



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

**MEETING DATE: October 10, 2012**

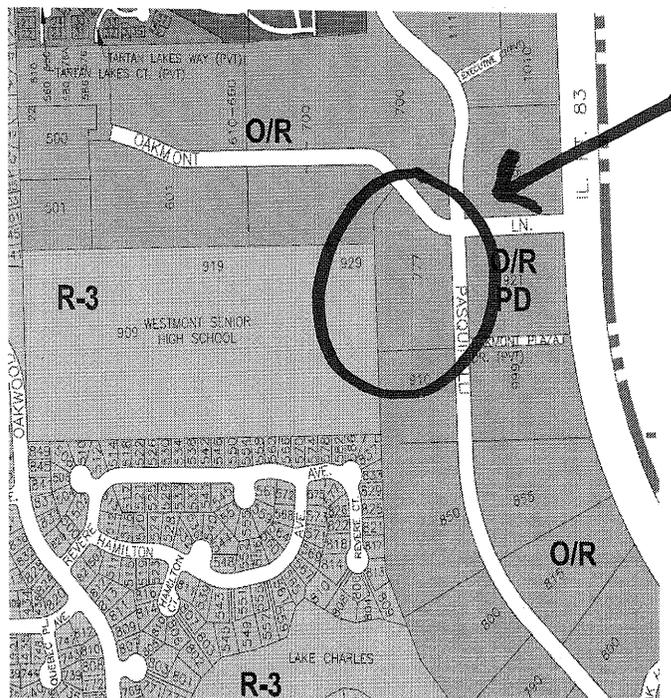
**P/Z 12-036**

**TITLE: Cathleen Keating of Martin, Craig, Chester & Sonnenschein LLP, representing SpineCraft, regarding the property located at 777 Oakmont Lane, Suite 200, Westmont, IL 60559 for the following:**

- (A) Zoning Code Variance Request to increase the number of allowable signs from two to three.

**BACKGROUND OF ITEM**

The subject lot is located on the southwest corner of Oakmont Lane and Pasquinelli Drive. The parcel is zoned O/R Office Research District. Properties on all sides are zoned O/R Office Research District, other than the Westmont Senior High School which is zoned R-3 Single Family Residential District and located to the west. The lot was subdivided as part of Oakmont Centre Unit V, which was recorded on June 14, 1985.



The landlord at Executive Place I has leased part of the building to SpineCraft, a company which has requested its own identification monument sign, close to SpineCraft's entrance. SpineCraft wishes to make its entrance as easy as possible for clients to find.

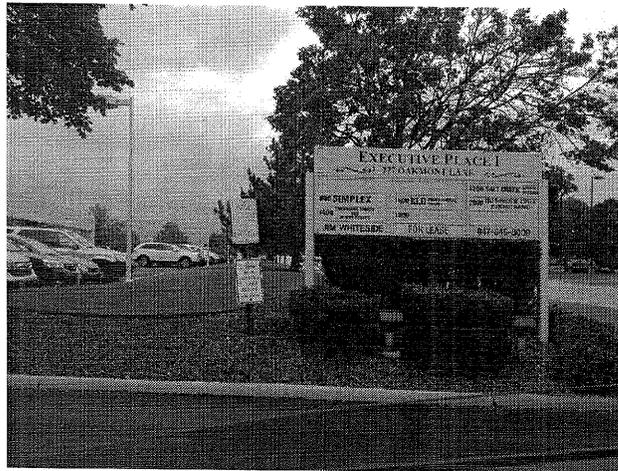
### ZONING ANALYSIS

Appendix A, Section 11.11(A) mandates that one identification sign is permitted per street frontage for each lot. There are two existing ground signs - one identifying Executive Place I, and one multi-tenant ground sign identifying the tenants within the building. Because the building has two street frontages and is permitted two signs per code, a variance is requested for a third monument sign.

