.

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

VOTE ON MOTION #6
Ayes: Addington, Guzzo, Barker, Barry, and Liddle.
Nays: None.
Absent: None.
Present: None.

Recused: Nero.

(7) 3500 MIDWEST ROAD - THE HARP GROUP
Mayor Gunter addressed the Board on this item.

Motion by **Trustee Addington** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

7. Planned Development Agreement.

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

VOTE ON MOTION #7
Ayes: Addington, Guzzo, Barker, Barry, and Liddle.
Nays: None.
Absent: None.
Present: None.
Recused: Nero.

(8) 3500 MIDWEST ROAD - THE HARP GROUP
Mayor Gunter addressed the Board on this item.

Motion by **Trustee Addington** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

8. Commercial masonry waiver request.

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

VOTE ON MOTION #8
Ayes: Addington, Guzzo, Barker, Barry, and Liddle.
Nays: None.
Absent: None.
Present: None.
Recused: Nero..

MISCELLANEOUS:
- None.

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

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VOTE ON MOTION #9
Ayes: Addington, Guzzo, Barker, Barry, Nero, and Liddle.
Nays: None.
Absent: None.
Present: None.

MEETING ADJOURNED AT 9:16 P.M.

ATTEST: **APPROVED:**

Virginia Szymski, Village Clerk Ronald J. Gunter, Mayor

Dated this 29th day of September, 2016.

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Clerk's Office

Village of Westmont

MINUTES OF THE BOARD MEETING HELD Thursday, September 15th, 2016.

Mayor Gunter called the meeting to order at 6:00 P.M.

WESTMONT VILLAGE BOARD MEETING ROLL CALL:

PRESENT:	Mayor Gunter	P	Clerk Szymski	P
TRUSTEES:	Addington	P	Barker	P
	Barry	A	Guzzo	P
	Liddle	P	Nero	A

STAFF:

May (Village Mgr)	P	**Parker** (Finance Director)	P	**Ziegler** (Community Development Director)	P
Crane (H.R. Director)	A	**McIntyre** (Communications Director)	P	**Liljeberg** (I.T. Manager)	P
Dep. Chief Brenza (Police Dept.)	A	**Acting Chief Gunther** (Police Dept.)	P	**Chief Weiss** (Fire Dept..)	P
Dep. Chief Riley (Fire Dept.)	P	**Dep. Chief Connelly** (Fire Dept.)	A	**Ramsey** (P.W. Director)	P
Dralle (EMS Director)	A	**Hennerfeind** (Village Planner)	A	**Richards** (Deputy Clerk)	A

ATTORNEY: **Zemenak** P **Perez** A

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

	1	2	3	4	5	6	7	8
TRUSTEE ADDINGTON	Y	Y	Y	Y	Y	Y	N	Y
TRUSTEE BARKER	Y	Y	Y	Y	Y	Y	Y	Y
TRUSTEE BARRY	A	A	A	A	A	A	A	A
TRUSTEE GUZZO	Y	Y	Y	Y	Y	Y	Y	Y
TRUSTEE LIDDLE	Y	Y	Y	Y	Y	Y	Y	Y
TRUSTEE NERO	A	A	A	A	A	A	A	A
MAYOR GUNTER	-	-	-	-	-	-	Y	Y

	9
TRUSTEE ADDINGTON	Y
TRUSTEE BARKER	Y
TRUSTEE BARRY	A
TRUSTEE GUZZO	Y
TRUSTEE LIDDLE	Y
TRUSTEE NERO	A

REPORTS

Mayor Gunter

- Welcomed everyone and asked Fire Chief Weiss to come up to the podium.
- Chief Weiss introduced Robert Radcliff who is awarded the customer service award for his outstanding customer service.
- Robert thanked whoever nominated him but is happy to help the children that have been burned go to burn camp.

Clerk Szymski

- Election packets for the April election will be available on Tuesday, September 20th, 2016. The offices that are open are Mayor, Clerk, and 3 Trustees. The packets will be available at 8:00am. There are also two - 6 year terms for Westmont Library Trustee.
- Invited Larry Forssberg, Chamber of Commerce Director, to the podium.
    - There will be a Fine Art Showcase at Neat Kitchen & Bar from 1pm - 4pm this Sunday, September 18th, 2016.
    - The Chamber Open House is next Wednesday. We will have it at Myths and Legends Brewery between 5:00pm - 7:00pm.
- Senior Citizens Car Check up is this Saturday at the South Fire Station from 8:00am - 11:00am.

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Attorney Zemenak

- Nothing.

Village Manager May

- Nothing.

Trustee Barker

- Complimented the 9 -11 Ceremony at the Police / Fire facility on North Cass.
- Thanked everyone for participating in the blue ribbon / lights for the Police Department. This was a joint project with the Westmont Citizens Police Academy. Thanked the Park District, Chamber of Commerce, WSEC, Westmont Paint and Decorating, Bales Hardware, and All American Paper for their efforts.
- The mural project is going well. This is the 95th year anniversary, and we will have one mural done per year until the 100th anniversary.

Trustee Guzzo

- Announced the Finance Committee Meeting, October 13th, 4:00pm at Village Hall. Anyone is welcome to attend.

Trustee Liddle

- Announced the Administration meeting on September 29th at 4:00pm. We will have an early start time, as there are many things on the agenda. The Sister City update is going to be talked about that night.
- We are always looking for volunteers for Westmont Special Events. If anyone is interested, please get involved and call the Westmont Special Events at 630-829-9378.
- Received an email from Dawn King letting us know that September 17th is *Thank a Police Officer Day*.

Trustee Addington

- Recapped the Economic Development meeting from September 7th, 2016. They are working on the top 20 items in the Strategic Plan.
    - There is a new restaurant north of tracks that wants to come into our Downtown area.
    - A veterinarian expressed interest into coming into our downtown area as well. They are looking to expand their business.
- Accura is having a ribbon cutting ceremony. They are doing a grand re-opening. Sean Makeef and Melissa Weyer addressed the Board.
    - This will be a three day event. The first date will be September 22nd at 5:30pm, and the ribbon cutting will be at 5:45pm. The Grand Opening will be Sept 23rd from 6pm to 10pm, which Gibsons will be providing food service. Then on Sept 24th, will be Kid's Day.
- Strategic Plan met Tuesday morning, and we continued to work on the top 20 items. One of the items concerned Community Branding. Please be sure to take the survey prior to the 26th.
    - Larry McIntyre talked about the new survey that went out to the community. The Branding Committee is headed by Amy Quatrone and the next meeting will be Monday, September 26th, 2016.

- September 23rd, 2016 Lions is having the Kelly Miller Circus at Ty Warner Park. There will be two shows. The first show will be at 4:30pm and the second show will be at 7:30pm.

Chief Weiss reporting on behalf of Trustee Nero

- Asked Deputy Chief Gunther and Deputy Chief Riley to come up to the podium.
- The next Public Safety Committee Meeting will be December 8th.
- The Fire Department Open House will be Saturday October 15th from 1:00pm - 3:00pm at the Johanik Fire Station Headquarters on South Cass.
- The Silent Parade will be October 14th the night before the open house. The parade route is staying the same as last year. It will starting out in Hinsdale and end at the church in Lisle. This year there will not be a service at the church, just a blessing of the firefighter's. Refreshments will be served at the church cafe.
- Gave another reminder about the Senior Car Car this Saturday at Fire Department Headquarters.
- DePuty Chief Riley announced the Westmont High School Parade Next Thursday on September 22nd. The line-up will begin at 6:00pm, step-off will be at 6:30pm, then the bonfire will be after 7:00pm at the High School.
- Deputy Chief Gunther recapped the 9-11 Remembrance ceremony. It was a beautiful day and the ceremony was very nice.
- Deputy Chief Gunther talked about the Citizens Police Academy. It begins September 28th, 2016. We have 13 people signed up and are hoping to have more involvement. Please contact Deputy Chief Ross Brenza for an application if you are interested.
- Fire Chief Weiss and the rest of the Fire Department look forward to working with Deputy Chief Gunther as he transitions into becoming the next Police Chief of Westmont. Congratulations to Jim Gunther.

Steve May reporting on behalf of Trustee Barry

- There is one update on the Richmond Educational Garden. Invited Jill Ziegler to the podium to talk about the project.
- The EIC has been working hard on local fundraisers that will help promote farm to table restaurants.

ITEMS TO BE REMOVED FROM CONSENT AGENDA:

- There are no items that are requested to be removed from the 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, D, & E.

(A) VILLAGE BOARD MINUTES:
Board to consider approving the minutes of the Village Board Meeting held September 1, 2016.

(B) FINANCE ORDINANCE # 10: Dated September 15, 2016, in the amount of
$ 1,579,126.99

(C) AUGUST FINANCIAL REPORT:
Board to consider a motion to accept the financial report submitted for the month of August 2016.

(D) PURCHASE ORDERS

11039856	Western Gradall	**25,000.00**
11039855	HD Supply Waterworks	**70,100.00**
11039863	Suburban General Construction	**664,985.20**
	Total of Purchase Orders	**$ 760,085.20**

(E) PROCLAMATION - CONSTITUTION WEEK 2016:
Board to consider a motion declaring September 17-23, 2016 as Constitution Week in the Village of Westmont.

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

VOTE ON MOTION #1
Ayes: Addington, Guzzo, Barker, and Liddle.
Nays: None.
Absent: Barry and Nero.
Present: None.

UNFINISHED BUSINESS

NEW BUSINESS

(2) 501 N. CASS AVENUE - I-CARE
Community Development Director Ziegler and Christopher Yuan addressed the Board on this item.

Motion by **Trustee Addington** to consider an ordinance to waive the engineering permit fees of $7,587.48 for the Illinois Chinese American Residence for the Elderly (I-CARE).

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

VOTE ON MOTION #2
Ayes: Addington, Guzzo, Barker, and Liddle.
Nays: None.
Absent: Barry and Nero.
Present: None.

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(3) 10 W BURLINGTON AVENUE - COLLECTIBLES BUSINESS

Community Development Director Ziegler, Mike Caplan and Joe Permanian addressed the Board on this item.

Motion by **Trustee Addington** to consider an ordinance approving a Development Permit request from Michael Caplan to allow for the operation of Mr. Wayne's Pop Culture Collectibles in the B-1 Limited Business District.

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

VOTE ON MOTION #3
Ayes: Addington, Guzzo, Barker, and Liddle.
Nays: None.
Absent: Barry and Nero.
Present: None.

(4) 6214 S CASS AVENUE - HAUNTED HOUSE TEMPORARY USE

Community Development Director Ziegler and Jackie West addressed the Board on this item.

Motion by **Trustee Guzzo** to consider an ordinance approving the following request from Community Commonwealth to temporarily use the existing space for a Haunted House.

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

VOTE ON MOTION #4
Ayes: Addington, Guzzo, Barker, and Liddle.
Nays: None.
Absent: Barry and Nero.
Present: None.

(5) 6635, 6655, AND 6675 S CASS AVENUE - KASE RYAN BUILDERS

Community Development Director Ziegler and Mr. Tim Ryan addressed the Board on this item.

Motion by **Trustee Guzzo** to consider an ordinance approving a request from KASE Ryan Builders to extend the previously granted variance for density for 6635 S. Cass Avenue for an existing planned unit development multi-family project located at 6635, 6655, and 6675 South Cass Avenue.

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

VOTE ON MOTION #5
Ayes: Addington, Guzzo, Barker, and Liddle.
Nays: None.
Absent: Barry and Nero.
Present: None.

(6) INCREASE THE NUMBER OF AVAILABLE MASSAGE ESTABLISHMENT LICENSES BY ONE.
Acting Police Chief Gunther and Linda Newland addressed the Board on this item.

Motion by **Trustee Addington** to consider an ordinance to increase the number of available massage establishment licenses by (1) one and to approve a license for Harmony Massage and Wellness at 21 N. Cass Avenue.

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

VOTE ON MOTION #6
Ayes: Addington, Guzzo, Barker, and Liddle.
Nays: None.
Absent: Barry and Nero.
Present: None.

(7) CLASS 4 LIQUOR LICENSE - MARGIE'S BEEF
Acting Police Chief Gunther, Priscilla, George, and Elena Karahalios, addressed the Board on this item.

Motion by **Trustee Guzzo** to consider an ordinance increasing the number of available Class 4 liquor license as an existing business. A Class 4 license allows for the retail sale of beer and wine only for on and off premise consumption.

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

VOTE ON MOTION #7
Ayes: Guzzo, Barker, Liddle, and Gunter.
Nays: Addington.
Absent: Barry and Nero.
Present: None.

(8) EMPLOYMENT AGREEMENT - POLICE CHIEF
Village Manager May addressed the Board on this item.

Motion by **Trustee Addington** to consider an ordinance approving an employment agreement for the Police Chief of the Village of Westmont.

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

VOTE ON MOTION #8
Ayes: Addington, Guzzo, Barker, Liddle, and Gunter.
Nays: None.
Absent: Barry and Nero.
Present: None.

MISCELLANEOUS:

- Trustee Barker talked about combining the meeting for committees on Monday. Sept 19 at 6pm combo with EIC. at Village Hall.
- Trustee Addington Community School District 201 will be having an Open House next Tuesday.

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

VOTE ON MOTION #9
Ayes: Addington, Guzzo, Barker, and Liddle.
Nays: None.
Absent: Barry and Nero.
Present: None.

MEETING ADJOURNED AT 7:25 P.M.

ATTEST: **APPROVED:**

Virginia Szymski, Village Clerk Ronald J. Gunter, Mayor

Dated this 29th day of September, 2016.

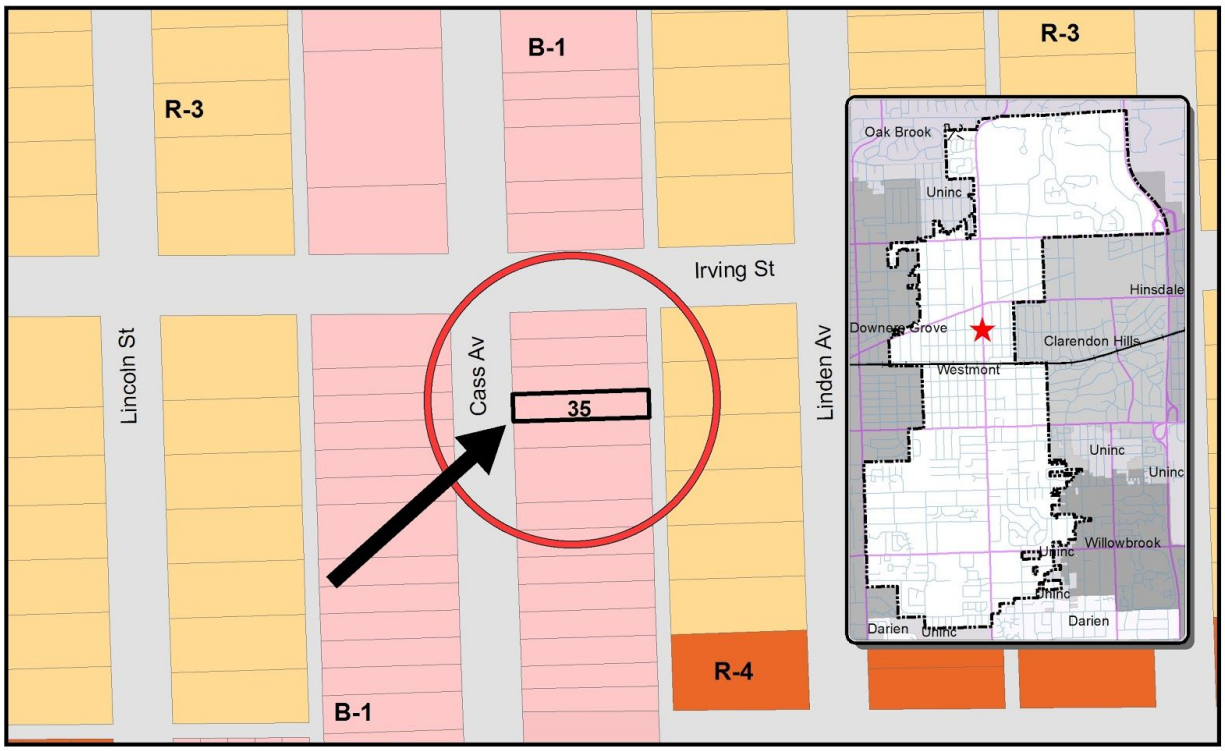
VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: September 14, 2016 **P/Z 16-020**

TITLE: Dr. Jessica Torok, DVM regarding the property located at 35 North Cass Avenue, Westmont, IL 60559 for the following:

(A) Special Use permit request to operate a veterinarian office in the B-1 Limited Business District.
(B) Zoning Code Variance request for a veterinarian office to be located within 100 feet of a residence district.

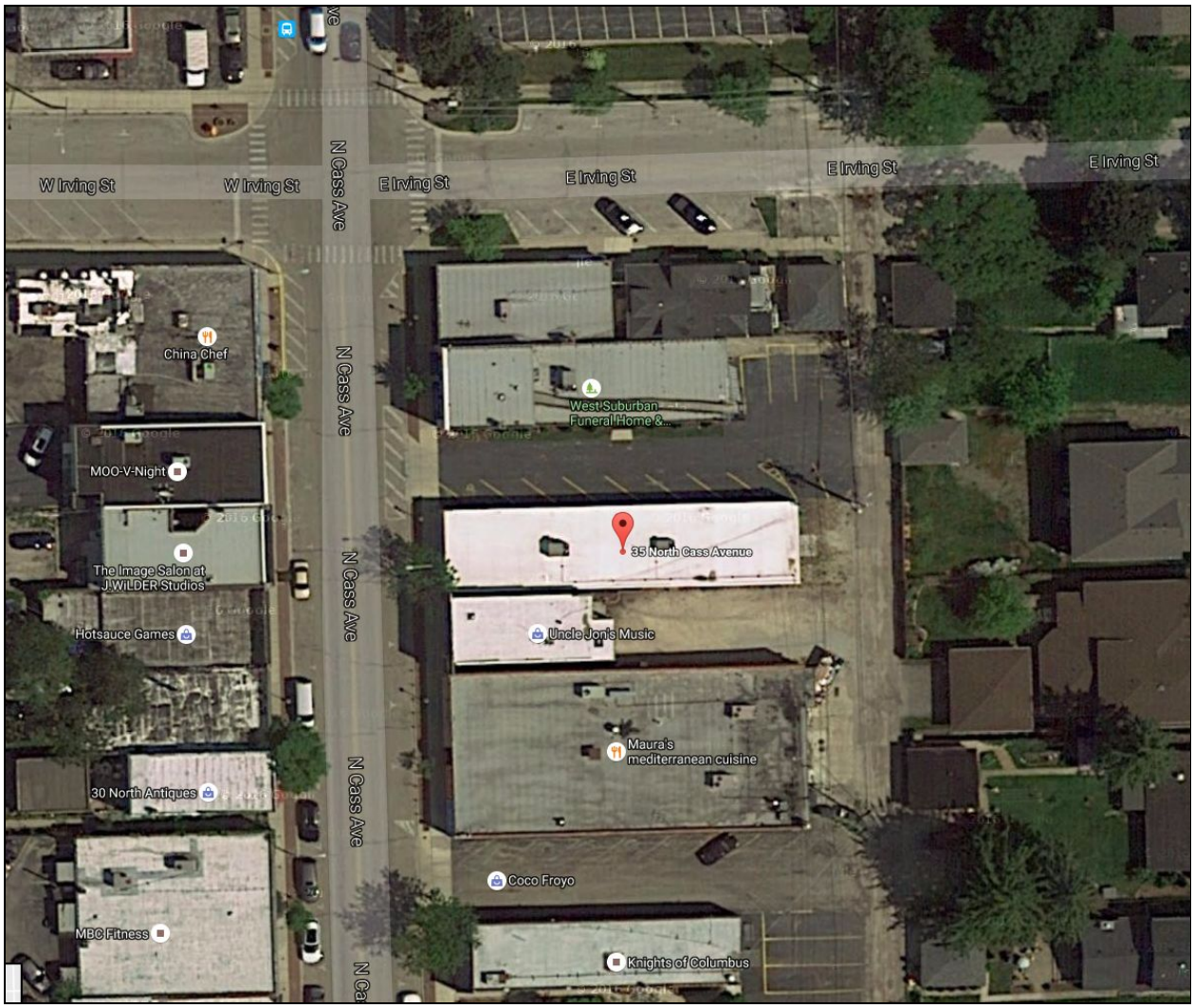
BACKGROUND OF ITEM
The subject lot is located on the east side of North Cass Avenue south of East Irving Street. It is known as Lot 18 in Block 12 of the Arthur T. McIntosh and Company's First Addition to Westmont Subdivision, which was recorded on August 10, 1921.



Zoning Map - 35 North Cass Avenue

The applicant has submitted a request to operate a veterinary office in the existing building located at 35 North Cass Avenue. The 4,000 square foot building on the property has been vacant for many years. The building occupies the majority of the parcel and has a small graveled area with a dock door to the alley.

The proposed use requires a Special Use permit and a Variance to be located within 100' of a residence district prior to opening the business. The applicant would have typical business hours of 8 a.m. until 6 p.m. during the week and 9 a.m. to 1 p.m. on Saturdays. Initial staffing would consist of the doctor, two veterinary technicians, and a receptionist. Employees could increase over time as the practice succeeds. No kennels or overnight boarding is proposed.