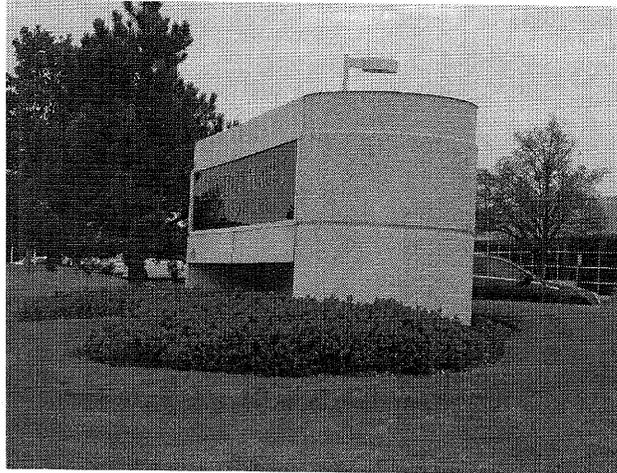
Section 11.14(b)(2) sets forth that the total amount of signage permitted in this district is 2 times the Pasquinelli Drive façade width, which measures approximately 482'. Two times this figure would allow up to 964 square feet in total.

Ground signs are permitted to equal one times the façade width, in this case, up to 482 square feet was permitted for the previously permitted ground signs, and the installed signs measure approximately 155 square feet.

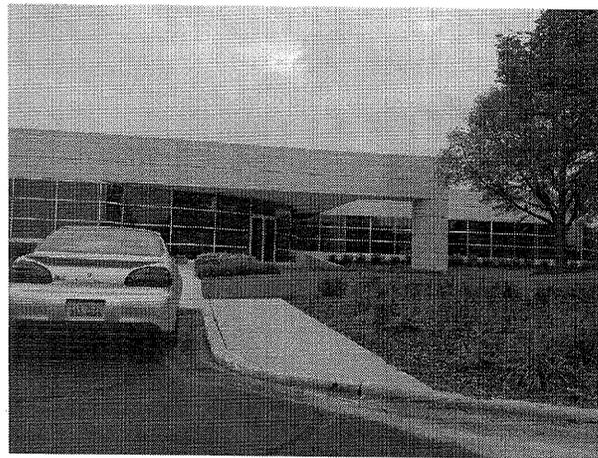
The proposed ground sign will measure approximately 3.3'x 4.5', or 15 square feet. Combined sign area equals 170 square feet where 482 square feet would be permitted, and therefore the combined size of the three signs is compliant with the Zoning Ordinance.



*777 Oakmont Lane, existing multi-tenant identification sign*



*777 Oakmont Lane, existing Executive Place I identification sign*



*777 Oakmont Lane, proposed location for new ground sign*

#### **SUMMARY**

The petitioner seeks a variance to allow a third sign on the lot. With the exception of this request, all other Zoning Code requirements pertaining to signage appear to be met.

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#### **DOCUMENTS ATTACHED**

1. Publication notice appearing in the September 26, 2012 Westmont Progress.
2. Application for variation dated September 14, 2012, and associated attachments.
  - a. Existing sign sketches with size information.
  - b. Site Plan, dated April 30, 2012, prepared by Heartland Commercial.
  - c. SpineCraft photo re-image, dated September 12, 2013, prepared by Pro Signs.
  - d. Spine Craft sign detail, dated September 12, 2013, prepared by Pro Signs.
  - e. Plat of Survey, dated October 10, 1997, prepared by Rynear & Son, Inc.

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

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, October 10, 2012 at 7:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider a request from Dave Wisbrock regarding the property located at 325 North Warwick Avenue, Westmont, IL 60559 for the following:

(A) Zoning Code Variance Request to permit lot coverage greater than the 30% maximum allowed in a defined development moratorium area.

**Legal Description:**  
 THE NORTH 1/2 BLOCK OF LOT 12 IN BLOCK 15 IN ARTHUR T. MCINTOSH AND COMPANY'S WESTMONT ACRES, BEING A SUBDIVISION OF THE SOUTH WEST 1/4 (EXCEPT THAT PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 LYING SOUTH OF THE CENTER LINE OF NAPERVILLE ROAD) ALSO THE WEST 1/2 SOUTH EAST 1/4, ALL IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1920 AS DOCUMENT 145100, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-03-309-025

More Common Location: 324 North Warwick Avenue, Westmont, Illinois 60559

Village Code(s) Applicable: Appendix "A", Section 6.04(D)  
 Appendix "A", Section 13.07  
 Ordinance Nos. 10-156, 10-165, 11-146 and 12-145

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION  
 Ed Richard Chairperson

September 26, 2012  
 Suburban Life Publications 2750 WSM

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

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, October 10, 2012 at 7:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider a request from Xuan Hong of Yu's Mandarin Restaurant regarding the property located at 665 Pasquinelli Drive, Unit A, Westmont, IL 60559 for the following:

(A) Zoning Code Variance Request to increase the number of allowable signs.  
 (B) Zoning Code Variance Request to increase the maximum gross square footage of signage.