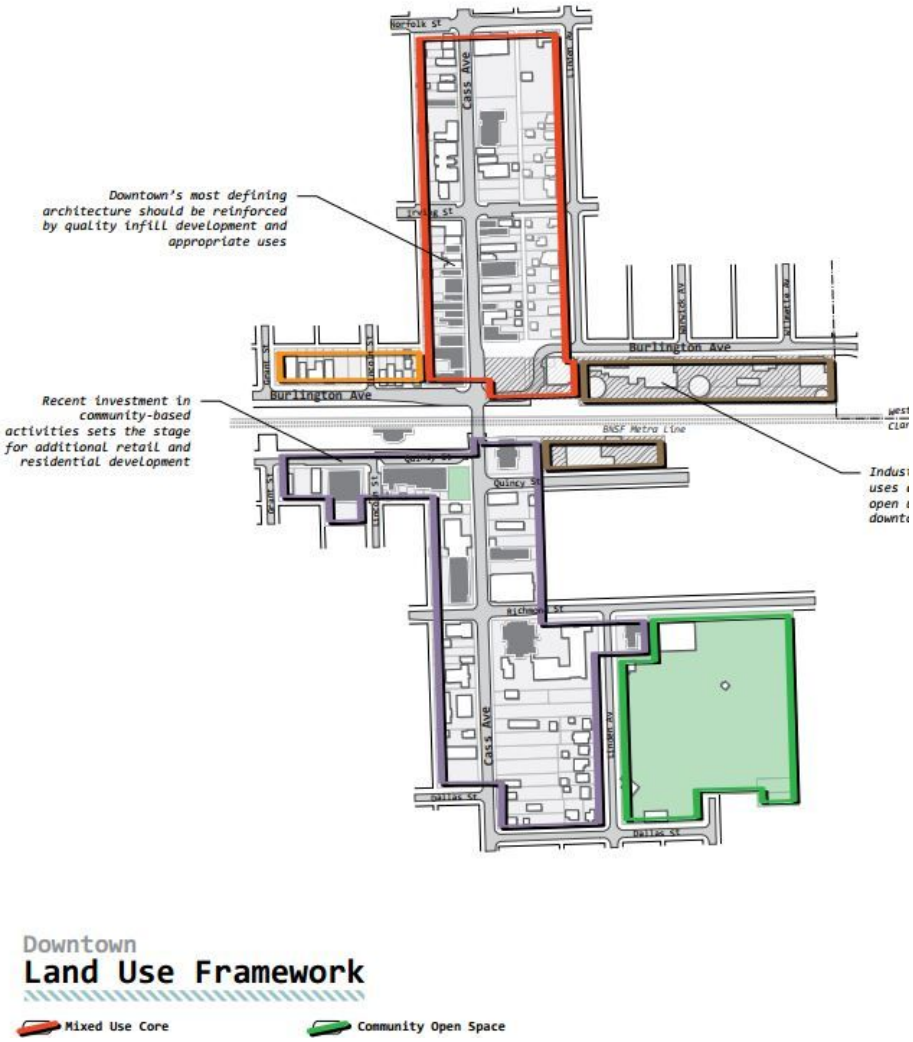
Aerial Map - 35 North Cass Avenue

ZONING ANALYSIS

The subject property is located in the B-1 Limited Business District, and properties to the north, south and west are similarly zoned. The property to the east is zoned R-3 Single Family Residential District. To operate at this location, both a Special Use for the office and a Variance for the proximity to the residential district are required and will be discussed in detail below.

Comprehensive Plan, Economic Development and Design Guidelines

The proposed veterinarian is located in the heart of the Westmont downtown in the **Central Business District TIF District**, and the building is not currently planned for redevelopment. The proposed use is located within the **Comprehensive Plan** designated Mixed Use Core of the Central Business District, which is denoted as an area on which specialty retail, pedestrian-intensive services, and restaurants should be focused. A veterinarian office is not considered a retail use, and the primary function of the business does not contribute to the retail sales tax base.



The Comprehensive Plan recommends investing in the downtown area to reinforce positive characteristics of the are. While retail and restaurants are preferred uses and benefit the Downtown Tax Increment Financing District, the Village Board has selectively approved service uses that fill vacant storefronts and bring visitors to the downtown, even if they don't necessarily generate retail sales tax.

The applicant passionately presented this project proposal to the Economic Development Committee on August 3, 2016, and received a unanimous positive recommendation. One of the reasons for the positive recommendation was the emphasis by the applicant on wanting to specifically be a part of the downtown community, and redevelop a vacant storefront to be more vibrant. The proposal focused on an open, inviting lobby visible to the sidewalk, and the applicant has stated "the exterior of the practice is equally important as the interior." Westmont's Economic Development Committee recommends improving the Village's streetscape appearance whenever possible, and this project as described would provide that opportunity. The Comprehensive Plan Design Guidelines recommend existing buildings in the downtown attempt to reflect the era of the original construction, include more defining ground floor facade elements such as large display windows, use quality building materials, and incorporate complementary signage. The Downtown Design Guidelines are attached for reference.

35 North Cass Avenue street view

Special Use Request

Appendix "A", Section 7.03(A)(3a) requires that all veterinary offices in the B-1 Limited Business District receive a special use permit and abide by the special condition of the building not being proposed within 100' of a residence district.

Typically non sales tax generating uses require a Special Use permit in the B-1 District to provide the opportunity to review these uses individually. The B-1 district has a number of small storefronts that aren't large enough or aren't configured appropriately for retail and restaurants. Because of this issue, staff recommended a text amendment in 2015 that permitted service uses in the downtown without a Special Use request, as long as they were less than 1,000 square feet.

In this instance, the building at 35 North Cass is larger than 1,000 square feet, and therefore requires a Special Use for the veterinary use. While the service does not contribute to the retail sales tax base, the reasoning for the Special Use request makes sense on several levels. The building has been unoccupied for the past decade and does not contribute to the downtown streetscape. The space has minimal parking available and needs a significant amount of interior remodeling in order to be usable. The applicant has committed to investing in both the inside of the building and the exterior facade.

All portions of the business will take place indoors. The nearest residentially zoned property is located across the alley to the east at 36 North Linden Avenue. Based on the proposed site plan provided by the applicant, the distance between the building and nearest residential property is approximately 34.5 feet and requires a variance. The office appears to meet all other Special Use standards, which are noted below.

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

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

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

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

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

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

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

Variance Request

The subject property is located in the B-1 Limited Business District. Appendix A, Section 7.03(A)(3a) and (69) requires that all veterinarian offices within the B-1 Limited Business District first receive a special use permit prior to operating.

Special condition #1 for both of these uses mandates that:

> *"Such special use may be permitted provided that no buildings or outdoor portions of the lot containing such use are located within 100 feet of a residence district."*

The building is located approximately 34.5 feet from the property line separating the lot from the residential district to the east. Because the building is located within 100 feet of a residence district, the applicant is requesting a variance from Special condition #1.

PARKING ANALYSIS

Veterinarian parking requirements are found within Appendix A, Section 10.06(K)(4)(e)(1) of the Village Code:

> *(1) Animal hospitals and veterinarian offices: one parking space for each four seats of seating capacity.*

The applicant has indicated that the lobby would have seats for 8 patrons, with an assumed seat in each of the 4 exam rooms. This results in a parking requirement of 3 off-street parking spaces which are accommodated by the existing gravel parking area to the rear of the building. Although the applicant indicated in the application that a parking variance would be needed, staff calculations have determined that a variance is not needed. Staff does note that maintenance is needed as much of the area has become overgrown with weeds, and some delineation of the spaces should be improved as a part of the project.

Although there is street parking in front of the business and at the nearby Village lot parking off Irving Street, staff would require that employees obtain passes to utilize the METRA parking lots as spaces have been allotted for employees working in the downtown areas. This is further justified as the code for parking requirements do not require additional spaces be calculated for employees.

Staff additionally notes that if this property were to be occupied by a retail business or restaurant, that the small amount of parking available on-site would most likely require a significant parking variance request.

35 North Cass Avenue - gravel parking area at rear

SUMMARY

A Special Use permit and Variance are required to operate a veterinary office in the B-1 Limited Business District. While the Village's desire is to situate restaurants and retail businesses within the Central Business District, the proposal would significantly improve and create investment in a historically vacant building with minimal impact to the adjacent land uses.

DOCUMENTS ATTACHED

1. Publication notice appearing in the August 31, 2016 edition of Westmont Suburban Life.
2. Westmont Downtown Design Guidelines
3. Application for public hearing dated August 05, 2016, and associated attachments.
    a. Plat of Survey for 38 West Naperville Road, prepared by Glen D. Kirsch, dated September 20, 1983.
    b. Floor Plan, prepared by GCA Architects Ltd., dated January 11, 2016.
    c. Proposed Plan, prepared by Linden Group, Inc., dated July 20, 2016.
    d. Architectural Site Plan, prepared by Linden Group, Inc., dated August 1, 2016.

APPLICATION FOR DEVELOPMENT APPROVAL AND ZONING RELIEF;

SPECIAL USE PERMIT AND VARIATION

To: Jill H. Ziegler, AICP
Community Development Director
Village of Westmont
31 W. Quincy Street, 60559
jziegler@westmont.il.gov

Dr. Jessica Torok DVM (Petitioner and Leaser) submits this Application and its supporting documents to petition the Corporate Authorities for approval of certain zoning relief in order to construct an Animal Hospital/veterinarian Office of 4,000 square feet in size in accordance with a Preliminary Plan (attached hereto) on the below described property ("Property"). Based on the regulations set forth in the Westmont Zoning Code ("WZC"), the requested zoning relief will have to be considered by the Plan Commission and the Village Board as noted below.

Applicant:	Dr. Jessica Torok 765-426-0093 Dr.jessica.torok@gmail.com
Subject Property Address:	35 N Cass Avenue
Legal Description:	**LOT 18 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO WESTMONT, BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERE OF RECORDED AUGUST 10, 1921 AS DOCUMENT NUMBER 150101, IN DUPAGE COUNTY, ILLINOIS.**
P.I.N.:	0910112004
Lot Size:	0.10 Acres
Current Zoning District:	B-1

Zoning Relief Requested:

1. Request for a Special Use Permit allowing for the proposed 4,000 s.f. Animal Hospital/Veterinary Office to be constructed and operated at 35 N Cass Ave., Westmont, IL.
2. Request for Variation of Off-Street Parking Requirements from 8 spaces required to 3 spaces provided. Staff parking to be accommodated with Metra Lot Permits.
3. Request for Variation from residential set back from veterinary use of 100 feet. 34'-6" provided.

I. INTRODUCTION

Urban Veterinary Associates tenant buildout project

In addition to the narrative provided for project, per the Village Code we have answered the guidelines relating to all zoning relief required for approval. We believe that the project is worthy of approval and will become an asset to the Village.

Project Description
I proposed to create an Animal Hospital at the location: 35 N Cass Avenue in Westmont, IL. This is a freestanding building, approximately 4000 sqft in size, 3000 sqft of which will be built out / initially fixtured. This site was selected based on its location in a downtown area, the goal of the Village to redevelop/ rejuvenate the area, and the building's high visibility on Cass Avenue. I have been seeking a location for my hospital for nearly 2 years. This particular place allows for a great family feel, to be part of a community and to improve an existing structure.

Being part of a thriving downtown region allows for high visibility for a new business. In addition, this type of service is not currently offered in the downtown Westmont vicinity.

My goal is to create an environment where clients, pets and their families can feel welcome, safe, relaxed and trust that they are being offered the very best care options at every visit. A clinic where a follow up call is given to every pet that comes in, regardless of whether it was a wellness visit or a sick pet appointment. A doctor will call every client with their lab results as soon as they are available and discuss the next steps, best options and alternatives to fit in the family's budget.

Upon opening, I will be seeking accreditation from the American Animal Hospital Association (AAHA). This is a certifying agency which has established standards of care across the veterinary profession. They ensure high quality medical equipment, practices and decisions are being offered to every patient. Unlike human medicine, there is not a regulation dictating how patients should be handled in particular situation. This means that the pain management offered in a non-accredited animal hospital may not be sufficient to control pain, because there aren't guideline to which they are held. AAHA Certification ensures clients that there are no corners being cut where their pet's care is concerned.

The clinic will have 4 exam rooms, a surgical suite, separate pharmacy and treatment areas, an employee space for meetings and dining, and a dental surgery suite. There will be digital radiography for dental, orthopedic and surgery films to be acquired, as well as Ultrasound, in house laboratory analyzers for hematology and critical care. The lobby will have windows which could be opened to allow for open air and a family atmosphere. Approximately 8 people could be seated in the lobby at any given time, with additional "pet seats" intermingled. In addition, there will be areas designated to retail sales of veterinary recommended products, including, but not limited to: pet food, shampoo, treats, toys, leashes and harnesses, behavioral modification products, etc.

Overall retail sales are projected to be approximately 15-20% of gross revenues. Annual projected gross revenue for 1 DVM, after the first year: $400,000-$600,000. For 2 DVMs, this figure increases to $600,000- $800,000. This is a variance between $60,000- $120,000 per year in taxable retail sales.

Services provided would be unique to the area. Having trained as a surgical technician, veterinarian, as well as completing an internship, I have garnered a skill set not commonly seen amongst general practitioners. Although there are multiple veterinary hospitals serving the region, none so far can propose to provide all of the following under one roof:

- Orthopedic and soft tissue surgeries
- Exotic pet care (fish, birds, rabbits, ferrets, chinchillas, etc.)
- Diagnostic ultrasound
- Digital dental radiography/ Oral surgery
- Routine Pet Wellness Services
- Emergency Care
- House Calls

The exterior of the practice is equally important to the interior. This is essentially the "first impression" that many prospective clients will see. The facade of the current building will be updated to allow for more light, increased efficiency for utilities and attractive signage. At no time will animal waste or feces be present in front of or around the buildings. This will be monitored by the reception staff at several intervals daily to ensure cleanliness and a professional appearance.

Signage would include the logo and name: Urban Veterinary Associates, above the front entrance, on the Western facade, facing Cass Ave, as well as a round sign, extending from the same facade, visible to passersby traveling North/South. Numbers on the exterior of the building would be easily visible and reflect the clean, minimalistic image of the interior. We will be applying to the Village for assistance with facade improvements.

Initial staffing would include 2 veterinary technicians, one receptionist/ hospital manager and myself. Often times the technicians will be working alternate shifts to minimize overtime and expenses. As the client base is increased additional staff will be added to support the doctor.

There are opportunities for Veterinary students to visit the clinic for externship experiences. This exposes them to cases and scenarios they cannot see at the University. Teaching is one of the most rewarding experiences and I look forward to formalizing an externship position/ experience with AAHA.

As there are residences immediately across the alley from the rear of the building, we will be requesting a variance of the 100ft that is proposed between residences and a veterinary hospital.

No medical waste would be outside of the building at any time. All medical waste is stored in marked containers, inside the hospital and removed by a certified medical waste disposal company.

There are 3 parking spaces available at the immediate rear of the building, one of which will likely be consumed by waste disposal containers (trash and recycling). Employees would obtain parking permits and park in the Metra lots/ spaces. This is about 2 blocks away from the proposed clinic site. If necessary, we will request a waiver for the downtown parking space requirement. It may be necessary for us to pay an annual "parking fee in lieu".

Client parking can be found immediately in front of the business on Cass Avenue, just to the North of the practice on Irving Avenue, as well as in the public surface lot on the corner of Cass and Irving. The busiest times of day for client parking would likely be in the morning (8-8:30am for surgery drop offs)

which is prior to the opening of the adjacent retail businesses; and between 5-7pm when clients arrive home after work and have time to bring in their animals.

Thank you for your consideration and help with this project.

II. PETITION FOR REQUESTED ZONING RELIEF

1. Request for a Special Use Permit allowing for the proposed 4,000 s.f. Animal Hospital/Veterinary Office to be constructed and operated at 35 N Cass Ave., Westmont, IL.
2. Request for Variation of Off-Street Parking Requirements from 8 spaces required to 3 spaces provided. Staff parking to be accommodated with Metra Lot Permits.
3. Request for Variation from residential set back from veterinary use of 100 feet. 34'-6" provided.

III. SPECIAL USE PERMIT STANDARDS

Request for a Special Use Permit allowing for the proposed 4,000 s.f. **Animal Hospital/Veterinary Office** to be constructed and operated at 35 N. Cass Ave., Westmont, IL. A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the Planning and Zoning Commission and approval of the Board of Trustees:

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

   The Animal Hospital Special Use will not diminish the public health, safety, and welfare. The establishment, maintenance, or operation of the proposed Animal Hospital will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. The proposed animal hospital will offer convenient and essential health services to resident's pets in the community.

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

   The applicant is proposing exterior improvements to a building that has been vacant for 10 years. The improved and maintained use of this existing building on North Cass Avenue will add Value and interest to the existing streetscape. Proposed Infrastructure improvements such as Fire suppression sprinkler system also add value and life safety to the building and its neighbors.

   The business will not offer overnight care of animals and will transfer animals in need of overnight care to a 24 hour care facility.

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

The applicant's proposed small service based business offers a good fit for the vision of your Downtown business District.

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

   The project is an existing building. Proposed changes will not alter existing access ways or drainage. The water service to the existing building will be improved to accommodate Fire Suppression Sprinkler system.

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

   The project utilizes street parking off of North Cass Avenue and the existing Alley. Staff parking will utilize Metra lot to minimize impact on available street parking.

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

   The Proposed use and development complies with all additional standards imposed on it by the particular provision of this code other than variations that are being requested as part of this request.

IV. VARIATION STANDARDS

The following variations are being requested.

- Request for Variation of Off-Street Parking Requirements from 8 spaces required to 3 spaces provided. Staff parking to be accommodated with Metra Lot Permits.

- Request for Variation from residential set back from veterinary use of 100 feet. 34'-6" provided.

The Planning and Zoning Commission must find evidence that the request meets three standards of Variance defined in the Zoning Ordinance.

A. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

   The property is located in the central business district where land for parking is very limited. The existing building and property allows the applicant to provide 3 spaces on site at the rear of the building. Staff will acquire Metra lot permits as required to mitigate loss of street parking for staff use and will utilize the "cash in lieu of" at Village of Westmont's discretion for street parking business use.

   The site location is in the central business district with proximity to Residential to the rear of the property. This Proximity puts our Veterinary Hospital use closer than the

required 100 foot set back. The comprehensive plan vision for mixed use residential uses along Cass Avenue focuses on Business uses within a residential district. We feel the proposed veterinary service will provide needed animal care for local pets of the Westmont Downtown District at a convenient walkable location. The required setback cannot be accommodated base on the existing building layout.

B. The plight of the owner is due to unique circumstances.

The Village of Westmont has provided provisions for business on North Cass Avenue to utilize street parking to accommodate parking needs along with utilization of the Metra Lot for staff parking. We feel our request is consistent with these provisions.

C. The variation, if granted, will not alter the essential character of the locality

The requested variations will not alter the character of the locality. The existing building will be improved with façade enhancements that will provide much needed maintenance to a building that has sat vacant for the last 10 years.

Staff performs routine clean-up of outdoor areas to ensure surrounding area is kept clean

There is no overnight care of animals at the proposed facility. All overnight needs are transferred to a 24 hour care center.

VII. CONCLUSION

Jessica Torok, DVM requests that the Corporate Authorities approve the zoning relief requested above so that an Animal Hospital/Veterinary Office can be constructed on the Property.

By: _____

Jessica Torok, DVM

Date: 8/04, 2016.

Westmont

Westmont
Economic Development
Committee

URBAN VETERINARY
ASSOCIATES

I would like to thank all of you, in advance, for your time and consideration of this proposal. I will do my very best to give you a concise idea of the project scope and vision, in preparation for the formal presentation on August 3rd, 2016. I will begin with a background of my experience and education, followed by a description of the project, and will wrap up with the impact of how Urban Veterinary Associates fits into the overall development plan for Westmont.

Background and Experience

I was raised in Bismarck, ND and upon graduation from High School spent several years serving as a Hospital Corpsman in the US Navy. I was selected for specialized training as a Surgical Technologist and had the pleasure to be stationed in Great Lakes, IL; San Diego, CA; Bethesda, MD; and finally, overseas in Okinawa Japan. Throughout my time on active duty, I pursued my undergraduate pre-requisites for Veterinary School. I applied to Purdue University School of Veterinary Medicine in the Fall of 2003 and was accepted on my first attempt.

While in Veterinary School, I was actively involved in the betterment of the academics and educational evolution of the students, by serving for 4 years on both the Teaching Evaluation and Curriculum (revision) Committees while attending Purdue. In addition, I held several key leadership positions within the Student American Veterinary Medical Association (SAVMA): President, Past President, and Parliamentarian.

As SAVMA President I organized events that resulted in direct funding for 35 students to attend the annual SAVMA convention. This conference is focused on surgical skills training, continuing education at the student level, and exploration of employment opportunities following graduation. Prior to this endeavor, Purdue University had never had more than 3 students in attendance to this conference. The teamwork and communication skills required for the success of this event carry over to successful business practice.

Upon graduation in the top 15% of my class, I received awards for:

- Small Animal Clinical Proficiency, Pfizer Animal Health
- Excellence in Surgery, Ethicon
- Excellence in Small Animal Surgery, American College of Veterinary Surgeons
- Outstanding Student ER and Critical Care, Veterinary Emergency and Critical Care Society
- Outstanding Senior Veterinary Student, AVMA Auxiliary

Following Completion of Veterinary School in May 2008, I was awarded an internship in Small Animal Internal Medicine and Surgery at Purdue University. This presented me the opportunity to hone my diagnostic and surgical skills while teaching Senior Vet Students and presenting case studies to the attending doctors.

My "official" practice experience began in Lafayette, IN in a small, privately owned animal clinic. I was with this hospital for 4 years before moving to Chicago to accept a position as Medical Director of a busy and progressive small animal hospital in the River North neighborhood.

In Chicago, I gained tremendous experience managing the emotional aspects of a hospital, training the staff, and remodeling the culture of a practice to eliminate negativity. The other skills I gained were on the business side: managing a PNL statement, increasing profitability and improving the level of medical care and customer satisfaction. Within 3 years, under my leadership, the hospital improved from 29% profitability and gross production of 3.1 million per year to 36% profitability and gross production of 4.5 million per year. The turnover rate among hospital staff was decreased by 80% and client experience ratings consistently improved during this tenure.

Although I loved this position, my goal has always been to own my own hospital and be able to create an overwhelmingly positive work environment that delivers exponentially better care and service than any other hospital to date. I had a very restrictive non-compete covenant in my contract, which hindered my goal. I attempted to renegotiate this component of the contract, but was not successful. I resigned this position in September 2015, and continue to provide contract services to this company.

I accepted a position with a competitor to gain additional experience until my non-compete covenant expired. I was hired to be the Medical Director of 3 suburban hospitals simultaneously. The professional development path this company offered was very organized and allowed me to identify some deficits in my experiences to date. Regardless of the echelon of development offered, the medical standards were not compatible with the way I wish to practice. I had daily ethical dilemmas about patient safety and the type of relationships and services being cultured. As it became clear that this was not the type of medicine I wished to practice, I resigned. Although this position was not a good fit for me, I was still able to take home some particularly beneficial knowledge.

At this time, I started a house call practice to continue to serve my clients in the city, began networking with colleagues, and commenced doing relief work at various hospitals throughout the Chicagoland area. Relief work consists of covering shifts in various hospitals when they are short-staffed, requiring proficiency as a general practitioner, surgeon, dentist, anesthesiologist, and emergency room doctor. Working independently has provided me with the opportunity to evaluate the overall patient flow, staffing needs and business acumen of multiple hospitals, and has been invaluable in clarifying the vision for Urban Veterinary Associates.

I continue to maintain active memberships in the American Veterinary Medical Association, the American Animal Hospital Association, and the Veterinary Emergency and Critical Care Society. Since 2008 I have been Federally Accredited, which allows me to perform certifications for animal transport to and from other countries and the United States. I am licensed, in good standing, to practice Veterinary Medicine in Illinois and Indiana and maintain a current Drug Enforcement Agency (DEA) license to dispense controlled substances (narcotics).