**Legal Description:**  
 UNIT A, IN INTERNATIONAL PLAZA CONDOMINIUM, IN PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND PLAT OF SURVEY THEREOF RECORDED JANUARY 21, 1985, AS DOCUMENT NO. R85-04816, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-02-109-001

More Common Location: 665 Pasquinelli Drive, Unit A, Westmont, IL 60559

Village Code(s) Applicable: Appendix "A", Section 11.11(A)  
 Appendix "A", Section 11.14(b)(2)  
 Appendix "A", Section 13.07

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION  
 Ed Richard Chairperson

September 26, 2012  
 Suburban Life Publications 2748 WSM



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

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, October 10, 2012 at 7:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider a request from Cathleen Keating of Martin, Craig, Chester & Sonnenschein LLP, representing SpineCraft, regarding the property located at 777 Oakmont Lane, Suite 200, Westmont, IL 60559 for the following:

(A) Zoning Code Variance Request to increase the number of allowable signs.

**Legal Description:**  
 PARCEL 1: LOT 1 IN OAKMONT CENTRE UNIT V, BEING A RESUBDIVISION OF LOT 1 IN OAKMONT CENTRE UNIT III, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID UNIT V RECORDED JUNE 14, 1985 AS DOCUMENT NO. R85-46166, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY EASEMENT AGREEMENT FROM AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 21, 1981 AND KNOWN AS TRUST NUMBER 4822 TO THE MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 8, 1985 AND KNOWN AS TRUST NUMBER 85-024-617, DATED JUNE 17, 1985 AND RECORDED JUNE 19, 1985 AS DOCUMENT NO. R85-47907, FOR INGRESS AND EGRESS OVER A 43 FOOT STRIP OF LOT 2 IN OAKMONT CENTRE UNIT V AS SHOWN ON THE PLAT OF SURVEY.

PIN: 06-35-304-004

More Common Location: 777 Oakmont Lane, Suite 200, Westmont, IL 60559

Village Code(s) Applicable: Appendix "A", Section 11.11(A)  
 Appendix "A", Section 13.07

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION  
 Ed Richard Chairperson

September 26, 2012  
 Suburban Life Publications 2751 WSM

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

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, October 10, 2012 at 7:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider a request from Cory Feign of China Cat Productions, LLC, regarding the Marriott hotel property located at 3500 Midwest Road, Oak Brook, IL 60523 for the following:

(A) Zoning Code Variance Request to permit more than three antennas on a structure in the B-3 Special Business District.

**Legal Description:**  
 THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF 35TH STREET (EXCEPT THAT PART LYING WEST OF THE EAST LINE OF CASS AVENUE HERETOFORE DEDICATED PER DOCUMENT NO. 370308 AND EXCEPT THAT PART OF 35TH STREET HERETOFORE DEDICATED PER DOCUMENT NO. 390524, AND EXCEPT THAT PART HERETOFORE DEDICATED FOR PUBLIC ROADWAY PURPOSES PER DOCUMENT NO. R84-77532); ALSO THE WEST 96.50 FEET (MEASURED PERPENDICULAR TO THE WEST LINE THEREOF), OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF 35TH STREET, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-34-300-009

More Common Location: 3500 Midwest Road, Oak Brook, IL 60523

Village Code(s) Applicable: Appendix "A", Section 4.05(E)(33)  
 Appendix "A", Section 13.07

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION  
 Ed Richard Chairperson

September 26, 2012  
 Suburban Life Publications 2749 WSM

**NOTICE OF PUBLIC MEETING**

uesday, October 9, 2012 at 3:00 p.m. a meeting  
 icted by Maercker School District 60 will take  
 at Maercker School District 60 Administration  
 r, 1 S. Cass Avenue. Suite 202, Westmont, IL  
 ). The purpose of the meeting will be to discuss  
 district's plans for providing special education  
 es to students with disabilities who attend private/  
 hial schools or who are home-schooled within  
 t 60 for the 2012-2013 school year. If you are a  
 t of a home-schooled student who has been or  
 be identified with a disability and you reside  
 the boundaries of Maercker School District 60,  
 re urged to attend. Please call 630-515-4860 to  
 te your intention to attend this meeting or if you  
 any questions pertaining to this meeting.

September 26, 2012  
 Suburban Life Publications 2685 DG

**COURT OF THE 18TH JUDICIAL CIRCUIT  
 WHEATON COUNTY, WHEATON, ILLINOIS  
 FOR THE CERTIFICATE HOLDERS CWABS, INC.,  
 SERIES 2004-10, PLAINTIFF,**

}11  
 CH  
 4705

**WENKO; VILLAGE SQUARE HOMEOWNER'S  
 / CONDOMINIUM ASSOCIATION; COUNTY OF  
 SOCIATION, AS TRUSTEE FOR THE C-BASS  
 CERTIFICATES, SERIES 2006-SL1; DEFENDANTS  
 NOTICE OF SHERIFF'S SALE**

suant to a Judgment entered in the above entitled matter on May 21,

/ Farm Rd., Wheaton, IL 60187, will on October 18, 2012 at 10:00AM, at  
 the highest bidder for cash (ten percent (10%) at the time of sale and  
 ours), the following described premises situated in Dupage County,

taxes, special assessments or special taxes levied against said real  
 ages. The subject property is offered for sale without any representation  
 use to Plaintiff.

haser tendering said bid in cash or certified funds, a receipt of Sale will  
 is required, which will entitle the purchaser to a deed upon confirmation  
 ty is legally described as follows:

WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON  
 IV CONDOMINIUM IN THE WEST 1/2 OF THE NORTHEAST 1/4  
 ORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
 OF CONDOMINIUM AND PLAT OF SURVEY ATTACHED THERETO  
 IBER 16, 1972 AS DOCUMENT R72-70547, AND CERTIFICATE OF  
 MENT R74-20356, IN DUPAGE COUNTY, ILLINOIS.

ENJOYMENT GRANTED BY DECLARATION OF COVENANTS  
 EASEMENTS OF VILLAGE SQUARE HOMEOWNERS ASSOCIATION  
 '1, AS DOCUMENT R71-60960 AND BY SUPPLEMENT  
 ER 16, 1972 AS DOCUMENT R72-70548.

ty, Unit 5, Downers Grove, IL 60516.

000  
 lum Association  
 l, Bedrooms UNKNOWN, Garage UNKNOWN  
 VN

ction prior to the sale. The judgment amount was \$190,969.11.

to check the court file and title records to verify this information.  
 st community or a condominium unit under subsection (c) of Section  
 shall state that the purchaser of the unit other than a mortgagee shall  
 s required by subdivisions (g)(1) and (g)(4) of Section 9 of the Illinois  
 ent of assessment account issued by the association to a unit owner  
 he Illinois Condominium Property Act, and the disclosure statement  
 Section 22.1 of the Illinois Condominium Property Act, shall state the  
 l fees, if any, required by subdivisions (g)(1) and (g)(4) of Section 9 of

ium, you are admonished to read the responsibilities created under  
 erty Act.

piro, LLC, Attorneys for Plaintiff  
 ckburn, IL 60015

DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR  
 ED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS  
 RGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM  
 IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE  
 AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED

September 12, 19, 26, 2012  
 urban Life Publications 2285 DG

**LEGAL NOTICE / PUBLIC NOTICE**

**NOTICE FOR PARENTS OF HOME-SCHOOLED STUDENTS  
 NOTICE OF PUBLIC MEETING**

On October 1, 2012, at 8:00 a.m. a meeting conducted by Community Unit School  
 District No. 201 will take place in the Community Room of Manning Elementary  
 School located at 200 North Linden Avenue, Westmont, Illinois. The purpose of the  
 meeting will be to discuss the district plan for providing special education services to  
 students with disabilities who attend private schools and home schools within the  
 district for the 2012-2013 school year. If you are a parent of a home-schooled  
 student who has been or may be identified with a disability and you reside within the  
 boundaries of Community Unit School District No. 201, you are invited to attend. If  
 you have further questions pertaining to this meeting, please contact Linda McCarthy  
 Klawitter, Director of Student Services, at (630) 468-8250.