Project Description

I propose to create an Animal Hospital at the location: 35 N Cass Avenue in Westmont, IL. This is a freestanding building, approximately 4000 sqft in size, 3000 sqft of which will be built out / initially fixtured. This site was selected based on its location in a downtown area, the mutually beneficial goal of the Village to redevelop/rejuvenate the area, and the building's high visibility and traffic flow on Cass Avenue. I have been seeking a location for my hospital for nearly 2 years. This particular venue allows for a great family feel, to be part of a community, and to improve an existing and outdated structure. In addition, this type of service is not currently offered in the downtown Westmont vicinity.

My goal is to create an environment where clients, pets and their families can feel welcome, safe, relaxed, and trust that they are being offered the very best care options at every visit. My clinic will provide a follow up call for every pet that comes in, regardless of whether it was a wellness visit or a sick pet appointment. A doctor will call every client with their pet's test results as soon as they are available to discuss the next steps, best options, and alternatives. This discussion will be sensitive to each family's wishes, beliefs, and budget.

Upon opening, I will be seeking accreditation from the American Animal Hospital Association (AAHA). https://www.aaha.org/default.aspx This is a certifying agency which has established standards of care across the veterinary profession. "To become accredited, companion animal hospitals undergo regular comprehensive evaluations by AAHA veterinary experts who evaluate the practice on approximately 900 standards of veterinary care."

AAHA ensures high quality medical equipment, practices, and decisions are being offered to every patient. Unlike human medicine, there is not a regulation dictating how patients should be handled in a particular situation. There is not a 'standard of care' for animals. This means that the pain management offered in a non-accredited animal hospital may not be sufficient to control pain, because there aren't guidelines to which they are held. AAHA Certification ensures clients that there are no corners being cut where their pet's care is concerned, and in fact, every effort has been made to ensure quality of care and superior service.

The clinic will have 4 exam rooms, a surgical suite, separate pharmacy and treatment areas, an employee space for meetings and dining, and a dental surgery suite. There will be separate digital radiography units for dental and routine films (X-rays) to be acquired, as well as Ultrasound, and in-house laboratory analyzers for hematology and critical care.

The lobby will have windows which could be opened to allow for a welcoming, open air atmosphere. Approximately 8 people could be seated in the lobby at any given time, with additional "pet seats" intermingled. In addition, there will be areas designated to retail sales of veterinary recommended products, including, but not limited to: pet food, shampoo, treats, toys, leashes and harnesses, behavioral modification products, etc.

Overall retail sales are projected to be approximately 15-20% of gross revenues. Annual projected gross revenue for 1 DVM, after the first year: $400,000-$600,000. For 2 DVMs, this figure increases to $600,000- $800,000. This is a variance between $60,000- $120,000 per year in taxable retail sales.

Services provided would be unique to the area. Having trained as a surgical technician, veterinarian, and completed an internship, I have garnered a skill set not commonly seen

amongst general practitioners. Although there are multiple veterinary hospitals serving the region, none so far can propose to provide all the following under one roof:

- Orthopedic and soft tissue surgeries
- Exotic pet care (fish, birds, rabbits, ferrets, chinchillas, etc.)
- Diagnostic ultrasound
- Digital dental radiography/Oral surgery
- Routine Pet Wellness Services
- Emergency Care
- House Calls

The exterior of the practice is equally important as the interior. This is essentially the "first impression" that many prospective clients will see. The facade of the current building will be updated to allow for more light, increased efficiency for utilities and attractive signage. Animal waste or feces will not be tolerated in front of or around the building at any time. This will be monitored by the reception staff at several intervals daily to ensure cleanliness and a professional appearance.

If pet waste is noted outside the building, it will be immediately removed and remediated with bleach water. During winter months, it will be shoveled, the area remediated and pet-friendly sidewalk salt placed on the walk to avoid ice accumulation.

Signage would include the logo and name: Urban Veterinary Associates, above the front entrance, on the Western facade, facing Cass Ave, as well as a round sign, extending from the same facade, visible to passersby traveling North/South. Numbers on the exterior of the building would be easily visible and reflect the clean, minimalistic image of the interior. There will be an application to the Village for assistance with facade improvements.

My previous experiences as Medical Director of 3 separate practices, one private and two corporate, as well as my current experience managing a successful house call and relief doctor practice will allow me to easily manage the day to day activities of a veterinary hospital.

Initial staffing would include 2 certified veterinary technicians, one receptionist/hospital manager and myself. Often times the technicians will be working alternate shifts to minimize overtime and expenses. As the client base is increased, additional staff will be added to support the doctor.

There are opportunities for Veterinary students to visit the clinic for externship experiences. This exposes them to cases and scenarios they cannot see at the University. I have found teaching to be a very rewarding experiences and I look forward to formalizing an externship position/experience with AAHA.

The flow of a veterinary hospital is much different from that of an MD's office. Upon entrance to the clinic, clients will approach the desk to check in. Since we will make appointments for clients every 30-45 minutes, it is easier to anticipate who is arriving, greet them and have them checked in quickly.

Within 5 minutes of check-in, clients will be shown to an exam room for measurement of vital signs and medical history, which takes approximately 5 minutes. (At this time the client has been in the clinic for about 10 minutes.) The technician then briefs the Veterinarian and the two

of us will proceed together to the room to complete a physical exam and discuss treatment options with the owner. Once a plan is agreed upon, the pet will have the appropriate treatments administered/diagnostics performed. Depending on the extent of the pet's needs, for minor illnesses or routine wellness appointments, this portion usually takes anywhere from 10-15 minutes. (At this time the client has been in the clinic for about 20-25 minutes.) Lastly, the client will return to the desk, check out and the next client will be arriving.

There is not a great deal of overlap between clients; when there is, they are not usually in the lobby together for more than 5 minutes at either side of the visit. In cases where the pet requires more extensive diagnostics (x-rays, critical care lab work, etc.) or has suffered an injury which requires sedation or surgery, the owners will often leave the pet with us and return to pick them up at a later, scheduled time.

I project that a second DVM will be added within 24 months of inception. Once a new Associate is added, there will be increased traffic to the clinic. This would be moderated by having only one DVM seeing appointments while the other is in surgery, alternating hours to allow for both DVMs to have shorter work hours (one starting earlier, one later and departing accordingly), and alternating appointment start times so that the lobby does not become congested.

As there are residences immediately across the alley from the rear of the building, we will be requesting a variance of the 100ft that is proposed between residences and a veterinary hospital.

There will not be any medical waste outside of the building at any time. All medical waste is stored in marked containers, inside the hospital, and removed by a certified medical waste disposal company.

There are 3 parking spaces available at the immediate rear of the building, one of which will likely be consumed by waste disposal containers (trash and recycling). Employees would obtain parking permits and park in the Metra lots/ spaces. This is about 2 blocks away from the proposed clinic site. If necessary, we will request a waiver for the downtown parking space requirement. It may be necessary for us to pay an annual "parking fee in lieu".

Client parking can be found immediately in front of the business on Cass Avenue, just to the north of the practice on Irving Avenue, as well as in the public surface lot on the corner of Cass and Irving. The busiest times of day for client parking would likely be in the morning, (8:00-8:30am) which is prior to the opening of the adjacent retail businesses; and between 5:00-7:00pm when clients arrive home after work and have time to bring in their animals.

Financing for this project has already been obtained through Bank of America. I am in the process of negotiating the lease for the space, and anticipate an agreement within the next 2 weeks. The lease execution is contingent upon approvals from all appropriate authorities within the Village of Westmont.

Economic Development Impact

A veterinary hospital is a very clean, updated, technologically advanced and desirable business model. It draws employees and patrons that are educated, middle to upper class, and have a negligible incidence of infringement on the community.

When reviewing the Westmont Comprehensive Plan the most important issues that residents cited for the Village were "revitalizing downtown" (64%), followed closely by "improving overall community appearance and character" (45.1%). Many of the focus groups expressed concern regarding the downtown corridor and identified the areas along Cass Ave. at Burlington Ave. and Naperville Rd. as areas in need of revitalization. Vacant buildings, outdated facades, and lack of retail were offered as points of improvement. There was an expressed desire for more family owned businesses with more variety and better quality.

My proposed project lands squarely within the parameters to improve the retail opportunities, provide an increased variety of services, improve appearance and character of downtown, as well as incorporate a family owned business.

The benefit to the community will be a new small business owner, invested in the well-being of the Village with a strong history of community involvement and leadership. In addition, the physical improvement of the property to modern standards, the elimination of a long standing vacancy in this location, will undoubtedly contribute to the attraction of new businesses to the area and further current community development goals.

There will be business to business effects generated as the hospital purchases supplies and associated (accounting, legal, advertising, waste management, and recycling) services, as well as increased revenue to associated utility companies. Business to consumer effects, related to salaries earned by the veterinarian, veterinary technicians, and support staff, will be present even prior to the practice opening, leading to labor income which can be redirected back into the Westmont economy.

The initial employment opportunities will be 4, expanding to 10 within the first 24 months as an associate DVM and additional support staff are added. Though this is not a large number, the positions created are high quality employment opportunities, requiring post-secondary and even graduate level education, garnering higher than average salaries. The US Census bureau notes the average median income per capita for Westmont, IL, in 2014 dollars to be approximately $33,000 per year. Whereas, the average earnings, per year, in Illinois for a veterinary technician: $35,000, a veterinary practice manager: $46,000, and veterinarians: $89,000, far exceed the median.

Impacts to the building owner will include revenue from the lease and the opportunity to reinvest that income toward additional development projects within the community. The maintenance of the building is an unrealized revenue as it is passed on to the business owner and results in increased profit for the owner, over time. Maintenance of the building also retains and improves property values, resulting in higher resale values.

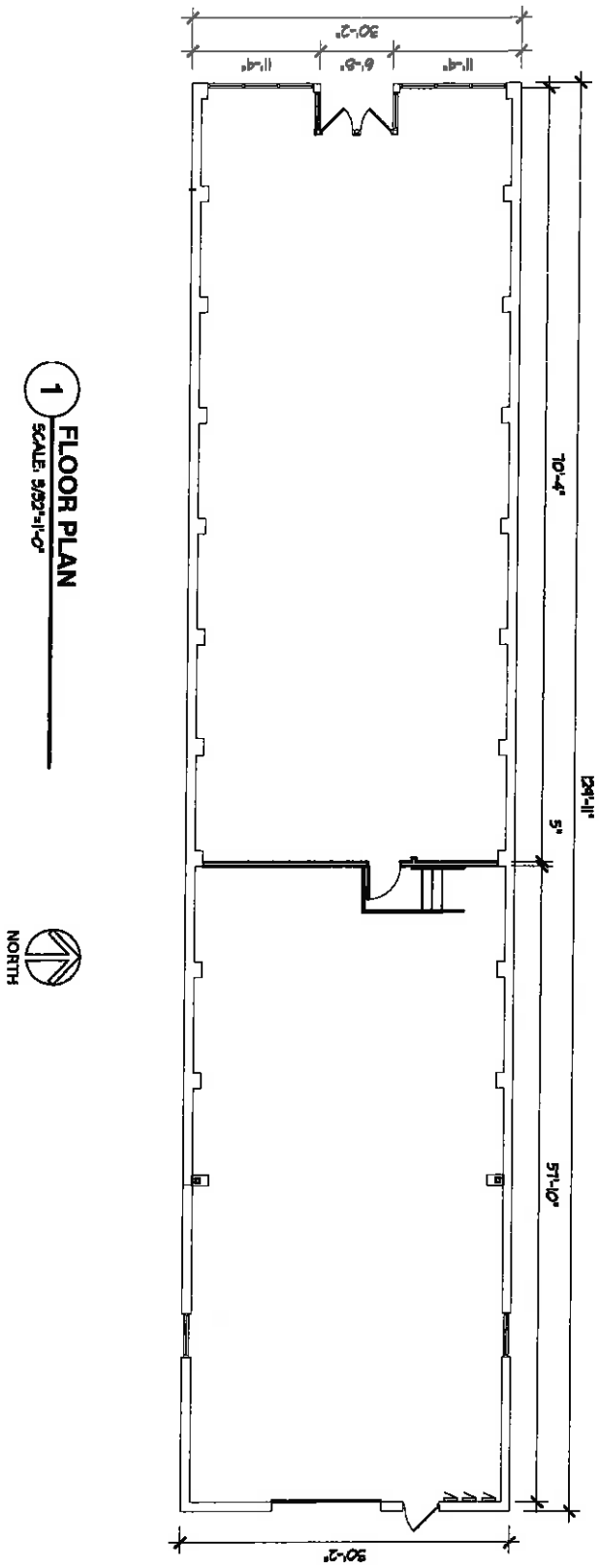
As a business owner, it will allow for the realization of a life long goal, and will be the basis of income, not only for my family, but that of my employees. It will afford the opportunity to practice exquisitely high quality medicine within a community that is supportive, safe, and progressive. This project will be the legacy that I pass on to my children, where new

veterinarians learn their trade, where veterinary students come for the opportunities to expand their knowledge base, and residents of Westmont bring their treasured pets for impeccable, loving care.

This is not just a "project". This is the culmination of education, experience, and expertise resulting in a brand of veterinary medicine that doesn't yet exist. I look forward to being a part of your community.

Thank You for Your Consideration,

Dr. Jessica Torok DVM



1 FLOOR PLAN
SCALE: 3/32"=1'-0"

NORTH

01/11/16

PRELIMINARY

gea architects ltd.
714 ENTERPRISE DRIVE, SUITE 100
OAK BROOK - ILLINOIS - 60523
PH: 630.412.1000 - F: 630.412.1002
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PROJECT TITLE

35N. CASS AVE.
WESTMONT, IL. 60559

DATE	DRAWING	SK*
10/26/15	OWNER REVIEW	1
01/11/16	OWNER USE	

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF SEPTEMBER 14, 2016

P/Z 16-020: Dr. Jessica Torok, regarding 35 N. Cass Avenue, Westmont

Request for a special use to allow a veterinarian office in the B-1 Limited Business District.

CRITERIA NO. 1: ***That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.***

FINDINGS OF FACT: The proposed use will be conducted completely indoors, will serve a public need, and will not be detrimental to the public health or welfare.

CRITERIA NO. 2: ***That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.***

FINDINGS OF FACT: The proposed use is not expected to generate adverse noise, odor, light or create other adverse impacts on surrounding property owners. The use will occur indoors and the Applicant will maintain office hours during the day and early evening only.

CRITERIA NO. 3: ***That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.***

FINDINGS OF FACT: The proposed use will occupy an existing building. Surrounding property is fully developed. Allowing this use should not impede the redevelopment of surrounding properties.

CRITERIA NO. 4: ***That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.***

FINDINGS OF FACT: The property is currently serviced by all necessary utilities, access ways and other facilities.

CRITERIA NO. 5: ***That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.***

FINDINGS OF FACT: The proposed use will not be a high traffic use. Parking is available in the rear lot and on the public streets and public parking lots. This use should not generate adverse traffic or concerns for pedestrian safety.

CRITERIA NO. 6: ***That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.***

FINDINGS OF FACT: The proposed use will conform with all requirements of the B-1 Limited Business District and will comply with all other Village codes and ordinances, except for an associated variance sought in conjunction with this special use.

CRITERIA NO. 7: ***The proposed use meets the special conditions of Special Condition 1.***

FINDINGS OF FACT: The Applicant is seeking a variance from this special condition. Although the use will be located within 100 feet of a residential district, the use will occur indoors, will not generate adverse traffic, will have access to private and public parking, and no evening hours will be maintained, thereby minimizing any impacts on adjacent residential property.

__6__ The Planning and Zoning Commission agrees with the above findings.

__0__ The Planning and Zoning Commission does not agree with the above findings.

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF SEPTEMBER 14, 2016

P/Z 16-020 – Dr. Torok, regarding 35 N. Cass Avenue, Westmont

Request for a variance to allow a veterinarian office to be located within 100 feet of a residence district.

CRITERIA NO. 1: *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.*

FINDINGS OF FACT: The Applicant desires a downtown location to serve nearby residents and to become actively engaged in the community. Most downtown locations, including this property, are located within 100 feet of a residential district, making this variance a necessity for a downtown location. The Applicant could not locate her business and yield a reasonable return without this variance.

CRITERIA NO. 2: *The plight of the owner is due to unique circumstances.*

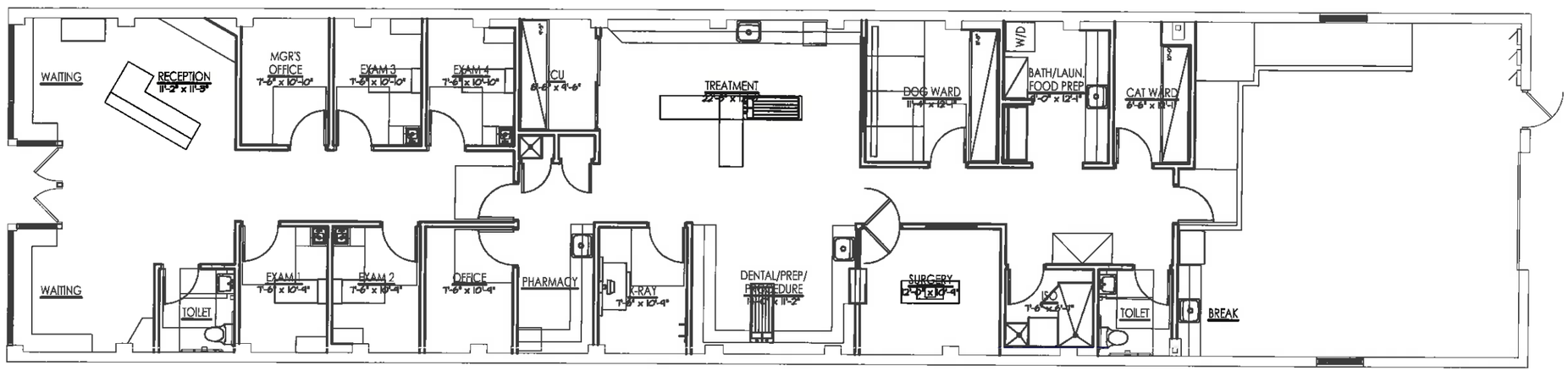
FINDINGS OF FACT: The Applicant proposes to make significant interior and exterior upgrades to this long vacant building, which will benefit nearby residents and business owners.

CRITERIA NO. 3: *The variation, if granted, will not alter the essential character of the locality.*

FINDINGS OF FACT: Downtown Westmont has several office uses, including medical office uses, which have not altered the essential character of the area. This use will be conducted indoors, will not have nighttime operations, will not create adverse noise or odors, and will not change the character of the neighborhood or adversely impact nearby residential properties.

6 The Planning and Zoning Commission agrees with the above findings.

0 The Planning and Zoning Commission does not agree with the above findings.



PROPOSED FLOOR PLAN

0 2 4 8

SCALE: 3/32" = 1'-0"

LINDEN GROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
P:708.799.4400 F:708.799.4434
WWW.LINDENGROUPINC.COM

RWE
MANAGEMENT COMPANY

WESTMONT
ANIMAL CLINIC
35 N. CASS AVE.
WESTMONT, IL 60559

DATE DRAWN DESCRIPTION

2016-0071
PROJECT NUMBER

07-20-2016
DATE

MAG
DRAWN BY

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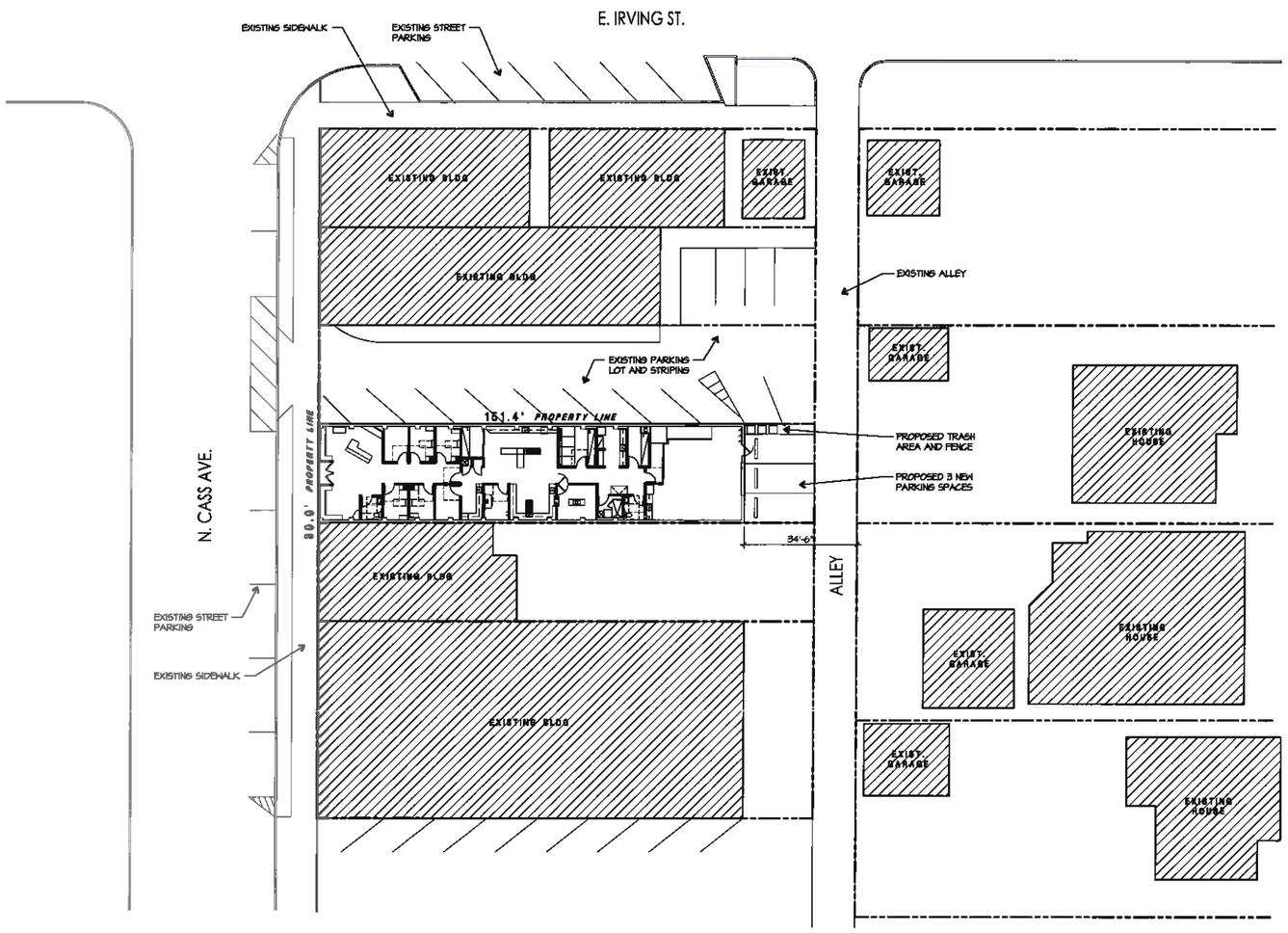
PROPOSED PLAN

SKETCH SHEET

PA-1.0

REFERENCE DET. / SHEET



PRPOSED SITE PLAN

0 10' 20' 40'

SCALE: 1" = 20'-0"

SITE INFORMATION

SITE ZONING - B1

PIN# 0410112004

TOTAL SITE AREA = 4,566 SF / 0.10 ACRES

100' REQUIRED SEPARATION FROM RESIDENTIAL

34'-6" PROVIDED SEPARATION FROM RESIDENTIAL

PARKING REQUIREMENTS (PER WESTMONT ZONING CODE)

REQUIRED CUSTOMER PARKING SPACES:
(1 SPACE PER 4 WAITING ROOM CHAIRS) = 3 SPACES
ACTUAL SPACES PROVIDED = 3 SPACES

REQUIRED EMPLOYEE PARKING SPACES:
(1 SPACE PER EMPLOYEE) = 5 SPACES
EMPLOYEE PARKING PROVIDED AT METRA PARKING LOT

LINDENGROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

10100 ORLAND PARKWAY SUITE 110
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WWW.LINDENGROUPINC.COM

RWE MANAGEMENT COMPANY

WESTMONT
ANIMAL CLINIC
35 N. CASS AVE.
WESTMONT, IL 60559

DATE	DRAWN	DESCRIPTION

2016-0071
PROJECT NUMBER

FILE NUMBER

8-1-2016
DATE

DRAWN BY

FINAL REVIEW

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ARCHITECTURAL SITE PLAN

SHEET NAME

A-0.1

SHEET

SHEET - OF -

HARMONY MASSAGE AND WELLNESS

Proposed Location:
21 North Cass Ave
Westmont, IL 60559

Company Overview

- Unique
  - Healthcare Providers
    - Network
  - Energy Services
  - Rare Massage Techniques
  - Meditation
  - Small
    - Get to know the community
    - Get involved

Owner

- Myself, Linda Newland
- Graduate of Universal Spa Training Academy
- Licensed Massage Therapist
  - currently employed at ME of Frankfort, IL
- Nanny of special needs kids

Harmony Massage and Wellness Center

Triangle

- Trinity
  - Power of three
  - Mind, body, Spirit

Circle

- Wholeness
- Center
- Nurturing

Ying Yang

- Balance
- Opposites
  - Wellness
  - Illness

We bring **balance** into our lives when we **nurture** the Mind, Body, and Spirit.

Hours of Operation

- Monday Off
- Tuesday 9-5
- Wednesday 11-8
- Thursday 9-5
- Friday 11-8
- Saturday 9-5
- Sunday 11-6

And by appointment!

Parking

- In front along Cass Avenue
- End of each block
- Along railroad tracks

Massage Services offered:

- Swedish
  - Sugar Foot Scrub
  - Aromatherapy
- Deep Tissue
- Hot Stone
- Prenatal
- Headache Relief
- Vibrational Sound Massage

Energy Services:

- Reiki
- Access Bars

Prices For Most Massage Services

Member rates

30 Minutes = $30

60 Minutes = $60

90 Minutes = $90

Non-Member rates

30 Minutes = $40
60 Minutes = $80
90 Minutes = $115

Reiki

30 Minutes = $40
60 Minutes = $65

Access Bars

90 Minutes = $120

Future Services to be offered

Massage add-ons: Craniocradle, dry brushing, hydrocollator, cryotherapy

Couples Massage
Cranial Sacral Massage
Raindrop Therapy
Neonatal Massage
Autism Massage
Maya Massage
Cupping Massage
Vibrational Massage
Paraffin Treatments
Pick your own massage oil/lotion
Drum Circle/Meditation classes
Reiki/access Consciousness classes
Life coach
Make your own aromatherapy lotion, roll-on, and bath salts bar

Retail

Essential oils
Organic Punk
Butter Duck Farms
Pillows
Theracane
Foot Rubz Massage Ball
Cranio cradle
Therapeutic Neck Pillow
Breathe aromatherapy inhalers

Marketing

-Westmont Chamber of Commerce
-Healthcare Professionals
-Social Media
-Email only promotions
-Clipper Magazine
-Yoga Journal
-Referral program
-Village employee discount
-CUSD201 Staff discount
-Birthday Specials
-Website Specials
-Groupon

Target

-Special needs kids and adults
    -Eye contact
    -Sensory
-Dislike undressing/touch
    -Vibrational Sound Massage
    -Vibrational
    -Reiki
    -Access Bars
-Spiritual Community
    -Values balance of Mind, Body, and Spirit

COMPETIVE ANALYSIS

Karma Salon and Spa -15 North Cass, Westmont, IL 60559

-chair, a head/neck/shoulder massage, Eminence organic massage, deep tissue, and Swedish

-$85 for 60 minute

Audra's Spa -314 Ogden Ave, Westmont, IL 60559

-Swedish, deep tissue, sports, hot stone and pregnancy, lymphatic, reflexology, shiatsu, 4 hands, aromatherapy, scalp and face massage

-$60 for 70 minute

Beauty Concepts Salon & Spa – 6309 Fairview Avenue, Westmont, IL 60559

-offer massage but no prices or techniques listed

Lavida Massage - 6300 Kingery Highway, Willowbrook, IL 60527

-Swedish, sports, deep tissue, couples, prenatal, aromatherapy, reflexology, cranial sacral, trigger point therapy, corporate and chair massage

-$59.95 for 60 minute

Massage Envy – 2445 75th Street, Darien, IL

-Swedish, sports, deep tissue, couples, prenatal, aromatherapy, reflexology, cranial sacral, and trigger point therapy

-$59.99 for 50 minute

Financials

Monthly Income

Massages per month:	40 (10 massages per week at opening) x $45.99 intro rate	= $1839.60
Access Consciousness:	5 sessions a month x $120	= $600.00
Reiki:	5 sessions a month x $65	=$325.00
Product:		=$275.00
Total:		**$3039.60**
Minus taxes (20%)		**607.92**
Income		**$2431.68**

Monthly Expenses

Rent:	$500.00
Electricity:	40.00
Product (oil, cleaning supplies)	100.00
Scheduling System:	20.00
Liability Insurance:	20.00
Continuing Education:	15.00
Marketing:	25.00
Retail (after start-up):	500.00
Payroll 40%	$972.61
Total Monthly Expenses:	**$2192.61**

Harmony Massage And Wellness

Proposed Location:

21 North Cass Ave
Westmont, IL 60559

COMPANY DESCRIPTION:

Harmony Massage and Wellness will specialize in unique massage techniques in order to assist clients with improving their health. Harmony Massage and Wellness is revolutionizing the massage industry by reaching out and working with health care providers to help improve the client's health. We will be paying extra attention to the special needs community, a community that is often shunned. We will offer swedish, deep tissue, hot stone, prenatal, and vibrational sound therapy along with other unique massage techniques. Along with massage therapy, energy work, sound therapy, and meditations will also be offered. We will help treat the mind, body, and spirit. As Harmony Massage and Wellness grows, additional massage, energy, sound, spiritual (such as drum circles), and yoga services will be offered.

Management:

Harmony Massage and Wellness is owned and operated by Linda Newland. I am a graduate of Universal Spa Training Academy in Downers Grove. I am certified in Reiki, access bars, and massage including prenatal, hot stone, swedish and deep tissue massage. I will further pursue my massage career by seeking certifications in Vibrational Sound Healing through the Vibrational Sound Association; neonatal and autism massage certification through the Liddle Kidz Foundation, raindrop therapy and cranial sacral massage.

Logo

Harmony Massage and Wellness Center

Triangle means three. At Harmony Massage and Wellness, it will represent mind, body and spirit. Circle means wholeness, centering and nurturing. The yin yang symbol means balance. At Harmony Massage and Wellness, we will nurture the mind, body and spirit to bring it all back into balance.

Services Offered:

Swedish or Deep Tissue Massage: Monthly Membership available or just come as needed. The membership will be a one-time non-refundable automatic reoccurring payment from checking account. No expiration. Reiki infused massage oil used during a relaxing massage. Add-ons include aromatherapy and sugar/salt foot scrub for $10. More add-ons in the future!

Member rates	**Non-Member rates**
30 Minutes = $30	30 Minutes = $40
60 Minutes = $60	60 Minutes = $80
90 Minutes = $90	90 Minutes = $115

Introductory for first time clients 60 minute massage $45.99

Hot Stone Massage:

Relax with the heat of the stones as they warm your muscles allowing for a deeper relaxation experience.

Member rates	**Non-Member rates**
30 Minutes = $35	30 Minutes = $40
60 Minutes = $70	60 Minutes = $80
90 Minutes = $110	90 Minutes = $120

Prenatal Massage:

Massage is a nice alternative to relieve pregnancy aches and pains while keeping your baby safe!

Member rates	**Non-Member rates**
30 Minutes = $30	30 Minutes = $40
60 Minutes = $60	60 Minutes = $80
90 Minutes = $90	90 Minutes = $115

Services offered continued

Headache Relief

Work giving you a headache? Come on over for some relief and feel energized when you are done! Scalp & Shoulder massage with peppermint oil

Member rates	**Non-Member rates**
30 Minutes = $35	30 Minutes = $40
60 Minutes = $65	60 Minutes = $80
90 Minutes = $95	90 Minutes = $115

Reiki

Energy work to help you relax and destress.

30 Minutes = $40
60 Minutes = $65

Access Bars

"The Bars are 32 bars of energy that run through and around your head that connect to different aspects of your life. We call all of the points you touch when using this modality "The Bars". The Bars store the electromagnetic component of all the thoughts, ideas, attitudes, decisions and beliefs that you have ever had about anything." www.Accessconsiousness.com

90 Minutes = $120

Future Services to be offered

Massage add-ons: Craniocradle, dry brushing, hydrocollator, cryotherapy

Couples Massage: Spend quality time together with someone special!

Vibrational Sound Healing- "Advanced techniques using Himalayan singing bowls, tingsha chimes and gongs." www.vibrationalsoundassociation.com

Cranial Sacral Massage – a gentle massage that addresses the bones of the head, spinal column and sacrum to relieve compression

Raindrop Therapy – combines aromatherapy and massage techniques to assist the body in realigning itself

Neonatal Massage- Help calm a fussy baby.

Autism Massage- Helps promote eye contact, sensory, stress relief, and sleep

Maya Massage- Gentle abdominal massage to help with fertility, erectile dysfunction, and wide range of problems in women

Cupping Massage- Believe to help relieve arthritic symptoms, skin problems, high blood pressure, and depression.

Vibrational Massage- This will use the Jeanie Rub Variable speed Massager to deliver 1400 to 4600 rpm of vibration. This is a great option for those who do not like getting undressed.

Paraffin Treatments

Pick your own massage oil/lotion

Drum Circle/Meditation classes

Reiki/access Consciousness classes

Life coach

Make your own aromatherapy lotion, roll-on, and bath salts bar

Retail

Essential oils: All natural plant based oils

Organic Punk: LA based business making all natural long lasting candles, crystal jewelry, mala beads, shirts with inspiring messages such as “No One Can Break Me”.

Butter Duck Farms from Bolingbrook, IL making all natural body products including deodorant, Lip Balm, healing salve

Pillows

Theracane

Foot Rubz Massage Ball

Cranio cradle

Therapeutic Neck Pillow

Breathe aromatherapy inhalers

Other miscellaneous items such as Jewelry, crystals, crystal water bottles, candles, yoga mats, and yoga clothing.

Marketing Plans:

Harmony Massage and Wellness will market by joining Westmont Chamber of Commerce, social media sites such as Facebook, Twitter, Instagram, Yelp, and Linkedin where we will offer various discounts. Email only promotions. Run ad in clipper magazine and yoga journal.

Since word of mouth is so vital for massage, I will offer a referral program. I will offer discounts to Westmont Village employees and CUSD201 Staff. ID will be required to offer these discounts. Birthday Week Specials, Website specials, working with local restaurant for a couples night of dinner and massage. I will reach out to health care professionals in the community and surrounding communities for referrals.

Target Group

I will target special needs children and adults in which their care takers are looking for an additional way or alternative way to calm and treat them. I will target those who are looking for a way to relieve stress but don't like to undress for a reiki or vibrational sound massage. I will also target spiritual community by offering reiki, Access Consciousness, small drum circles, and by offering future classes in reiki and Access Consciousness. I will educate the community and surrounding communities on how massage can increase the quality of life. Everyone in life needs to reconnect body, mind and spirit.

COMPETIVE ANALYSIS:

Karma Salon and Spa -15 North Cass, Westmont, IL 60559

The services they specialize in ranges from hair, hair color, nails, waxing, make-up, and massage. The variety of massage they perform is chair, a head/neck/shoulder massage, Eminence organic massage, deep tissue, and Swedish. The average price for 60 minute massage is $85. They are active on Facebook and well known for hair and nails in the community. Due to the close proximity and different spa services, the threat level is high. We both do some similar and uniquely different techniques when it comes to massage. However, I spoke to the owner, Tim and he is very optimistic. I will send him business whenever possible!

Audra's Spa -314 Ogden Ave, Westmont, IL 60559

They have a variety of services including hair, waxing, make-up, eye lash extension, nails, massage and Herbal Barrel Sauna. While they offer a variety of massage techniques including Swedish, deep tissue, sports, hot stone and pregnancy, lymphatic, reflexology, shiatsu, 4 hands, aromatherapy, scalp and face massage, their emphasis seems to be more on salon services instead of spa services. The prices vary but the average for a 60 minute Swedish massage is $70. They are on Facebook and advertise on Groupon. They are a medium threat level as they have a good location and offer some different services. While they offer some variety in their massage services, they still do not offer the energy services or unique massage services that Harmony Massage and Wellness will have. The Herbal Barrel Sauna is a unique niche to get people in the door but is rarely advertised.

Competitive Analysis continued

Beauty Concepts Salon & Spa – 6309 Fairview Avenue, Westmont, IL 60559

According to their Facebook page, they offer massage but nowhere does it say price. Their web page only says scalp massage for massage services. Other services include hair, nails, facials, threading and henna application! Marketing includes Facebook and Groupon. They are a very low threat because no marketing done for massage at all for any technique. There is a little mention on Facebook page.

Massage Envy – 2445 75th Street, Darien, IL

Swedish, sports, deep tissue, couples, prenatal, aromatherapy, reflexology, cranial sacral, and trigger point therapy are the variety of massage techniques they offer. They have add-on such as aromatherapy, sugar foot scrub, and deep muscle therapy. Their average 50 minute massage is $79.99 without membership and $59.99 with membership. They do not offer 60 minute massage. They offer introductory rate of $49.99 for first time clients. They use Facebook, website, and tv but their brand is well established. Since their brand is well established, they are a high threat.

Lavida Massage - 6300 Kingery Highway, Willowbrook, IL 60527

They have a variety of massage services which include Swedish, sports, deep tissue, couples, prenatal, aromatherapy, reflexology, cranial sacral, trigger point therapy, corporate and chair massage. They also offer additional services such as facials, waxing and peels. The average pricing for a 60 minute massage is $59.95 with introductory rate for first time clients is $49.98. They are active on Facebook. The threat is medium since they are not directly located in Westmont and they do not offer energy services or some of the unique massage services that Harmony Massage and Wellness. However, they do have an established brand.

Financials

#

Monthly Income

Massages per month: 40 (10 massages per week at opening) x $45.99 intro rate		= $1839.60
Access Consciousness: 5 sessions a month x $120		= $600.00
Reiki:	5 sessions a month x $65	=$325.00
Product:		=$275.00
Total:		**$3039.60**
Minus taxes (20%)		**607.92**
Income		**$2431.68**

Monthly Expenses

Rent:	$500.00
Electricity:	40.00
Product (oil, cleaning supplies)	100.00
Scheduling System:	20.00
Liability Insurance:	20.00
Continuing Education:	15.00
Marketing:	25.00
Retail (after start-up):	500.00
Payroll 40%	$972.61
Total Monthly Expenses:	**$2192.61**

VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: August 10, 2016 *(continued from July 13, 2016)* **P/Z 16-018**

TITLE: LWV Odessa Ponds, LLC, regarding the properties located at 6704-24 Echo Lane, 6703-24 Tudor Lane, 6703-24 Alpine Lane, 6703-24 Park Lane, 6703-24 Lakeshore Drive, 6703-24 Cedar Lane, 6703-24 Vail Drive, 6703-24 Aspen Lane, 6703-23 Maple Lane, Westmont, IL 60559 for the following:

Note: Current Staff Report is based off the the July 13, 2016 Staff Report. Revisions and additions are shown in *red italics*.

(A) Map Amendment request to rezone from R-4 General Residence District to a Planned Development Overlay District in the underlying R-4 General Residence District with the following exceptions from the Zoning Code:

1. Exception to reduce the required amount of useable open space, which is currently non-conforming.
2. *Exception to permit existing non-conforming lot area.*
3. *Exception to permit existing non-conforming front yard setbacks.*

(B) Zoning Code Variance request to exceed the maximum number of allowable accessory structures to construct clubhouse facilities.

(C) Zoning Code Variance request to exceed the maximum size of an accessory clubhouse structure.

(D) Zoning Code Variance request to exceed the maximum height of an accessory clubhouse structure.

(E) Zoning Code Variance request to permit existing non-conforming number of parking spaces.

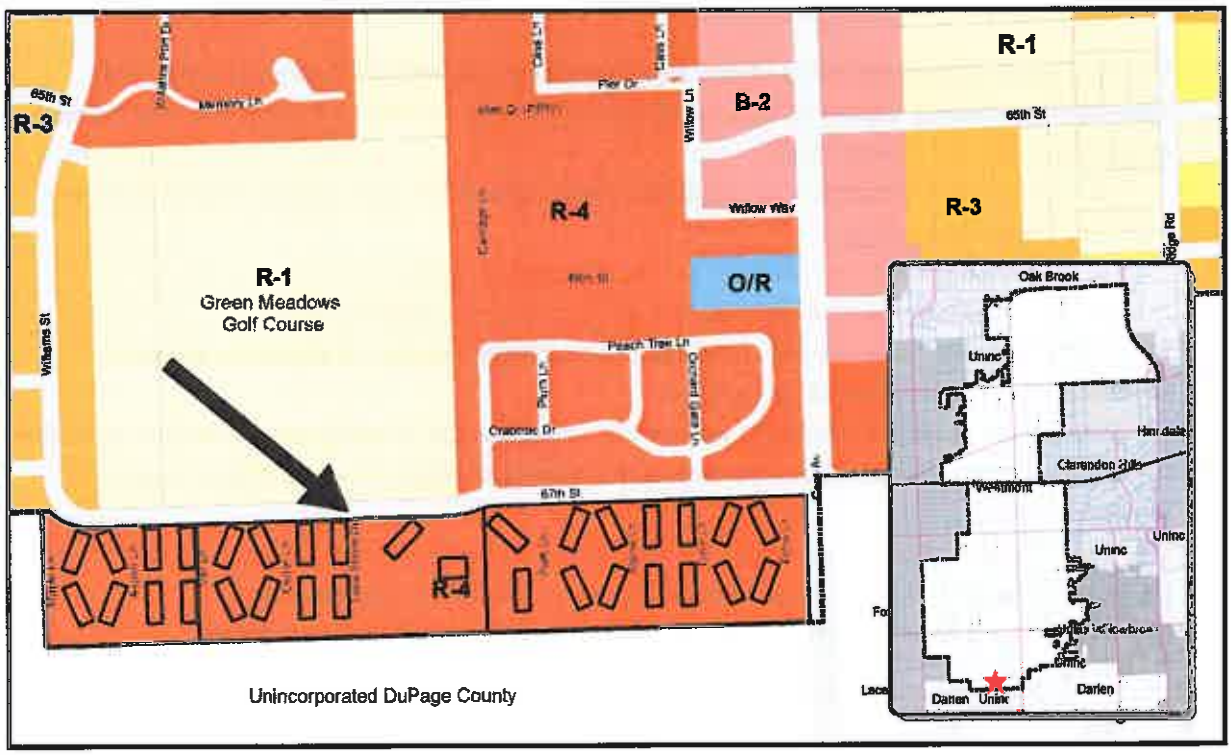
(F) Preliminary Plat of Subdivision to consolidate the properties into two lots.

(G) Site and landscaping plan approval for the construction of clubhouse facilities.

BACKGROUND OF ITEM

First presented at the July 13, 2016 meeting, the applicant worked with staff to revise zoning requests to include additional waivers and a variance that were not published in the initial public notice. All requests have now been properly published for consideration, discussion and subsequent recommendations.

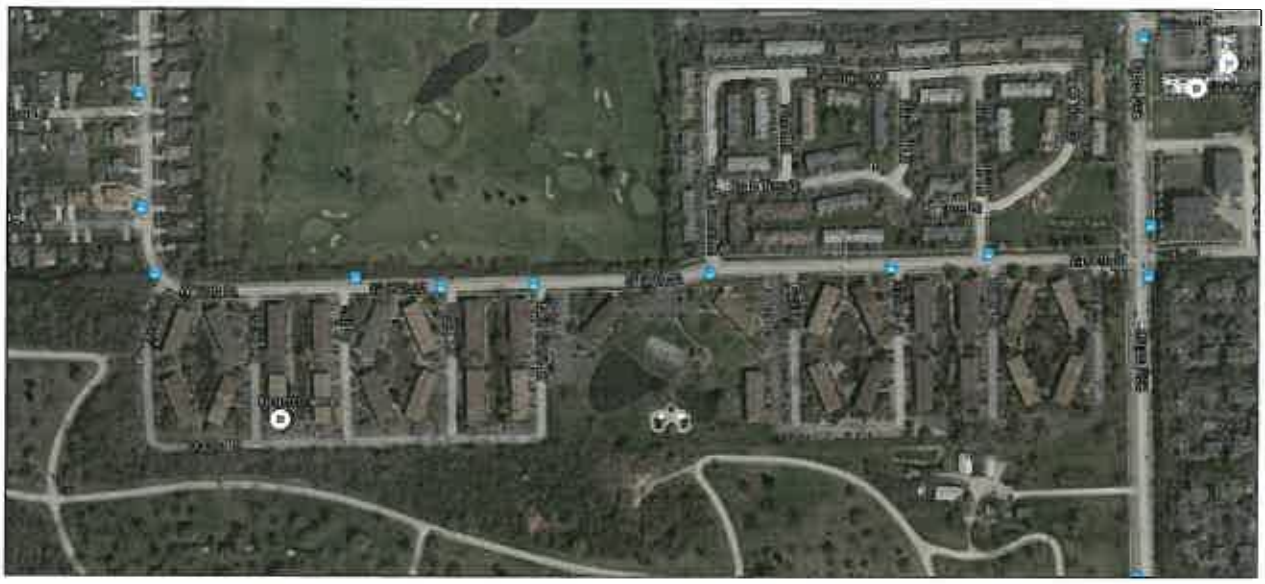
The subject property is located at the southwest corner of Cass Avenue and 67th Street. Formerly know as the Ponds and having multiple owners of buildings and units, the property is now under single ownership and has been renamed the Westmont Village Apartments The property is zoned R-4 General Residence District and is approximately 28.9 acres.