September 26, 2012  
 Suburban Life Publications 2457 WSM

**LEGAL NOTICE / PUBLIC NOTICE**

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

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on  
 Wednesday, October 10, 2012 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy  
 Street, Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees and reminder to sign in
5. Reminder to silence all electronic devices
6. Approval of Minutes of the September 12, 2012 meeting
7. Open Hearing

**New Business**

**PZ 12-033** Mia L. Curtiss of Cash Closet regarding the property located at 37 W. Quincy  
 Street, Unit B, Westmont, IL 60559 for the following:

- (A) Special Use permit request to operate a resale/consignment shop in the B-1 Limited  
 Business District.

**PZ 12-034** Brent Sikula regarding the property located at 120 North Grant Street,  
 Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to permit lot coverage greater than the 35% maximum  
 allowed in the R-3 Single Family Detached Residence District for the purpose of  
 reconstructing a driveway and patio and replacing the concrete surface with pavers.

**PZ 12-035** Dave Wisbrock regarding the property located at 325 North Warwick Avenue,  
 Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to permit lot coverage greater than the 30% maximum  
 allowed in a defined development moratorium area.

**PZ 12-036** Cathleen Keating of Martin, Craig, Chester & Sonnenschein LLP, representing  
 SpineCraft, regarding the property located at 777 Oakmont Lane, Suite 200, Westmont, IL  
 60559 for the following:

- (A) Zoning Code Variance Request to increase the number of allowable signs.

**PZ 12-037** Xuan Hong of Yu's Mandarin Restaurant regarding the property located at  
 665 Pasquinelli Drive, Unit A, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to increase the number of allowable signs.
- (B) Zoning Code Variance Request to increase the maximum gross square footage of  
 signage.

**PZ 12-038** Cory Feign of China Cat Productions, LLC, regarding the Marriott hotel property  
 located at 3500 Midwest Road, Oak Brook, IL 60523 for the following:

- (A) Zoning Code Variance Request to permit more than three antennas on a structure in  
 the B-3 Special Business District.

**8. Adjourn**

Note: Any person who has a disability requiring a reasonable accommodation to participate in  
 the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M.  
 Mon. through Fri., Village of Westmont, IL, 60559; or (630) 981-6200 voice, or (630) 981-6300  
 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION  
 Ed Richard Chairperson

September 26, 2012  
 Suburban Life Publications 2754 WSM



**VILLAGE OF WESTMONT  
ECONOMIC DEVELOPMENT DEPARTMENT  
630-981-6264**

<i>Office Use Only</i>	
Applicant #:	<u>PZ 12-036</u>
Submission Date:	<u>9-14-12</u>
Title:	<u>SpineCraft sign variation</u>

**APPLICATION FOR:**

- Annexation/Pre-Annexation Hearing
- Appeal from Decision of Zoning Official
- Map Amendment
- Planned Development
- Right-of-Way Dedication
- Site/Landscaping Plan
- Special-Use Permit
- Subdivision/Consolidation/Lot Split (Preliminary)
- Text Amendment
- Variation from Zoning Requirement/Land Development Code

**PAID**  
SEP 17 2012  
*[Signature]*

VILLAGE OF WESTMONT  
\*\*\* CUSTOMER RECEIPT \*\*\*  
DATE: 09/17/12 TIME: 15:46:24

DESCRIPTION	PAY CD	AMOUNT
ZSF-ZONE/SUBDVN 777 OAKMONT	CK 7083	500.00
TOTAL AMOUNT DUE		500.00
AMOUNT TENDERED		500.00
CHANGE DUE		.00

TRANS #: 89 CASHIER CODE: 0N2  
 BATCH #: C120917 REGISTER ID: 002

**DESCRIPTION OF SITE:**

Common Description (Street Address): 777 Oakmont Lane, Westmont

PIN Number: 06-35-304-004 Current Zoning and Land Use: O/R

Existing Structures: 1- story office building

Significant natural amenities (slope, vegetation, water bodies, rock outcroppings, floodplain, and other development restrictions): none

**CHARACTER OF SURROUNDING AREA (zoning/jurisdiction and land use):**

North: O/R office building East: O/R PD (office, restaurant)  
 South: O/R office building West: R-3 Westmont H.S.