Westmont Village Apartments - Zoning Map

The petitioner wishes to improve the property with a new clubhouse that would include a leasing office, business lounge, fitness facility, common area, and outdoor amenities such as a patio, fire pit/bbq area, and swimming pool. A second clubhouse is requested with these approvals, but would not be constructed until an undetermined future date. Since purchasing the complex, the new property owner has installed new signage and new dumpster enclosures with concrete pads, and has begun renovation of interior units and roof replacements. The pools that were in disrepair have been demolished.

Entry approaches from both the East and West



Aerial View - Westmont Village Apartments

In order to accommodate this development, the applicant requests approval to rezone to a R-4/PD - General Residence / Planned Development District to both request waivers and variances for new construction, as well as waivers and variances for the existing conditions on the property in the event they do not comply with current Village code.

Finally, the property would be consolidated with a new Plat of Subdivision. Currently there are three underlying parcels on the property, with 94 separate tax ID PINs. These PINs had allowed the multiple ownership prior to being purchased by the current owner. The property is proposed to be consolidated into 2 separate lots, splitting the property into halves. One clubhouse would be situated on each of the new lots.

Aerial View - Proposed site for two clubhouses

ZONING ANALYSIS

Planned Development Request

The petitioner is requesting approval to rezone to a Planned Development Overlay District with an underlying R-4 General Residence District. Appendix A, Article IX, Section 9.01 states that Planned Development districts are meant to achieve creative design, promote variety, and concentrate open space in more useable areas. A planned development is a requirement when multiple residential buildings are on a single lot per Section 6.01 (D), further justifying the request.

Originally developed in the 1970s, the complex would not meet many of the code requirements if newly constructed. The Planned Development overlay will permit a development agreement with documented exceptions or waivers from the zoning code and would be specific to the development.

Purposes of the Planned Development District:

(A) To encourage more creative design and development of land.

(B) To promote variety in the physical development pattern of the village.

(C) To concentrate open space in more useable areas or to preserve natural resources of the site.

(D) To provide means for greater creativity and flexibility in environmental design than is provided under strict application of the requirements of other zoning districts, while at the same time preserving the health, safety, order, convenience, prosperity and general welfare of the Village of Westmont and its residents.

(E) To allow flexibility in development of land as necessary to meet changes in technology and demand what will be in the best interest of and consistent with the general intent of the comprehensive guide plan of the village.

(F) To provide for the more efficient allocation and maintenance by private initiative of useable open space to all residential and commercial areas and to allow the most efficient use of public facilities and land in keeping with the best interests of the village.

As part of a planned development, zoning code variances are made a part of the ordinance and are termed waivers. A planned development can only address those waivers as permitted by code, so not all variances can be included as waivers.

Waiver Requests

Required Minimum Useable Open Space

Appendix A, Article VI, Section 6.01 (C) (b) requires that all multiple family dwellings provide a minimum of 250 square feet of useable open space per unit. Usable open space is defined as "Space suitable for recreation, gardens or household service activities, such as clothes drying. Such space must be at least 75 percent open to the sky, free of automobile traffic, parking and undue hazards, and readily accessible by all those for whom it is intended."

With 564 current units (294 on proposed Lot 1 and 270 on proposed Lot 2), this would require 141,000 square feet, or 3.2 acres of usable open space. While the petitioner has not determined an actual number for the existing useable open space due to the complexity of the development and multiple parking lots and detention ponds, it is known that construction of the clubhouse(s) will result in a net loss of useable open space. The clubhouse will however be a useable amenity that is readily accessible for the residents and will provide indoor space for recreation.

Without concrete numbers to process, the petitioner requests that an approved site plan will document the existing conditions for usable open space and number of existing units.

Required Minimum Lot Area as Existing

Appendix A, Article VI, Section 6.04 (A) (4) requires a minimum lot size based on both the number of dwelling units and number of each bedrooms in each unit. Based on these requirements, Lot 1 as proposed would be deficient 21.5 acres or 62.7%, and Lot 2 would be deficient 15.2 acres or 48.6%. Staff notes that these deficiencies already exist on the current property, and no additional units are proposed that would increase the requirements.

Required Minimum Front Yard Setbacks

Appendix A, Article VI, Section 6.04 (F) (4) (a) requires a minimum front yard setback of 25 feet. Although not applicable to all structures on the property, both Lot 1 and Lot 2 have structures that do not meet the minimum. Setbacks of 14.84 feet exist on Lot 1 and 24.67 feet on Lot 2. Staff notes that the site plan as proposed for the Planned Development Agreement depicts the location of each individual building with a measurable setback, and the waiver would correspond to the existing conditions for each building. The waiver request would not create a blanket setback encroachment for any future development.

Variance Requests

In order to construct one clubhouse on each of the newly created lots, variances are required as they are classified as accessory structures to the residential buildings. Variances are requested for number permitted, maximum height, and maximum size. Each variance requested is detailed in a table below.

Maximum Number of Allowable Accessory Structures
Sec. 4.05. - Control over accessory structures and uses.

	Maximum Number Permitted*	***Requested Number LOT 1***	***Requested Number LOT 2***
Accessory Buildings and Structures	1	1	2
Variance Requested:		**N/A**	**1 additional structure**

* 1 permitted in addition to detached garage.

Maximum Size of an Accessory Structure
Sec. 4.05. - Control over accessory structures and uses.

	Maximum Size Permitted	***Requested Size LOT 1***	***Requested Size LOT 2***
Accessory Buildings and Structures	144 square feet	~6000 square feet	~6000 square feet
Variance Requested:		**~5856 square feet**	**~5856 square feet**

Maximum Height of an Accessory Structure

Sec. 4.05. - Control over accessory structures and uses.

	Maximum Height Permitted	*Requested Height LOT 1*	*Requested Height LOT 2*
Accessory Buildings and Structures	15'	27'-2"	27'-2"
Variance Requested:		**12'-2"**	**12'-2"**

Sec. 10.06. - Off-street parking as Existing.

	Required based on Dwellings	*Existing Spaces Provided/Required LOT 1*	*Existing Spaces Provided/Required LOT 2*
Parking Spaces	*1-bedroom: 1.0 space* *2-bedroom: 1.5 spaces* *3-bedroom: 2.0 spaces*	*492/552*	*485/518*
Variance Requested:		***60***	***33***

Staff notes that deficiencies in parking are not being created by any applicant requests, and historically the property has not shown evidence of needing additional parking spaces.

Preliminary Plat of Subdivision

The petitioner proposes consolidating the property with a new Plat of Subdivision. All of the approximate 97 underlying PINs would be consolidated into 2 new lots with corresponding PINs. One clubhouse would be situated on each of the new lots. The lots would be created as follows:

Lot 1: 16 residential buildings total
294 residential dwelling units
1 clubhouse (requested for approval but not yet scheduled to be built)
12.8 acres

Lot 2: 15 residential buildings total
1 clubhouse
270 residential dwelling units
1 facilities/maintenance building (former clubhouse)
16.1 acres

The proposed consolidation would permit two separate owners in the future, but it remedies past issues of 50+ owners for consistency in property maintenance, fire inspections, and general property management.

COMPREHENSIVE PLAN ANALYSIS

Not specifically addressed in the Comprehensive Plan, the proposal does enhance an existing multiple-family residential development, consistent with efforts to improve facilities, amenities, and property maintenance. The Comprehensive Plan does not recommend additional apartment units in areas that are not near the train station and the downtown, but does recommend either maintaining or reducing rental units. In this instance, the new owner is investing in the property and making the complex more viable, and is not increasing the number of units.

ECONOMIC DEVELOPMENT COMMITTEE DISCUSSION

Excerpt from May 4, 2016 below:

Russ Whitaker from Rosanova & Whitaker, LTD representing Westmont Village Green Apartments(67th & Cass Ave) presented a picture of the Westmont Village Apartments showing 31 buildings on 30 acres. The property was developed in 3 phases in the late 1970's and had a unique ownership which consisted of 65 different owners. During that time and with so many owners there was never a collective interest in reinvesting in or maintaining the property. The property is now 100% under a single ownership and under this unified ownership there is an active plan to improve the property. One of the major improvements is to build a clubhouse which will soon be forthcoming to the Village for review.

There will also be a new plan to divide the property so 2 institutional investors would have ownership. This would allow for future sale of the property to sell either one lot or sell both at same time. One clubhouse is proposed for right now, could possibly see an additional clubhouse in the future but no plans for that as of yet. The current plans for the clubhouse consist of a business and fitness center and outdoor pool.

The applicant is actively working on drawings right now for the new clubhouse and hoping to submit by June 3rd to hit the July public hearing and Village Board in August for approval with the clubhouse being built this fall. Jim Addington asked Russ to explain the new tenant base. Russ Whitaker explained that each policy is each new and the current tenant must submit a new lease and go through a criminal background check. This new process has weeded out many who may not pass the criminal background check thus making the apartments a crime free community.

Bob Scott asked about the homeowners association, if one exists and will it continue. Russ Whitaker answered that there is currently a HOA but the plan is to dissolve because with a single ownership there won't be a need for that extra layer of management.

Bill Kalafut asked if there will be a massive resubdivision from the multiple lots creating just 2 lots? Russ Whitaker explained that when the applicant seeks site and plan approval for the clubhouse the applicant will also seek a 2 lot subdivision and create one lot line down the middle and from lot 1 and lot 2.

Jill Ziegler noted that when the property owner applies for development approvals they will submit the following:
1. Plan development
2. Re-zoning
3. Re-subdivision
4. Site and landscape development plan for new clubhouse.

Ed Richard asked if there are plans to sell off any of the property for the 2nd club house. Russ answered that there is not a present plan to sell anything off. Dividing property into 2 halves is best long term decision.

Ed Richard requested the existing ponds be looked at since there have been drainage issues. Jill Ziegler answered that is one of the issues that will be looked at when this comes to the Planning and Zoning Commission for Site Plan Review.

Chairman Addington requested a recommendation, Greg Pill motioned to recommend for approval, seconded, approved.

SITE PLAN COMMENTS

The applicant is proposing construction of two clubhouses, one for each newly created lot. Only one clubhouse would be completed immediately. Each clubhouse would include a leasing office, business lounge, fitness facility, common area, and outdoor amenities such as a patio, fire pit/bbq area, and swimming pool.

To accommodate each clubhouse, parking will be revised and expanded. The parking lot adjacent to the clubhouse on Lot 1 will be expanded and include 28 new parking spaces. Lot two will improve an existing lot and add 1 additional space. Staff notes that municipal code does not specifically address a clubhouse facility that serves a multiple family complex and the improvements result in a net increase in the existing parking on site.

The existing clubhouse on Lot 2 will be converted into a maintenance facility, and an access drive will complete the conversion.

STAFF COMMENTS

Engineering/Public Works

Preliminary comments on the engineering plans from both the Village Engineer and the Village's retained engineering consultant found no significant issues, although stormwater requirements will be detailed due to the existing ponds on site.

Street trees will be required along the length of 67th Street based on subdivision requirements.

Landscaping

Landscape review indicates that the screening berm needs planting revisions, tree diversity may be needed, and foundation plantings around the clubhouses will be required.

SUMMARY

The applicant requests approval to rezone to an R-4/PD - General Residence / Planned Development District with a waiver to the required amount of open space. Variances are requested so that one clubhouse may be constructed in the immediate future, and one to be reserved for construction. A lot consolidation into 2 new lots remedy any future opportunities for multiple ownership of the residential buildings as in the past.

NEW DOCUMENTS ATTACHED

1. *Copy of the public notice as published in the July 27, 2016 edition of the Westmont Progress.*
2. *Received Public Comments*
3. *Preliminary Review Comments*
    a. *Village Forester Jonathan Yeater dated July 20, 2016.*

PREVIOUS DOCUMENTS PROVIDED (from the July 13, 2106 Public Hearing)

1. Copy of the public notice as published in the June 29, 2016 edition of the Westmont Progress.
2. Preliminary Review Comments
    a. Village Engineer Noriel Noriega dated July 05, 2016.
    b. Director of Fire Prevention Bureau Larry Kaufman dated June 15, 2016.
    c. Engineering Consultant Anthony Bryant dated June 28, 2016.
3. Minutes excerpt from the May 04, 2016 Economic Development Committee meeting.

4. Application for rezoning, PD waiver, variances, subdivision and site and landscaping plan approval dated April 08, 2016 and associated materials, including:
    a. ALTA/ACSM Land Title Survey, prepared by Roake and Associates, Inc., dated October 26, 2015.
    b. Preliminary/final Plat of Subdivision, prepared by Roake and Associates, Inc., dated June 03, 2016.
    c. Preliminary Engineering Plan, prepared by Roake and Associates, Inc., dated June 03, 2016.
    d. Final Planned Development Unit Plat, prepared by Roake and Associates, Inc., dated June 03, 2016.
    e. Site Plan, prepared by Roake and Associates, Inc., dated June 03, 2016.
    f. Architectural Site Plans, prepared by Cordogan Clark & Associates, Inc., dated June 03, 2016.
    g. Future Clubhouse/Lot Line Exhibit, prepared by Roake and Associates, Inc., dated June 25, 2016

July 14, 2016

To: Westmont Community Development Dept.

31 West Quincy Street

Westmont, Illinois 60559

RE: PZ 16-018 LWV Odessa Ponds LLC Properties/ 558 units/ New clubhouse structure

Homeowners at 124 & 126 across the street would like to see the driveways On Park Lane one way traffic going into in Westmont Village on Park Ln(across from 126) would be traveling south. Traffic coming out of Park Ln (across from 128) would be traveling north. Reason being there is a connecting sidewalk from Park Ln to the new Rental office which would increase the flow of traffic making is difficult of those of us living on 67th to back out of our driveways. There already has been an accident regarding this very issue this past spring.

Also my husband and I took a walk with our dog the next morning after the very productive Village Hall Meeting the night prior which I had attended. I took pictures of all the signs which make up all the driveways of the Westmont Village. There are a total of nine streets a block from each street with the new club house located in approximately in the middle on Lake Shore. Also right off Lake Shore is a curve from the gulf coarse coming off of Williams street and residents coming out of Orchards Gates subdivisions. As mentioned in the meeting it is doable for participants to walk to the club house when the weather is pleasant but many are probably going to take advantage during the fall,winter and early spring months. The attorney representing the Naperville firm mentioned the street that would be affect by the flow of traffic as "Aspen". When we took our walk, we found that to be virtually impossible as there is a dead end to Aspen and Lake Shore approximately where the club house would be. Even if he said the word Alpine that also is an impossibility. So clearly parking is going to be an issue on Lake Shore & Park Lane. Again having lived here 20 years we see congestion as an issue and think the one way street in each direction on Park Lane is strong consideration.(picture Enc).

Sincerely,

Karen Vetrovec

V Richard & Karen Vetrovec

REDACTED BY LAW

Forest Preserve District
of DuPage County

35580 Naperville Road
P.O. Box 5000
Wheaton, IL 60189

630.933.7200
Fax 630.933.7204
TTY 800.526.0857

dupageforest.org

Via email: jziegler@westmont.il.gov

July 13, 2016

Mr. Ed Richard, Chairman
Planning and Zoning Commission
Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

Re: Public Notice regarding multiple lots located on PINs 09-21-400-028, 09-21-400-055, and 09-21-400-093

Dear Mr. Richard:

The Forest Preserve District of DuPage County recently received a Public Notice regarding LWV Odessa Ponds, LLC's request for multiple variance requests, a map amendment, Plat of Subdivision to consolidate properties, and site plan approval. We appreciate receiving timely notification of such projects/requests that may have an impact on our property, and thank you for the opportunity to comment.

District Staff has reviewed the information provided and does not have any comments at this time. Please call me at (630) 933-7235 if you have any questions.

Sincerely,

Kevin Stough
Land Preservation Manager

cc: Joseph Cantore, President
Linda Painter, Commissioner District 3
Michael Hullihan, Executive Director
Dan Zinnen, Director of Resource Management and Development

westmont.il.gov

Public Works Department
Street Division

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6271 Fax: 630-829-4478

Village of Westmont Apartments- Preliminary Landscape Review 7/20/16
Subdivision and Clubhouse Proposal

Clubhouse Proposal

1. An official Tree Survey, Tree Preservation Plan and Landscape Plan must be submitted for review. I have no comments on this until I can review those documents.

Subdivision Proposal

1. Parkway tree planting will be required prior to approval. There are 37 trees that will be required to be installed along the southside parkway area of west 67th Street at 35-50 foot spacings depending on the layout, utilities and existing trees. I have curb marked all locations in white paint. Plantings from Maple Lane east to the entrance of the proposed clubhouse shall be planted on each mark, centered in the parkway between the sidewalk and the curb. Plantings from the proposed clubhouse east to Echo Lane shall be planted on each mark, at a distance of 6-8 feet south of the existing sidewalk.

   Tree species shall be (from west to east):

   1. Ulmus accolade 'Morton' (Accolade Elm)
   2. Platanus acerifolia (London Plaintree)
   3. Tilia americana (American Basswood)
   4. Acer freemanii 'Autumn Blaze' (Autumn Blaze Maple)
   5. Quercus macrocarpa (Burr Oak)
   6. Aesculus glabra (Ohio Buckeye)
   7. Celtis occidentalis (Hackberry)
   8. Gymnocladus dioica (Kentucky Coffeetree)
   9. Catalpa speciosa (Northern Catalpa)
   10. Gleditsia triacanthos var. inermis (Thornless Honeylocust)
   11. Quercus muehlenbergii (Chinkapin Oak)
   12. Ulmus americana 'Princeton' (Princeton Elm)
   13. Ulmus accolade 'Morton' (Accolade Elm)
   14. Catalpa erubescens 'Purpurea' (Purple Catalpa)
   15. Acer freemanii 'Marmo' (Marmo Maple)

16. Platanus acerifolia (London Plaintree)
17. Zelkova serrate (Zelkova)
18. Quercus imbricaria (Shingle Oak)
19. Aesculus hippocastanum (Horsechestnut)
20. Acer freemanii 'Autumn Fantasy' (Autumn Fantasy Maple)
21. Quercus ellipsoidalis (Hills Oak)
22. Catalpa speciosa (Northern Catalpa)
23. Quercus macrocarpa (Burr Oak)
24. Ulmus americana 'New Harmony' (New Harmony Elm)
25. Tilia americana (American Basswood)
26. Celtis occidentalis (Hackberry)
27. Corylus colurna (Turkish Filbert)
28. Gymnocladus dioica (Kentucky Coffeetree)
29. Acer freemanii 'Autumn Blaze' (Autumn Blaze Maple)
30. Robinia pseudoacacia 'Chicago Blues' or 'Purple Robe' (Black Locust)
31. Aesculus glabra (Ohio Buckeye)
32. Ulmus 'Morton Stalwart' (Commendation Elm)
33. Quercus imbricaria (Shingle Oak)
34. Platanus acerifolia (London Plaintree)
35. Quercus macrocarpa (Burr Oak)
36. Tilia americana (American Basswood)
37. Ulmus americana 'Princeton' (Princeton Elm)

If there are any questions on this, I would be more than happy to explain on site. I can be most easily reached at my email listed below.

2. There have been a number of trees on the private lot (the entirety of the subdivision) which have been recently removed. I realize all of these trees may not have been located in the best possible location and spacing from other trees may not have been ideal in some cases, but please replace 80% of those that were removed.

Jonathan Yeater
Foreman/Forester, Village of Westmont Street Division
630-981-6271
jyeater@westmont.il.gov

westmont.il.gov

Public Works Department
Engineering Division

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

Date: July 5, 2016

To: Mrs. Jill Ziegler, AICP
Community Development Director

From: Noriel Noriega, PE, CPESC
Assistant Director of Public Works - Village Engineer

RE: Proposed Westmont Village Apartments Planned Unit Development
6713 Lake Shore Drive, Westmont
Preliminary Review #1

We are in receipt of the following items for the proposed Westmont Village Apartments Planned Unit Development at 6713 Lake Shore Drive:

1. ALTA / ACSM Land Title Survey dated 06/06/2016 prepared by Roake and Associates, Inc.
2. Preliminary / Final Plat of Subdivision for Westmont Village Apartments Subdivision dated 06/03/2016 prepared by Roake and Associates, Inc.
3. Preliminary / Final Planned Unit Development Plat for Westmont Village Apartments Subdivision dated 06/03/2016 prepared by Roake and Associates, Inc.
4. Preliminary Engineering Plan for Westmont Village Apartments - Proposed Clubhouse dated 06/03/2016 prepared by Roake and Associates, Inc.
5. Site Plan for Westmont Village Apartments - Proposed Clubhouse dated 06/03/2016 prepared by Roake and Associates, Inc.
6. Future Clubhouse / Lot Line Exhibit for Westmont Village Apartments dated 06/25/2016 prepared by Roake and Associates, Inc.

A preliminary review of the submitted documents has no significant issues that we feel would prevent the project from continuing. Our listed comments below can be addressed during the Permit Application Process. It should be noted that additional comments should be anticipated when a full Permit Application Review is performed.

1. Address all comments made by Mr. Anthony Bryant, PE, ESI Consultants, LTD, on his letter dated 07/01/2016.
    a. Referencing comment #15: The Village's Directive 10 Stormwater Detention Design can be located on the Village's website (www.westmont.il.gov) under Documents & Forms / Community Development.
2. Referencing the Preliminary/Final Plat of Subdivision:
    a. Remove the Surface Water Statement Certificate on sheet 7. Relocate to the Engineering Site Improvement Plans.
    b. Clarify the Permanent Access Control Covenant.
3. All stormwater management facilities shall be located within a Stormwater Detention Easements.
4. For the proposed parking lot improvements, address the following:

westmont.il.gov

Public Works Department
Engineering Division

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

a. Provide curb and gutter. Remove the existing railroad ties being used as a barrier curb.
b. Provide "back-up" areas for the four (4) parking spaces at the corners of the parking lot for maneuverability in/out of the parking spaces.
c. Parking spaces should be 10' x 20'. The actual paved length of a space may be reduced by two (2) feet where adequate "head-in" bumper overhang space exists.
d. The proposed sidewalk along the south side of the parking lot shall be a minimum of seven (7) feet wide to accommodate bumper overhang.

5. During planning discussions, it was mentioned that maintenance repairs may take place at each of the eight (8) detention facilities throughout the site (i.e. rip-rap and miscellaneous cleanup). It is staff's recommendation to review other water quality improvements (i.e. wetland plantings, native vegetation, etc) before considering rip-rap. Although rip-rap/stone is quick and easy, it does not provide any water quality improvements to the site. And in most cases, it is more expensive. These water quality improvements can be used to help satisfy future requirements of the anticipated future clubhouse.
6. Please consider reviewing all water service b-box for each building. Over the years, it has been discovered that a significant amount of the b-boxes throughout the complex are inoperable where Village staff cannot perform a shut-down if requested (i.e. if plumbing work is needed inside where the plumber needs the water to be turned off). Public Works staff is available to meet and review each location for your repair consideration.
7. Review and approvals will be required from Mr. Jon Yeater, Public Works Foreman - Village Forester, regarding any tree requirements. Comments will be forwarded under separate cover. If you have any specific questions, Mr. Yeater can be contacted at 630-981-6285.

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

Thank you.

Cc: Mr. Mike Ramsey, PO - Director of Public Works (via email)
Mr. Jim Cates - Public Works Supervisor, Water Operations / Facilities Manager (via email)
Mr. Jon Yeater - Public Works Foreman, Village Forester (via email)
Ms. Melissa Brendle - Municipal Services Office Supervisor (via email)
Mr. Joe Hennerfeind - Planner II (via email)
Mrs. Rose Gross - Municipal Services (via email)
Mr. Anthony Bryant, PE - ESI Consultants, LTD (via email)

Westmont Fire Department

HEADQUARTERS
6015 South Cass Avenue • Westmont, IL 60559

Main Office (630) 981-6400
FPB Director (630) 981-6402
Fax (630) 829-4486

Date: June 15, 2016

To: Jill Zeigler - Community Development
Joe Hennerfeind – Community Development

From: Larry Kaufman, Director
Fire Prevention Bureau

Subject: Site Plan Review –
- **Westmont Village Apartments**
- **Lot consolidation and rezoning**
- **Proposed clubhouses**

The following comments are being made regarding the site plan for the proposed occupancy;

Site plan notes'

Applicable Fire Prevention Codes are:
International Fire Code, 2012 edition, with local amendments.
NFPA Life Safety Code, 2012 edition, with local amendments.
International Building Code, 2012 edition, with local amendments

Lot consolidation and rezoning – beyond scope of WFPB, no comments necessary

Proposed clubhouses;
- Proposed fire pit will require separate review
- FD access is acceptable for a fully sprinkled building

Please contact me with any additional questions.

Submitted,
Larry Kaufman – MCP, CFM
Director, Westmont FPB

ESI Consultants, Ltd.
Excellence, Service, Integrity

June 28th, 2016

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 Westmont Village Apartments – Proposed Clubhouse

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 we have the following comments:

Engineering Plans and General Comments

1. Clarification of the scope of the project should be made. On the Site Plan a "future clubhouse" is proposed. This clubhouse project encroaches upon the normal water level of the pond and no measures are presented to alleviate this. However, on the Grading and Utility Plan no "future clubhouse" is proposed. Please clarify the scope of work.
2. Overall the concepts presented on the North Clubhouse Site Plan are acceptable and submittal of Plans for full permit review is recommended, however, additional details will be required for the full permit review.
3. On the Site Plan, indicate all existing easements and add proposed easements. There should be drainage and utility easements and detention easements shown on the plan.
4. Indicate the high water level of the pond. Proposed fill up to this elevation will need to be compensated for on a 1:1 basis.
5. Indicate the sidewalk removal and replacement along the east limit of the project.
6. Provide data that indicates that the development meets the parking requirements. There does not appear to be any additional parking proposed to offset the increase in usage that will be caused by the new clubhouse. A plan should be in place for overflow parking.
7. The top and bottom of the proposed retaining wall is required. Certification by a professional structural engineer should be provided.
8. Indicate the direction of site runoff. Runoff from new areas should be tributary to the basin. If the future clubhouse is built then VCBMPs will be required and site from runoff would need to be conveyed to the BMP.
9. The proposed valve vault should not be located in the middle of the sidewalk.

10. Permeable pavers are indicated for part of the proposed patio. Provide a detail and maintenance and monitoring plan for the permeable pavers
11. Provide more detailed impervious area calculations
12. Soil and Erosion Control Plan shall be submitted.
13. Provide the proposed clubhouse top of foundation
14. If future clubhouse is anticipated, implementation of site BMPs during this phase is recommended.
15. Indicate additional detention requirements based on Westmont Stormwater Ordinance, section 34-34, if any.

Landscaping Plan Comments

Article I:

Sec. 80-6. - Protection.

1. The plan does not depict or provide tree protection notes and details for the protection of the one existing tree along West 67th Street.

Sec. 80-9. - Parkway tree planting required at new construction.

1. Parkway trees are required along West 67th Street every 35 linear feet of the parkway. Please provide dimensioning for parkway tree plantings. It appears that 4 shade trees would be required within the parkway.

Sec. 80-16. - Tree maintenance standards

1. In order to avoid corner visibility obstructions, no trees shall be planted closer than 30 feet from the point of tangency of the curbs. Please show on the landscape plan all Corner Visibility Triangles as depicted in this section to avoid plant material greater than 24" mature height above the curb except trees that can be planted no closer than 10 feet so that the eventual growth avert interference to the driveway entrance from the parking lot.

Article II:

Sec. 80-41. - Landscape plan application procedure.

1. It appears that 3 existing trees within the project area could be impacted by the proposed development. A simple tree survey will be required.
2. A tree preservation will be required.
3. The landscape plan needs to be a site plan. It appears from the civil site plan that the parking lot is being renovated. The landscape plan does not match the civil site plan. The landscape plan should overlay the locations of existing trees to be preserved, utilities and utility easements, building pads, retention/detention basins, proposed contours and all proposed landscaping. Several of these items are missing from the landscape plan.

4. The pool area and shed that are depicted to be removed on the civil site plan are not specifically addressed as to the restoration of that area on the landscape plan.
5. The landscape plan fails to specifically address the restoration of the proposed service drive on the civil site plan.
6. The landscape plan is color coated for general planting locations. Please provide plant call outs for the final planting plan submittal.
7. Please provide quantities in the plant list.
8. All shade trees need to be 2.5" min. in diameter.
9. Please revise the landscape design to meet the Village requirements:

Non-residential, minimum standards for commercial and multi-family construction.

a. At least 50 percent of the open space on the site shall be landscaped. The primary site area is approximately 1 acre with approximately 16,000 of open space. The landscape plan appears to provide 8,000 SF of landscaped area.

b. At least one tree shall be planted for every 500 square feet of the area required to be landscaped. One-third of the trees shall be evergreens of a minimum six feet in height, one-third of the trees shall be ornamental a minimum of three inch caliper or six feet in height, and one-third of the trees shall be shade trees, a minimum of three inch DBH. Please provide a breakdown of the 16 tree quantities for shade, ornamental and evergreen trees. Five different varieties of trees mus be used.

c. One shrub shall be planted for every 50 square feet of the area required to be landscaped. For shrubs that mature less than five feet in height, minimum installation size shall be two feet tall. For shrubs that mature greater than five feet in height, minimum installation size shall be three feet tall. Please provide a breakdown of the 160 shrub quantities.

d. Foundation plantings of a minimum width of six feet shall be provided on all sides of the main structure except where sidewalks, driveways or other hardscape abuts the structure. Foundation plantings shall be comprised of a combination of shade trees, ornamental trees, evergreens, shrubs, ground covers and flowers. Plan does not meet this requirement. The foundation plantings are heavy on perennials and does not provide a diversity of plant types. Please adjust the design to reflect a more diverse planting approach.

Sec. 80-47. - Parking lots.

1. *Parking lot interior.* At least one tree of not less than three inches DBH shall be planted for every 1,500 square feet of pavement area between zero and 6,000 square feet. For pavement areas exceeding 6,000 square feet at least one tree of not less than three inches DBH shall be planted each additional 3,000 square feet. Fifty percent of tree placement shall be within the pavement area as opposed to perimeter planting

The parking lot area is approximately 9,350 SF. 5 Shade trees are required and 3 need to be within the pavement area.

2. All off-street parking areas containing more than four parking spaces and non-residential driveways adjacent to lot lines shall be suitably screened on each side and rear lot line by a screen fence or wall not less than four feet in height plus a planting strip of four feet minimum width in accordance with the following, or on an alternate arrangement as approved by the village board. Suitable landscaping and ground cover shall be provided and maintained on a continuing basis within the planting strip. On the street lot line, a planting screen not less than three feet in height shall be installed, unless said screen interferes with the corner visibility triangle which requires a maximum height of less than 24 inches. Such planting screen shall be adjacent to the parking area. Suitable landscaping and groundcover shall be provided and maintained on a continuing basis between the screen fence and curb line. Planting screens, or hedges, fences or walls shall not exceed two feet in height where location is such that sight lines are necessary for vehicular movement across pedestrian ways

   Parking lot screening is required to have a screen, fence or wall plus a planting strip of four feet minimum width for parking lots containing more than four parking spaces. The fence or wall seems misplaced for this project. However, the planting strip could contain a planting screen with shrubs instead of perennials as depicted on the landscape plan. The proposed landscape design does not meet this requirement and should be revised.

Sec. 80-48. - Native/natural areas plantings.

1. Very few of the proposed plants are native to Illinois.

If you have any questions, please call me at (630) 420-1700 x2120.

Sincerely,
ESI CONSULTANTS, LTD.

Anthony J. Bryant, P.E.

EXCERPT 05-04-2016 EDC

6. New Business

A. Russ Whitaker from Rosanova & Whitaker, LTD representing Westmont Village Green Apartments(67th & Cass Ave)--

Russ Whitaker-Russ presented a picture of the Westmont Village Apartments showing 31 buildings on 30 acres. The property was developed in 3 phases in the late 1970's and had a unique ownership which consisted of 65 different owners. During that time and with so many owners there was never a collective interest in reinvesting in the property along with a collective interest in maintaining the property.

The property is now 100% under a single ownership and under this unified ownership there is an active plan to improve the property. One of the major improvements is to build a clubhouse which will soon be forthcoming to the Village for review.

There will also be a new plan to divide the property so 2 institutional investors would have ownership. This would allow for future sale of the property to sell either one lot or sell both at same time.

One clubhouse is proposed for right now, could possibly see additional clubhouse in the future but no plans for that as of yet. The current plans for the clubhouse consist of a business and fitness center and outdoor pool.

Actively working on drawings right now for the new clubhouse and hoping to submit by June 3rd to hit the July public hearing and Village Board in August for approval with the clubhouse being built this fall.

Jim Addington-asked Russ to explain the new tenant base.

Russ Whitaker-New policy is each new and current tenant must submit a new lease and go through criminal background check. This new process has weeded out many who may not pass the criminal background check thus making the apartments a crime free community.

Bob Scott-- Asked about the homeowners association, if one exists and will continue.

Russ Whitaker-there is currently a HOA but the plan is to dissolve because with a single ownership there won't be a need for that extra layer of management.

Bill Kalafut- Asked if there will be a massive resubdivision from the multiple lots creating just 2 lots?

Russ Whitaker-Yes when we seek site and plan approval for the clubhouse we will also seek a 2 lot subdivision and create one lot line down the middle and from lot 1 and lot 2.

Jill Ziegler--When the property owner applies for development approvals they will submit the following:

1. Plan development
2. Re-zoning
3. Re-subdivision
4. Site and landscape development plan for new clubhouse.

Ed Richard--Asked if there are plans to sell off any of the property for the 2nd club house.

Russ-Not a present plan to sell anything off. Dividing property into 2 halves is best long term decision.

Ed Richard--Requested pond to be looked at because it does not drain.

Jill Ziegler- One of the issues that will be looked at when this comes to the Planning and Zoning Commission.

Jim Addington- Requested a recommendation, Greg Pill motioned to recommend for approval, seconded, approved.

B. 645 N. Cass Avenue

Jill Ziegler--introduced Aaron King from Andy's frozen custard. Aaron is an Architect for Andy's Frozen Custard.

Aaron King-Andy's Frozen Custard is a quick service frozen dessert business with a freestanding restaurant with drive through and walk-up service windows. Aaron represents mostly the environment part of the business as far as securing locations for new restaurants.

There are 31 locations throughout the country with 5 locations in Chicago. The next proposed location would be at 645 N. Cass Ave in Westmont which is where the old Pizza Hut building sits.

The two challenges with this location is the Pizza Hut building sits on a lot that is not subdivided so they do not have anything that can be sold off to them right now. Andy's is working with the property attorney. The lot lines are also challenging as parking would overlap on the other part of the property that would not be owned by Andy's.

Andy's has a few site plans that have been developed and both plans have issues with the parking but will work with Village staff to work out the details in order to make one of the plans work. Both plans have a wrap around drive thru and walk-up windows and does not have sit down dining. The other issue is the canopy lighting which has an exposed lamp fixture to give the retro look but a shield can always be put on the lamps if not acceptable.

The prototype of the new building in Westmont would include a training room as this site would be a regional training area for managers to train new employees.

The challenge in Westmont too is the signage on the building. Westmont allows 2 and currently on the design there are 22, with some of those being illuminated. Again, Andy's will work with the Village to compromise. Freestanding signs may be much larger than what the Village will consider but again will work with staff to find something acceptable.

The building material in the front of the store will be all glass and on the sides will be a cement based material to look like wood which will last longer and doesn't require yearly maintenance.

Jim Addington --Asked if the custard machine would be a self serve?

Aaron King--This is not a self serve business, the frozen treat is scooped and handed to customer.

Rosanova & Whitaker, Ltd.
Attorneys At Law

30 W. Jefferson, Suite 200
Naperville, Illinois 60540

630-355-4600 office
630-352-3610 fax

www.rw-attorneys.com

June 2, 2016

Jill Ziegler, AICP
Community Development Director
Village of Westmont
31W. Quincy Street 60559

Re: Zoning & Subdivision Submittal
Westmont Village Apartments

Dear Ms. Ziegler:

I represent LWV Odessa Ponds, LLC, as the owner of the Westmont Villages Apartment complex generally located at the southwest corner of Cass Avenue and 67th Street in the Village of Westmont. To be clear, my client is the owner of the 31 apartment buildings and controls the Association that currently owns all of the common areas and open parking fields. It is the owners intent that all of the property would come under its unified ownership through this development process with the Village.

Owner acquired the property for the specific purpose of repositioning the asset- a process which began in earnest following a bulk closing on properties in October 2015. The property has been generally cleaned-up and was renamed Westmont Village Apartments. Owner continues to work with Village staff to address an array of issues associated with long-term deferred maintenance from the prior owners. Significant other improvements are contemplated for the property including such items as resurfaced parking lots, roof replacements, stabilization of detention basins, interior unit renovations and construction of a new clubhouse with associated resident amenities.

Owner now seeks certain Village approvals necessary to facilitate the improvements and the protection of owner's long-term investment in the property. To this end, the owner seeks the following relief, all of which is more specifically detail in the Petition submitted herewith:

1. Plat of Subdivision to consolidate the property into two lots;
2. Map Amendment to overlay a Planned Development District;
3. Site Plan approval to permit development of a clubhouse;
4. Certain variations associated with both existing improvements and the proposed clubhouse as more specifically set forth in the attached documentation.

In support of the requested relief, I submit the following documentation for your review and consideration:

1. Application Form
2. Cover letter
3. Filing Fee
4. Legal Description (text format)
5. Proposed Site Plan
6. ALTA Survey

Rosanova & Whitaker, Ltd.
Attorneys At Law

30 W. Jefferson, Suite 200
Naperville, Illinois 60540

630-355-4600 office
630-352-3610 fax

www.rw-attorneys.com

7. Landscape Plan
8. Architectural Elevation & Floor Plan
9. Petition for Zoning Relief
10. Notice List
11. Copy of Submitted Kane DuPage Soil & Water Conservation District Application

By Monday afternoon we will supplement this submittal with copies of a PUD Plat, Preliminary/Final Plat of Subdivision and Preliminary Engineering Plans. This documentation will come directly from our engineering firm. I look forward to working with you regarding this exciting project. I believe that the proposed improvements will dramatically improve the condition of the Westmont Village Apartments and, in the process, provide ancillary benefits to the surrounding community. Should you have any questions or concerns or should you need any additional documentation please don't hesitate to call at your convenience.

Very truly yours,

Russell G. Whitaker III

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)
)
VILLAGE OF WESMONT)

PETITION TO THE VILLAGE OF WESTMONT BOARD AND PLAN COMMISSION FOR ENTITLEMENTS REGARDING WESTMONT VILLAGE APARTMENTS

THE UNDERSIGNED, LWV Odessa Ponds, LLC, a Delaware limited liability company (hereinafter, the "Petitioner"), as the owner of the Property hereinafter described, respectfully petitions the Village of Westmont to: (i) re-subdivide/consolidate the Property; (ii) grant a map amendment to overlay a Planned Development District and modify the specific regulations of the underlying R-4 zoning district; (iii) approve a Site Plan for construction of a clubhouse as an accessory use; (iv) grant certain variances as more specifically set forth herein; (v) grant a variation from the Code to permit construction of a clubhouse amenity; and (vi) approve any such other variations or deviations from the Code as it may be deemed necessary and appropriate under the circumstances.

BACKGROUND INFORMATION

This Petition relates to numerous parcels of land owned by the Petitioner, generally located at 67th Street and Cass Avenue in Westmont, Illinois, (the "Property"), which Property is legally described on **Exhibit "A"**, attached hereto and made a part hereof. Attached as **Exhibit "B"** is a copy of the ALTA Survey that depicts the condition of the Property as of October 26, 2015, immediately preceding Petitioner's bulk acquisition of individual ownership units in the Property.

During the mid- to late-1970's, development of the Property was approved in four phases. There is no record of annexation or applicable ordinances evidencing the approvals, but the collective Willow Falls PUD Plats, copies of which are attached hereto as **Exhibit "C"**, are recorded against the Property and evidence the Village's consent to the development by virtue of signatures by from the Village President and the Village Clerk (the "Historic PD Plats"). The Property was ultimately improved with thirty-one (31) buildings containing a total of five hundred and fifty-eight (558) dwelling units on approximately thirty (30) acres. Each of the thirty-one (31)

buildings is divided into three (3) separate ownership units with each ownership unit consisting of six (6) apartments. All of the parking and common areas are owned and managed by a community association (the "Association").

With ownership structure so varied and in most cases maligned, many problems arose within the apartment community such as: dramatic fluctuations in rental values, spikes in criminal activity, and an overall physical deterioration as a result of significant deferred maintenance. These issues ultimately became institutional problems and led to the community being identified as a "problem community."

The Petitioner acquired the Property in a piecemeal process throughout 2015. Today, Petitioner owns 100% of the 93 ownership units and controls the Association which owns all of the common areas. Petitioner is in the midst of a significant re-investment in the Property that will enhance both the apartment complex itself and, in-turn, the broader Westmont community. Petitioner has already evidenced this commitment by instituting new administrative policies concerning background checks, structuring rental values which are commensurate with individualized units, providing a cosmetic face-lift of the community and investing financial resources to clean up various sections of the Property.

As a condition to continued investment in the Property, Petitioner now seeks to re-organize the legal structure of the community and confirm the long-term right to operate the community consistent with its vision and general parameters of the institutional investment community. As part of this process, Petitioner seeks to re-subdivide the property in order to collapse the divided ownership structure. Petitioner also seeks to overlay a Planned Development Zoning District and obtain necessary zoning variances in order to permit the construction of a new clubhouse facility and to guarantee it's continued right to operate the existing buildings.

1. Consolidation of Ownership Interests in the Property.

Petitioner seeks to re-subdivide the Property as depicted on Preliminary/Final Plat of Subdivision, attached hereto as **Exhibit "D"** and made a part hereof (the "Plat"). The Plat will consolidate the various ownership interests, three common areas owned by the Association and 93 "units" in 31 buildings owned by Petitioner, into just two separate ownership units. The resulting lots created by the Plat will effectively divide the 585 unit apartment community into two halves. Petitioner presently intends to operate both halves as a single community, but the proposed configuration provides ultimate flexibility to create two separate communities respectively

consisting of 270 and 288 dwelling units. The proposed subdivision is necessary and appropriate to facilitate elimination of the existing association and to configure the Property consistent with modern development standards frequently utilized in an institutional ownership community. The consolidation of ownership interests will also eliminate the possibility unequal and divided ownership interests that created the conditions that Petitioner now seeks to remedy. The proposed Plat is necessary and appropriate to facilitate Petitioner's plans for the Property. The proposed Plat meets the legal standards for a Subdivision consistent with the Village's Subdivision Ordinance.

2. Map Amendment to overlay a Planned Development District.

The proposed rezoning is necessary and appropriate to facilitate Petitioner's plans for the Property. The proposed rezoning meets the legal standards for a rezoning of the Property, and, to this end, the Petitioner represents as follows:

A. The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the Village;

A Map Amendment to overlay a Planned Development on the Property promotes the health, safety, comfort, convenience and general welfare of the Village by aligning the long-standing use of the Property with the Village's existing zoning ordinance to encourage Petitioner's reinvestment in the Property. The existing improvements to the Property are presently permitted as legal non-conforming use. Without assurance that the existing improvements to the Property could be rebuilt in the event of a catastrophe, Petitioner would not invest significant resources, both time and economic, toward renovation of the improvements and overall reinvestment in the Property. The Petitioner's improvements and reinvestment in the Property promotes the general welfare of the community by, among other things, improving the aesthetic appearance of the community, improving the quality of the community housing stock, improving the value of the community housing stock, reducing crime rates in the community and generally eliminating a blighted condition in the community. The proposed amendment will formalize the Village's acceptance of the existing and proposed improvements to the Property and facilitate Petitioner's continued investment in the improvements thereof, all as depicted on the "PUD Plat" attached hereto as **Exhibit** "E" and made a part hereof. Allowing the Petitioner to improve the multi-family

buildings already on the Property complies with the Village's Comprehensive Plan to improve existing housing stock with adequate community facilities and updated infrastructure.

B. The trends of development in the area of the subject property is consistent with the requested amendment;

The neighborhood surrounding the Property is fully developed and the character of the neighborhood is well established. The existing Westmont Village Apartments are an essential element of that character. The proposed amendment does not contemplate any material physical change in the character of the neighborhood, but facilitates the reinvestment and ongoing use of the Property consistent with the residential character of the neighborhood.

C. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification;

The current zoning classification is R-4 which allows use of the Property for multi-family residential dwelling units. The historic plats evidencing Village approval of the development of the Property specifically reference the Property being a "P.U.D.", but without other documentation and in light of the Village's intervening amendment of the zoning ordinance, Petitioner seeks to clearly establish the terms upon which the property can be used and governed by the Village. It is Petitioner's intent that the Planned Development overlay district would permit the ongoing use of the Property as depicted on the PUD Plat attached hereto. In light of the problems associated with the historic divided ownership interests in the Property, Petitioner's proposed amendment and associated improvements to the Property are more suitable than the use of the property as historically permitted. Moreover, the amendment will align the use of the Property with the Village's existing zoning ordinances.

D. The subject property has not been utilized under the existing zoning classification for a substantial period of time; and

The Property has been and continues to be utilized under the Village's R-4 zoning district, but the use of the Property in the R-4 district is substandard to other similarly positioned zoned properties. Certain improvements to the Property may be legal non-conforming uses. Accordingly, the current R-4 zoning designation is not the most appropriate zoning designation for the Property, and as a result, the Property suffers from deferred maintenance and a general lack of reinvestment necessary to maintain the Property consistent with general trends in the apartment industry.

E. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

The amendment to overlay the Planned Development will have no effect on the physical character of the neighborhood. However, the general improvement and reinvestment in the Property triggered by the proposed amendment will result in significant positive changes to the neighborhood ranging from simple aesthetics, to quality of community housing stock and safety of neighborhood residents. The amendment, if granted, will not be a substantial determent to adjacent property- but to the contrary, it will facilitate positive community change.

3. Site Plan approval for the construction of a clubhouse as an accessory use.

The proposed site plan approval is necessary and appropriate to facilitate Petitioner's construction of a clubhouse on the Property. The proposal meets the legal standards for site plan approval, and, to this end, the Petitioner represents as follows:

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

The Site Plan is designed to protect the public health, welfare and safety of both the residents of the Westmont Village Apartments and the broader Westmont community. The Site Plan is attached hereto as **Exhibit "F"** and is made a part hereof. The Site Plan focuses on the central portion of the Property, with the only physical changes to the existing conditions being the addition of a clubhouse and associated improvements. Petitioner presently intends to construct an approximately 6,000 square foot clubhouse facility on "Lot 2" of the Property, said Lot 2 being a creation of the Plat. The proposed clubhouse would include community leasing operations, a fitness center, a business center, community rooms, an outdoor pool and associated common areas for recreational use by residents of the apartment community. Petitioner also seeks the right to construct a second clubhouse to be located on Lot 1, off Lake Shore Drive (a private road). Petitioner does not presently intend to construct the second clubhouse located but seeks the right to construct the clubhouse in the event that the community was to be operated under divided ownership as two separate and distinct apartment communities. The clubhouse(s) will enhance the lifestyle and general health of the residents of the apartment community by offering a place for communal gathering, relaxation, social events and educational seminars. Petitioner has considered the clubhouse's relationship to both the principal structured on the parcel and the adjacent

properties. To this end, Petitioner has chosen to situate the clubhouse(s) as depicted on the Site Plan to create a grand entrance to the community, to create a dramatic pond overlook and to provide sufficient separation from adjacent properties. Additionally, the modest stature of the proposed clubhouse will not interfere with adequate space, light, air, or use and is generally consistent with the character of improvements in the neighborhood.

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.

The addition of the clubhouse(s) and outdoor deck areas as depicted on the Site Plan will not cause substantial injury to the value of other property in the neighborhood, but rather, will help improve the character of the community. The proposed clubhouse is not proximate to living units located on other neighboring property so the physical structure is non-impactful. However, and more importantly, the proposed clubhouse is part of Petitioner's overall strategy to reposition the apartment community. This repositioning of the community will improve the quality of the units, increase the prevailing rental rates and decrease criminal activity, all of which should result in positive improvements 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.

Included with Petitioner's Development Application are landscape plans, architectural plans, engineering plans and associated details, all evidence the manner in which the proposed clubhouse development will protect aesthetics and function in the existing environment. The landscape plan complies with Village requirements and will include significant new plantings that will improve the character of the outdoor environment. The architectural plans will require variations from Village requirements, but said plans are generally consistent with the character of existing improvements to the property and include a variety of high-quality building materials designed to withstand environmental conditions over the long-term.

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 therof shall be restricted to the provision of stormwater facilities installed by the Village.

As is more specifically detailed in Petitioner's engineering plans, Petitioner will comply with the requirements of the DuPage County Stormwater Ordinance.

4. Petitioner requests the following variations and/or deviations from the Village of Westmont Zoning Code as more fully set forth in paragraphs 4.1-4.5 below.

4.1. Petitioner requests a variation from Section 6.01(D) of the code to allow more than one (1) residential building located upon a single lot.

A. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;

Under Section 6.01(D) of the Code, only one (1) residential building may located upon a single lot. The Property presently consists of multiple buildings, each being located on an individual "lot." As previously stated, historic operations under the "multiple building/multiple lot" configuration led to problems such as dramatic fluctuations in rental values, spikes in criminal activity, and an overall physical deterioration as a result of significant deferred maintenance. Petitioner seeks to remedy those problems and reposition the Property for continued success into the future. Consolidating multiple structures onto a single lot will prevent the type of divided ownership situation that has resulted in significant historical problems at the Property. Moreover, the consolidated ownership structure is the generally accepted industry practice and is therefore widely understood in the marketplace and accepted by institutional type owners. By consolidating ownership and opening the community to possible institutional ownership there is a larger market for the property, owner can rationally expect a return on investment in the community, and the Village can expect to avoid the type of issues that have historically plagued the Property.

B. The plight of the owner is due to unique circumstances; and

The existing one building per lot configuration was established upon development of the Property in the 1970's. While historical documentation is limited, the general consensus is that the unique ownership structure was the product of interest rates in excess of 10%. Capital was exceptionally expensive at the time and didn't facilitate the type of institutional ownership of

apartment communities that we see today. In today's market, most apartment communities are owned under unified control with all of the structures being located on one or two lots as is presently proposed for the Property.

C. The variation, if granted, will not alter the essential character of the locality.

The essential character of the locality will not be changed if the variation request is granted. In fact, there will be no visible outward manifestation distinguishable to the naked eye. Should the variation request be granted, the only difference will be lot lines unnoticeable to anyone residing or visiting the apartment community.

4.2. Petitioner request a variation to reduce the minimum yard requirements

A. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;

As outlined above, Petitioner acquired an existing community that was originally developed pursuant to the Historic PD Plats approved by the Village under the terms of the Village's historic zoning ordinance. Post development of the Property the Village amended its zoning ordinance and established the minimum yard requirements more specifically set forth in Section 6.04 of the zoning ordinance. The existing improvements, as depicted on the PUD Plat, do not comply with the Village's current minimum yard requirements. Accordingly, Petitioner seeks a variation to permit the location of the buildings as depicted on the PUD Plat- encroaching into the required yards. The variation is necessary to facilitate Petitioner's continued investment in the Property. Absent the variation, Petitioner could not proceed with plans to reposition the community. Absent the repositioning of the community, it would remain in a blighted condition and Petitioner could not earn a reasonable return on its present investment in the Property.

B. The plight of the owner is due to unique circumstances; and

The plight of the Petitioner is unique in that the apartment community has existed in its current configuration for almost forty (40) years. Accordingly, Petitioner did not create the present condition, but purchased the existing asset in which the condition already existing. While Petitioner has the right to continue utilizing the Property under the present conditions, Petitioner requires further assurances of the Village's long-term support of the Property to justify significant investment in improvements to the Property.

C. The variation, if granted, will not alter the essential character of the locality.

Petitioner proposes no changes to the Property that would violate the minimum yard requirements established in the Village's zoning ordinance. The proposed clubhouse additions all comply with the existing zoning requirements. The only structures requiring relief from the minimum yard requirements are existing structures that have been occupied in their existing condition for approximately the forty (40) years. Given that Petitioner proposes no change to the Property that would violate existing requirements, the variation is simply an acknowledgement of existing conditions and would do nothing to alter the essential character of the neighborhood.

4.3. Petitioner requests a variation from Section 6.01(C) of the code to allow for a reduction in the required usable open space consisted with Petitioner's Site Plan.

A. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;

The purpose of the useable open space requirement is to provide recreational areas for residents and to enhance the natural beauty and environmental quality of neighborhoods. Here, the useable open space will be consistent with the Site Plan as depicted in **Exhibit "F"**. The Site Plan provides for useable open space virtually identical to the pre-existing use of the property. The only difference between the pre-existing use and the Petitioner's Site Plan is addition of the clubhouse(s) amenity. In many communities a clubhouse type facility would qualify as "usable open space" because it is generally designed to meet the recreational needs of residents. Here, the Village of Westmont defines "usable open space" as:

"space suitable for recreation, gardens or household service activities, such as clothes drying. Such space must be at least 75% open to the sky, free of automobile traffic, parking and undue hazards, and readily accessible by all those for whom it is intended."

Petitioner's proposed construction of clubhouse(s) amenity will directly improve quality of life for residents of the apartment community as it will serve both recreational and household needs. With the exception of the clubhouse(s) amenity all other useable open space within the apartment community will remain the same as it was prior to the Petitioner's acquisition of the Property. In sum, if the variation is not granted the Property will not be able yield a reasonable return and stifle Petitioner's continued re-investment.

B. The plight of the owner is due to unique circumstances; and

The plight of the Petitioner is unique in that the apartment community has existed in its current configuration for almost forty (40) years. Accordingly, Petitioner did not create the present condition, but purchased the existing asset with the intention of improving the asset in manner consistent with present market conditions. Here, construction of the clubhouse will reduce the existing usable open space, but will serve as a direct benefit to the residents of the community. This is a unique condition related to Petitioner's intent of repositioning the apartment community that would not be faced by another developer of a new apartment community.

C. The variation, if granted, will not alter the essential character of the locality.

The variation, if granted, will not alter the essential character of the Property or the surrounding neighborhood. Petitioner effectively seeks a variation to confirm the existing usable open space less the amount that will be dedicated to clubhouse construction. Petitioner does not have a present mechanism to calculate the existing usable open spaces, accordingly we seek the variance to confirm usable open space as depicted on the Site Plan. The difference between existing conditions and the proposed Site Plan is simply the addition of one, possibly two, clubhouse structures that will serve the recreational and household needs of residents of the community. By definition, these clubhouses do not qualify as "usable open space" but certainly satisfy the intent of the Village's usable open space requirement. The proposed clubhouses are relatively small is size (approximately 6,000 square feet) and are single-story structures. Accordingly, the clubhouses will seamlessly fit within the existing landscape and will not alter the essential character of the locality.

4.4. Petitioner requests a variation from Article X of the code to permit existing surface parking lots as depicted on the PUD Plat.

A. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;

As outlined above, Petitioner acquired an existing community that was originally developed pursuant to the Historic PD Plats approved by the Village under the terms of the Village's historic zoning ordinance. Post development of the Property the Village amended its zoning ordinance and established the minimum requirements above and beyond those requirements as of the date of the development of the Property. The existing improvements, as depicted on the PUD Plat, do not specifically comply with various requirements of the Village's Off-Street Parking and Off-Street Loading regulations as specifically set forth in Article X of the

Code. Accordingly, Petitioner seeks a variation to permit off-street parking and off-street loading for the Property as specifically depicted on the PUD Plat. Petitioner is in the process of resurfacing all of the parking lots within the Property, but given the scope of issues with the Property due to a long history of deferred maintenance, Petitioner cannot commit to bringing all of the parking lots up to current Code standards. Such a requirement would impose a substantial financial burden on the Petitioner and would undermine other investments in the Property that will have a more dramatic and profound impact on the overall aesthetic, function and character of the community.

B. The plight of the owner is due to unique circumstances; and

The plight of the Petitioner is unique in that the apartment community has existed in its current configuration for almost forty (40) years. Accordingly, Petitioner did not create the present condition, but purchased the existing asset in which the condition already existing. While Petitioner has the right to continue utilizing the Property under the present conditions, Petitioner requires further assurances of the Village's long-term support of the Property to justify significant investment in improvements to the Property. In this instance, Petitioner specifically seeks to grind and resurface parking areas within the Property. This investment will improve the aesthetic of the community and address a long-term maintenance item, but will not solve all of the technical code requirements that could be appropriately addressed in a "greenfield" development scenario.

C. The variation, if granted, will not alter the essential character of the locality.

Aside from resurfacing the parking lots, Petitioner proposes no functional changes to the number of parking spaces or the overall function of the parking lots. Accordingly, Petitioner is improving the existing condition that has existed within the community for approximately forty (40) years. Petitioner's proposal will not alter the essential character of the neighborhood, but like all of the changes proposed by Petitioner, will provide a tremendous benefit to the broader neighborhood as the Property is improved and repositioned.

4.5. Petitioner requests a variation from Section 6.04(A)(4)(B) & (C) of the code to permit a reduction in the minimum lot area required under said Section.

A. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;

Under the Bulk and Development Standards for Multi-Family Dwellings, the minimum lot area per unit for multi-family dwellings is established as follows:

4-bedroom: 7,500 square feet

3-bedroom 6,700 square feet

2-bedroom: 5,300 square feet

1-bedroom: 3,800 square feet.

As noted above, there are 558 total units among the 31 buildings located on the approximately 28.88 acre Property. Of the total units, 116 are 1-bedrooms, 419 and 2-bedrooms and 23 are 3-bedrooms. Based on this existing unit-mix, Code would require a total lot area of approximately 64 acres. Said differently, the Property presently has an average lot area of 2,254 square feet per dwelling unit (irrespective of bedroom count). The property could not yield a reasonable return if permitted to be used only under the conditions allowed by the district regulation as it would require that existing dwelling units either be demolished or left vacant. This is clearly an absurd result that would only exacerbate historic problems at the community and would prevent Petitioner from making additional investments to address long-term deferred maintenance at the community. Accordingly, Petitioner seeks a variation to reduce the required lot area for the Property consistent with the existing schedule of improvements.

B. The plight of the owner is due to unique circumstances; and

The plight of the Petitioner is unique in that variation is dictated by existing conditions. The Property was developed prior to the establishment of the Village's present zoning ordinance and the lot area requirements outlined above. The Property has remained in much the same condition over approximately the past forty (40) years and Petitioner proposed no changes to the unit-mix or dwelling count that has prevailed over that same time-period.

C. The variation, if granted, will not alter the essential character of the locality.

The variation, if granted, will not alter the essential character of the locality. As noted above, the condition creating the variation is not only presently existing, but has been prevailing for approximately forty years. Surrounding properties have been developed, sold and occupied during the pendency of this condition. Accordingly, the granting of the variation will not alter the essential character of the neighborhood, but will preserve the well-established and ingrained character, albeit in an improved condition based on Petitioner's proposed reinvestment in the Property.

5. Petitioner requests a variation from Section 4.02(D)(2) and Section 4.05 (C)(2) of the code to permit the construction of a Clubhouse amenity.

A. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;

Under Section 4.02(D)(2) of the Code detached accessory buildings in residence districts shall not exceed one story or fifteen (15') feet, whichever is lower. Additionally, under Section 4.05(C)(2) of the Code accessory buildings shall not exceed one hundred and forty four (144) square feet in area. As previously mentioned above, Petitioner intends to improve the apartment community by installing a modern six thousand (6,000) square foot clubhouse(s) with a building height of twenty-seven feet and two inches (27' 2") as depicted on that Site Plan, attached hereto as **Exhibit "D"** and as generally depicted on the "Clubhouse Plans" attached hereto as **Exhibit "G"**. The clubhouse(s) will be the focal point of the apartment community enhancing the lifestyle and general health of the residents by offering a place for communal gathering, relaxation, social events and educational seminars. Petitioner has chosen to situate the clubhouse(s) as depicted on the Site Plan to create a grand entrance to the community, to create a dramatic pond overlook and to provide sufficient separation from adjacent properties. The proposed clubhouse would include community leasing operations, a fitness center, a business center, community rooms, an outdoor pool and associated common areas for recreational use by residents of the apartment community, all as depicted on the Clubhouse Plans. Petitioner also seeks the right to construct a second clubhouse to be located on Lot 1 off Lake Shore Drive (a private road). Petitioner does not presently intend to construct the second clubhouse but seeks the right to construct the clubhouse in the event that the community was to be operated under divided ownership as two separate and distinct apartment communities.

The purpose and intent of both regulations is to promote aesthetic value throughout the village such that they may be preserved and enhanced. In addition, these regulations seek to avoid interference with adequate space, natural light, pure air and privacy of adjacent properties.

Here, the proposed clubhouse will do more to enhance the aesthetic value of apartment community and the Village as a whole. Petitioner's Site Plan and Clubhouse Plan evidences construction of the utmost quality and craftsmanship with attractive design elevations and associated landscaping. The Clubhouse will not interfere with adjacent properties as they are not proximate to the clubhouse and primary outdoor activity areas will be appropriately buffered. Further, under the current regulations no suitable clubhouse could be built at or below the one hundred and forty four (144) square feet requirement. Any construction at this size will be

extremely small and defeat the general purpose of having a clubhouse. Thus, if the variation is denied the property will be unable to yield a reasonable return and any future re-investment in the Property will be halted.

B. The plight of the owner is due to unique circumstances; and

The plight of the owner is due to unique circumstances related to the existing condition of the improvements. Most modern apartment communities include a clubhouse or other social/recreational amenities so that residents of the apartment community have a natural gathering place. Even a very small, basic clubhouse would be constructed at greater than one hundred and forty four (144) square feet, which would accommodate nothing more than basic bathrooms. Petitioner's Site Plan is consistent with the trend of clubhouse construction and its proposed height does not interfere or dwarf the surrounding properties. The tasteful construction coupled with the elegant design will improve the lifestyle of residents by providing modern amenities common to a clubhouse and apartment community.

C. The variation, if granted, will not alter the essential character of the locality.

Construction of the proposed clubhouse will not alter the essential character of the neighborhood. The addition of one or two small clubhouse buildings to the existing 28 acre campus consisting of 31 3-story buildings is de minimis. At the same time, the addition of the clubhouse, in tandem with Petitioner's boarder improvement plan, will reposition the community to the betterment of the neighborhood and the Village in general. The modest stature of the proposed clubhouse will not interfere with adequate space, light, air, or use and will be consistent with the character of the improvements of the neighborhood. Construction of the proposed clubhouse is wholly consistent with the character of the surrounding neighborhood. Disapproval of the variation will cause the property to continue its steady decline and continue to remain an eye sore within the community.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the Village of Westmont City Council and Planning and Zoning Commission take the necessary steps to: (i) re-subdivide/consolidate the Property; (ii) grant a map amendment to overlay a Planned Development District and modify the specific regulations of the underlying R-4 zoning district; (iii) approve a Site Plan for construction of a clubhouse as an accessory use; (iv) grant certain variances as more specifically set forth above; (v) grant a variation from the Code to permit

construction of a clubhouse amenity; and (vi) approve any such other variations or deviations from the Code as it may be deemed necessary and appropriate under the circumstances. RESPECTFULLY SUBMITTED this 3rd day of June. 2016.

LWV Odessa Ponds, LLC,
a Delaware limited liability company

By _____
Rosanova & Whitaker, Ltd.
Attorneys for Petitioner

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF AUGUST 10 2016

P/Z 16-018: LWV Odessa Ponds, LLC regarding 6704-24 Echo Lane, 6703-24 Tudor Lane, 6703-24 Alpine Lane, 6703-24 Park Lane, 6703-24 Lakeshore Drive, 6703-24 Cedar Lane, 6703-24 Vail Drive, 6703-24 Aspen Lane, and 6703-23 Maple Lane, Westmont, IL.

Request to rezone the property to a planned development overlay district in the underlying R-4 General Residence District, with several exceptions from the Zoning Code, to accommodate an existing residential development and new clubhouse facilities.

CRITERIA NO. 1: The proposed planned development achieves the following purposes of Article IX of the Westmont Zoning Ordinance:

(A) Encourages more creative design and development of land.
(B) Promotes variety in the physical development pattern in the Village.
(C) Concentrates open space in more useable areas or preserves natural resources of the site.
(D) Provides means for greater creativity and flexibility in environmental design than is provided under strict application of the requirements of other zoning districts, while at the same time preserving the health, safety, order, convenience, prosperity and general welfare of the Village of Westmont and its residents.
(E) Allows flexibility in development of land as necessary to meet the changes in technology and demand what will be in the best interest of and consistent with the general intent of the comprehensive guide plan of the Village.
(F) Provides for the efficient allocation and maintenance by private initiative of useable open space to all residential and commercial areas and to allow the most efficient use of public facilities and land in keeping with the best interests of the Village.

FINDINGS OF FACT: This project consists of an existing, older residential development which is situated on numerous individual lots and with numerous non-conformities from the Zoning Ordinance. By approving this project as a Planned Development, it will accommodate the new owner and its lender by eliminating the non-conformities and allowing the owner to rebuild in the event of substantial damage or destruction. Additionally, this Planned Development approval combined with the owner's plat of consolidation will allow the owner to construct a new clubhouse facility and will allow the owner to locate a future second clubhouse facility. The flexibility provided by Planned Development approval will allow for more creative design and land use, will preserve existing open space, and will give assist the owner in property upgrades which will preserve the public health, safety and welfare.

____ The Planning and Zoning Commission agrees with the above finding.

____ The Planning and Zoning Commission does not agree with the above finding.

CRITERIA NO. 2: The Exceptions to the Zoning Code are necessary to allow the property to yield a reasonable return, which could not occur if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

FINDINGS OF FACT: This property is fully-developed with several non-conforming lots and setbacks and structures. The exceptions to the Zoning Ordinance will provide the owner with the ability to improve the property, while preserving the owner's right to rebuild the existing structures in the event of substantial damage or destruction. These exceptions will allow the owner to yield a reasonable return on its investment.

____ The Planning and Zoning Commission agrees with the above finding.

____ The Planning and Zoning Commission does not agree with the above finding.

CRITERIA NO. 3: The plight of the owner is due to unique circumstances and warrants the requested Exceptions from the Zoning Ordinance.

FINDINGS OF FACT: The owner did not create the existing non-conformities, and instead is simply seeking the flexibility provided by Planned Development approval to continue to improve and, if necessary, rebuild the existing structures.

____ The Planning and Zoning Commission agrees with the above finding.

____ The Planning and Zoning Commission does not agree with the above finding.

CRITERIA NO. 4: This proposed project, with the Exceptions from the Zoning Code, will not alter the essential character of the locality.

FINDINGS OF FACT: The property is fully improved and the owner is currently upgrading the existing structures and facilities. The only new improvement proposed is a clubhouse facility and a potential future clubhouse facility. The existing residential buildings and the proposed new clubhouses will not alter the essential character of the area.

__6__ The Planning and Zoning Commission agrees with the above finding.

__0__ The Planning and Zoning Commission does not agree with the above finding.

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF AUGUST 10, 2016

P/Z 16-018 – LWV Odessa Ponds, LLC regarding 6704-24 Echo Lane, 6703-24 Tudor Lane, 6703-24 Alpine Lane, 6703-24 Park Lane, 6703-24 Lakeshore Drive, 6703-24 Cedar Lane, 6703-24 Vail Drive, 6703-24 Aspen Lane, and 6703-23 Maple Lane, Westmont, IL.

Request for variances to allow an increase in the maximum number of allowable accessory structures, to increase the maximum size of an accessory structure and to increase the maximum height for an accessory structure, all to accommodate a proposed clubhouse facility.

CRITERIA NO. 1: *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.*

FINDINGS OF FACT: The property is in need of substantial upgrades to the existing buildings and also requires new and enhanced facilities. The owner proposes to construct a new clubhouse facility to serve this large residential project, and the variances are necessary in order to construct a clubhouse which will meet the resident's needs, while allowing the owner to yield a reasonable return.

CRITERIA NO. 2: *The plight of the owner is due to unique circumstances.*

FINDINGS OF FACT: If the owner were to strictly comply with the accessory structure provisions of the Zoning Ordinance, it could not construct a clubhouse facility. The clubhouse facility, if approved, will constitute a needed amenity for this development, which will increase the development's overall appeal and value.

CRITERIA NO. 3: *The variation, if granted, will not alter the essential character of the locality.*

FINDINGS OF FACT: The proposed clubhouse facilities will located within the existing development, will be restricted to residents of this residential development, and will not add traffic to the local streets or otherwise endanger the public health, safety or welfare. As a result, granting these variances will not alter the essential character of the neighborhood.

__✓__ The Planning and Zoning Commission agrees with the above findings.

__o__ The Planning and Zoning Commission does not agree with the above findings.

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF AUGUST 10, 2016

P/Z 16-018 – LWV Odessa Ponds, LLC regarding 6704-24 Echo Lane, 6703-24 Tudor Lane, 6703-24 Alpine Lane, 6703-24 Park Lane, 6703-24 Lakeshore Drive, 6703-24 Cedar Lane, 6703-24 Vail Drive, 6703-24 Aspen Lane, and 6703-23 Maple Lane, Westmont, IL.

Request for a variance to permit an existing number of non-conforming parking spaces.

CRITERIA NO. 1: *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.*

FINDINGS OF FACT: The property is a fully-developed residential development with a non-conforming number of off-street parking spaces. The owner is not constructing new residential dwellings and simply seeks a variance to permit the parking spaces which exist in order to yield a reasonable return.

CRITERIA NO. 2: *The plight of the owner is due to unique circumstances.*

FINDINGS OF FACT: The owner did not create the existing non-conforming parking spaces, and the cost to install additional parking spaces with related storm water detention upon the limited space available is cost prohibitive.

CRITERIA NO. 3: *The variation, if granted, will not alter the essential character of the locality.*

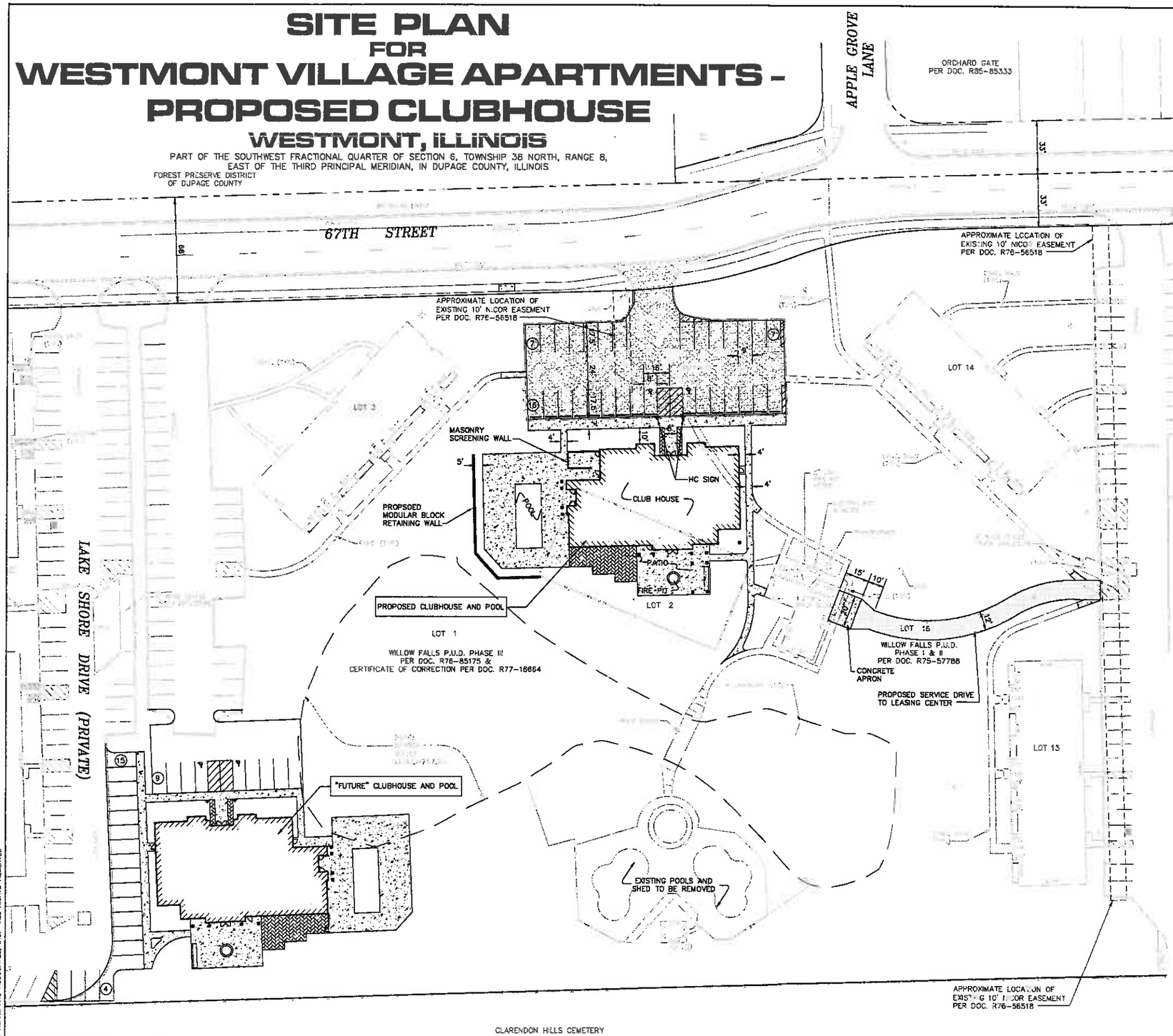
FINDINGS OF FACT: This variance simply recognizes the existing shortfall of off-street parking spaces. No new residential development is proposed, and as such, granting this variance will not alter the essential character of the area.

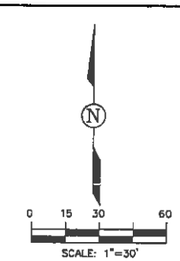
6 The Planning and Zoning Commission agrees with the above findings.

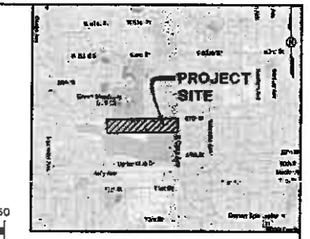
0 The Planning and Zoning Commission does not agree with the above findings.

SITE PLAN
FOR
WESTMONT VILLAGE APARTMENTS - PROPOSED CLUBHOUSE
WESTMONT, ILLINOIS

PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS







LOCATION MAP
N.T.S.

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		HEADWALL
		END SECTION
		VALVE & VAULT
		VALVE & BOX
		FIRE HYDRANT
		STREET LIGHT
		POWER POLE
680	680	CONTOURS
ELEV	(ELEV)	ELEVATIONS
		SIDEWALK
		CURB
		GUTTER FLAG W/REVERSE PITCH.
		CENTERLINE
BO EO		STRUCTURE CALLOUT
		OVERFLOW ROUTE
		BITUMINOUS PAVEMENT (FULL DEPTH)
		CONCRETE PAVEMENT/SIDEWALK
		PERMEABLE PAVERS
		EXISTING PAVEMENT WITH 1 1/2" BITUMINOUS SURFACE OVERLAY

ABBREVIATIONS

000.00' M	MEASURED DATA
000.00' C	COMPUTED DATA
000.00' R.	RECORD DATA
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R=	RADIUS
A=	ARC LENGTH
PIN	PERMANENT INDEX NUMBER
TF	TOP OF FOUNDATION
WO	WALK OUT
LO	LOOK OUT

LINETYPE LEGEND

PROPOSED	EXISTING	DESCRIPTION
		SUBDIVISION BOUNDARY
		LOT LINE
		CENTER LINE
		RIGHT OF WAY
		EASEMENT LINE
		BUILDING LINE
		SECTION LINE
		UNDERLYING LOT LINE

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15 WEST 43RD STREET – #60
NEW YORK, NEW YORK 10036
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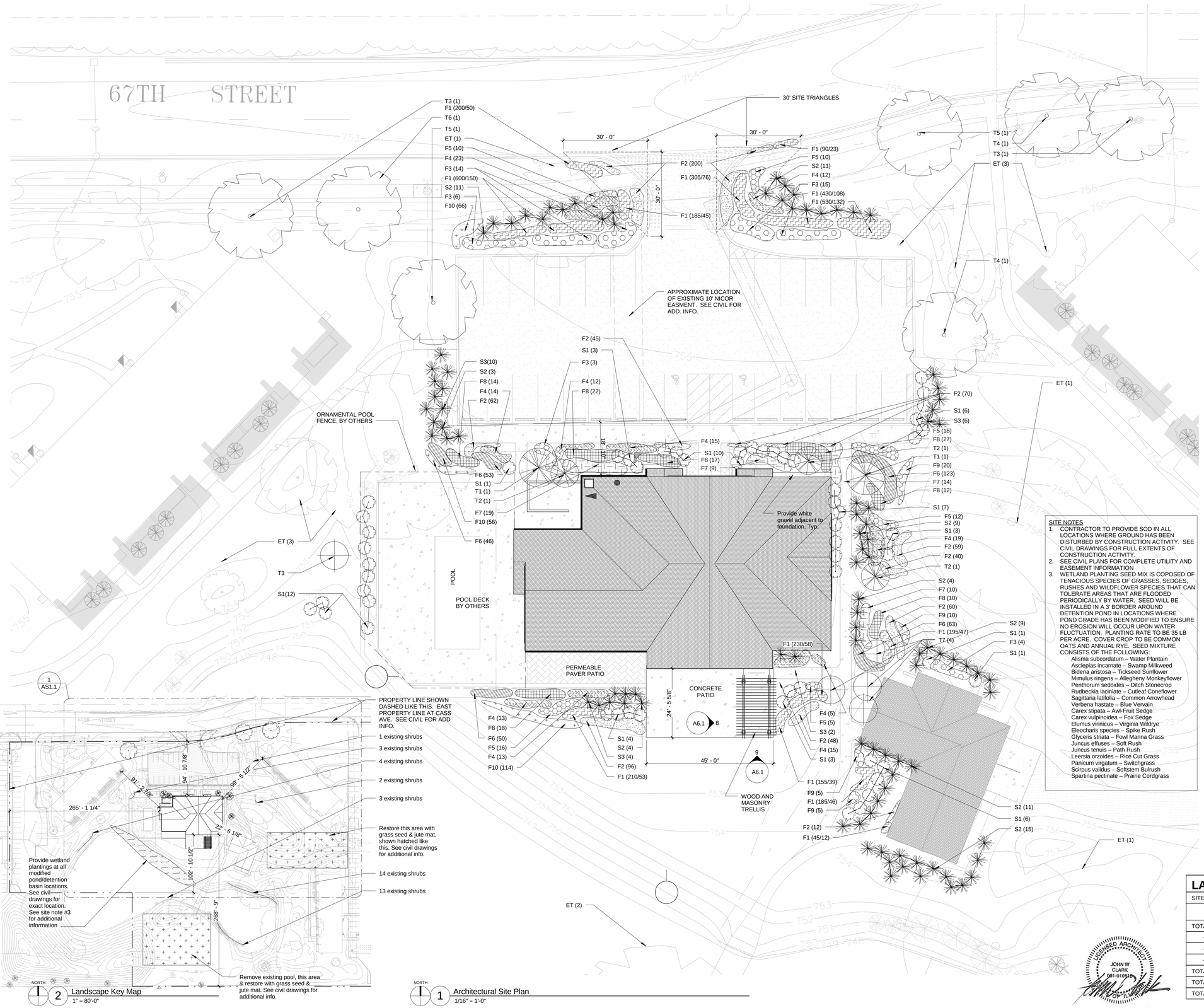
REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	07/29/16	REV. PER ENG. 1ST SUBMITTAL			

WESTMONT VILLAGE APARTMENTS – PROPOSED CLUBHOUSE

SITE PLAN

DRN./CKD. BY: SRH/JGC	FILE: 8162SITE	FLD. BK./PG.: 263/12-19	SHEET NO.	
SCALE: 1"=30'	DATE: 6/3/16	JOB NO.: 816.002	1 OF 1	



LANDSCAPE LEGEND

SYMBOL	MARK	SCIENTIFIC NAME (COMMON NAME)	QUANTIY
ORNAMENTAL TREES			
	T1	NEW RED BUD CERCIS CANADENSIS (EASTERN REDBUD) 2 1/2" CALIPER 2' ABOVE THE BALL	2
	T2	NEW FAGUS SYLVATICA 'TRICOLOR' (EUROPEAN BEECH) 1 1/4" CALIPER 2' ABOVE THE BALL	3
SHADE TREES			
	T3	ACER FREEMANII 'AUTUM BLAZE' (AUTUM BLAZE MAPLE) 3" CALIPER 2' ABOVE THE BALL	2
	T4	QUERCUS MACROCARPA (BURR OAK) 3" CALIPER 2' ABOVE THE BALL	2
	T5	AESCULUS GLABRA (OHIO BUCKEYE) 3" CALIPER 2' ABOVE THE BALL	2
	T6	CELTIS OCCIDENTALIS (HACKBERRY) 3" CALIPER 2' ABOVE THE BALL	1
CONIFEROUS TREES			
	T7	PINUS NEGRA (AUSTRIAN BLACK PINE) 3" CALIPER 2' ABOVE THE BALL	5
EXISTING LANDSCAPE			
	ET	EXISTING TREE TO REMAIN, SEE TREE SURVEY FOR ADDITIONAL INFORMATION.	11
	EL	EXISTING LANDSCAPED AREA TO REMAIN	-
SHRUBS			
	S1	RHODODENDRON (MAGENTA) (AZALEA 'MAGENTA')	57
	S2	CORNUS SERICEA (RED & YELLOW TWIG DOGWOOD)	81
	S3	EUONYMUS ALATUS (BURNING BUSH)	22
PERENNIALS			
	F1	BULBS: DAFFODIL/TULIP + AJUGA REPTANS ' BURGUNDY GLOW' (DAFFODIL/TULIP + BUNGLEWEED)	3,085/839
	F2	PACHYSANDRA (JAPANESE SPURGE)	857
	F3	CALAMAGROSTIS ACUTIFLORA 'STRICTA' (FEATHER REED GRASS)	42
	F4	SEDUM 'AUTUMN JOY'/ 'RUBY GLOW' (STONECROP)	167
	F5	HEMEROCALLIS 'HAPPY RETURNS' (DAYLILY)	109
	F6	RUDBECKIA FULGIDA 'GOLDSTURM' (BLACK EYED SUSAN)	335
	F7	MISCANTHUS SINENSIS 'VARIEGATUS' (EULALIA)	52
	F8	EUPATORIUM MACULATUM (SPOTTED JOE PYE WEED)	120
	F9	OENOTHERA (EVENING PRIMROSES)	40
	F10	CAMASSIA QUAMASH (INDIAN CAMAS)	236

SITE NOTES

1. CONTRACTOR TO PROVIDE SOD IN ALL LOCATIONS WHERE GROUND HAS BEEN DISTURBED BY CONSTRUCTION ACTIVITY. SEE CIVIL DRAWINGS FOR FULL EXTENTS OF CONSTRUCTION ACTIVITY.
2. SEE CIVIL PLANS FOR COMPLETE UTILITY AND EASEMENT INFORMATION
3. WETLAND PLANTING SEED MIX IS COPOSED OF TENACIOUS SPECIES OF GRASSES, SEDGES, RUSHES AND WILDFLOWER SPECIES THAT CAN TOLERATE AREAS THAT ARE FLOODED PERIODICALLY BY WATER. SEED WILL BE INSTALLED IN A 3' BORDER AROUND DETENTION POND IN LOCATIONS WHERE POND GRADE HAS BEEN MODIFIED TO ENSURE NO EROSION WILL OCCUR UPON WATER FLUCTUATION. PLANTING RATE TO BE 35 LB PER ACRE. COVER CROP TO BE COMMON OATS AND ANNUAL RYE. SEED MIXTURE CONSISTS OF THE FOLLOWING:
   - Alisma subcordatum – Water Plantain
   - Asclepias incarnate – Swamp Milkweed
   - Bidena aristosa – Tickseed Sunflower
   - Mimulus ringens – Allegheny Monkeyflower
   - Penttonum sedoides – Ditch Stonecrop
   - Rudbeckia laciniate – Cutleaf Coneflower
   - Sagittaria latifolia – Common Arrowhead
   - Verbena hastate – Blue Vervain
   - Carex stipata – Awl-Fruit Sedge
   - Carex vulpinoidea – Fox Sedge
   - Elumus virinicus – Virginia Wildrye
   - Eleocharis species – Spike Rush
   - Glyceris striata – Fowl Manna Grass
   - Juncus effuses – Soft Rush
   - Juncus tenuis – Path Rush
   - Leersia orzoides – Rice Cut Grass
   - Panicum virgatum – Switchgrass
   - Scirpus validus – Softstem Bulrush
   - Spartina pectinate – Prairie Cordgrass

LANDSCAPE DATA

SITE AREA: 16,000 SF

	REQUIRED	EXISTING	NEW	PROVIDED
TOTAL NUMBER OF TREES:	16	11	17	28
-SHADE		11	7	18
-CONIFEROUS		0	5	5
-ORNAMENTAL		0	5	5
TOTAL NUMBER OF SHRUBS	150	40	160	200
TOTAL NUMBER OF OTHER PLANTS	NA	-	-	-
TOTAL LANDSCAPED AREA	8,000	-	-	-

LICENSED ARCHITECT JOHN W CLARK 001-010545 STATE OF ILLINOIS

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Odessa Realty Investments

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ARCHITECTURAL SITE PLANS

JOB NUMBER 16308
DATE 07.29.2016

REVISIONS:
1 08.12.2016 PERMIT REVISIONS
2 09.21.2016 PERMIT REVISIONS

Permit Drawings

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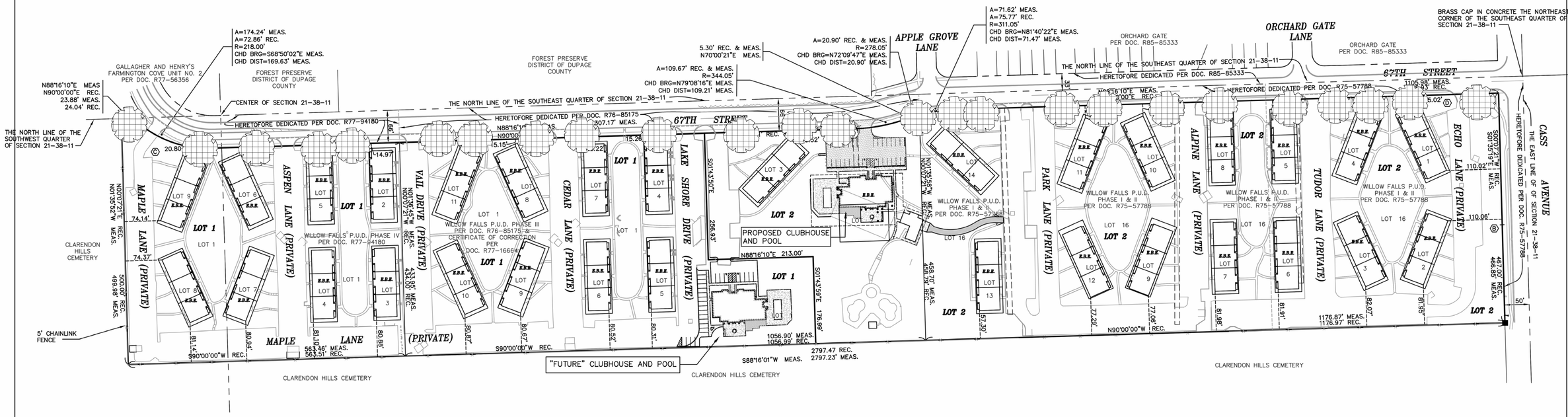

PARKWAY TREE LEGEND

PARKWAY TREE

PARKWAY TREE SPECIES, PLANTED IN THE FOLLOWING ORDER FROM WEST TO EAST:

1. PLATANUS ACERIFOLIA (LONDON PLAINTREE)
2. TILIA AMERICANA (AMERICAN BASSWOOD)
3. GYMNOCLADUS DIOICA (KENTUCKY COFFEETREE)
4. CATALPA SPECIOSA (NORTHERN CATALPA)
5. GLEDITSIA TRIACANTHOS VAR. INENNIS(THORNLESS HONEYLOCUST)
6. QUERCUS MUEHLENBERGII (CHINKAPIN OAK)
7. ULMUS AMERICANA 'PRINCETON' (PRINCETON ELM)
8. ULMUS ACCOLADE 'MORTON' (ACCOLADE ELM)
9. QUERCUS IMBRICARIA (SHINGLE OAK)
10. PLATANUS ACERIFOLIA (LONDON PLAINTREE)
11. ZELKOVA SERRATE (ZELKOVA)
12. CATALPA ERUBESCENS 'PUPUREA' (PURPLE CATALPA)
13. CELTIS OCCIDENTALIS (HACKBERRY)
14. AESCULUS GLABRA (OHIO BUCKEYE)
15. QUERCUS MACROCARPA (BURR OAK)
16. ACER FREEMANII 'AUTUMN BLAZE' (AUTUMN BLAZE MAPLE)
17. AESCULUS HIPPOCASTANUM (HORESECHESTNUT)
18. TILIA AMERICANA (AMERICAN BASSWOOD)
19. QUERCUS ELLIPSOIDALIS (HILLS OAK)
20. CATALPA SPECIOSA (NORTHERN CATALPA)
21. ULMUS AMERICANA 'NEW HARMONY' (NEW HARMONY ELM)
22. ACER FREEMANII 'AUTUMN FANTASY' (AUTUMN FANTASY MAPLE)
23. CELTIS OCCIDENTALIS (HACKBERRY)
24. COYLUS COLURNA (TURKISH FILBERT)
25. GYMNOCLADUS DIOICA (KENTUCKY COFFEETREE)

NOTE: THE ABOVE ORDER IS BASED ON A PRELIMINARY RECOMMENDATION BY THE VILLAGE ARBORIST. FINAL SPECIES AND LOCATIONS SHALL BE COORDINATED WITH VILLAGE ARBORIST PRIOR TO INSTALLATION.

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PARKWAY TREES

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REVISIONS:
2 PERMIT REVISIONS 09.21.2016

Permit Drawings

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