**PETITIONER INFORMATION:**

Petitioner: SpineCraft, LLC  
 Corporation: Delaware Limited Liability Company  
 Street Address: 2215 Enterprise Drive  
 City: Westchester  
 State and Zip Code: IL, 60154  
 Daytime Telephone Number: 708-531-9700

Fax Number: 708-531-9700

Email Address: w.asaad@spinecraft.com

Relationship of Petitioner to Property: Tenant (Suite 200, 777 Oakmont)

**PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):**

Names (list all beneficiaries of Trust): 777 Oak Lane, LLC

Corporation: c/o Heartland Commercial, Inc.

Street Address: 730 Quail Ridge Drive

City: Westmont

State and Zip Code: IL, 60559

Daytime Telephone Number: 630-734-9460

Fax Number: 630-734-9453

Email Address: rciesla@heartlandc.com

**PROJECT STAFF (if applicable):**

**Developer:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney:** Cathleen M. Keating, Martin, Craig, Chester & Sonnenschein LLP

Telephone Number: 630-472-3407 Email: cmk@mccslaw.com

**Land Planner:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Fax Number: 708-531-9700

Email Address: w.asaad@spinecraft.com

Relationship of Petitioner to Property: Tenant (Suite 200, 777 Oakmont)

**PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):**

Names (list all beneficiaries of Trust): \_\_\_\_\_

Corporation: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

State and Zip Code: \_\_\_\_\_

Daytime Telephone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

**PROJECT STAFF (if applicable):**

**Developer:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney:** Cathleen M. Keating, Martin, Craig, Chester & Sonnenschein LLP

Telephone Number: 630-472-3407 Email: cmk@mccslaw.com

**Land Planner:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect:** \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Each Applicant is solely responsible for compliance with the provisions of the Village of Westmont Zoning Ordinance, Land Development Ordinance, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of matters coming before the Planning and Zoning Commission and Village Board. **Should this be an application for a parking variance in the B-1 Limited Business District, the applicant acknowledges that Ordinance No. 10-67 requires the payment of a cash-in lieu fee for waived parking spaces.**

The undersigned request(s) approval of this petition and further certify(ies) on oath that the information contained herein and in all documents submitted in support hereof, is true and correct to the best of my/our knowledge and belief. By signing below, the applicant and/or property owner grant express permission to Village of Westmont staff and officials to inspect the premises as necessary in relation to this application.

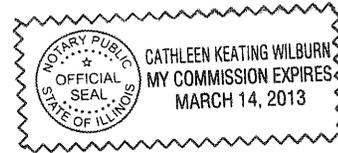
**PETITIONER SIGNATURE:**

Type or print name: SpineCraft, LLC

Signature: , Director of Regulatory Affairs

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 13<sup>th</sup> DAY OF September, 2012

  
Notary Public



**OWNER SIGNATURE:**

Type or print name: 777 Oak Lane, LLC

Signature: , prop mgr

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 13<sup>th</sup> DAY OF September, 2012

  
Notary Public



Office Use Only

Provisions of zoning or land development ordinances which apply: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Law Offices  
Martin, Craig, Chester & Sonnenschein LLP  
2215 York Road  
Suite 550  
Oak Brook, Illinois 60523  
Telephone 630-472-3400  
Fax 630-472-0048

CATHLEEN M. KEATING

Direct Dial Number: 630-472-3407

E-Mail: cmk@mccslaw.com

September 14, 2012

Shannon Malik  
Community Development Director  
Village of Westmont  
31 West Quincy St.  
Westmont, IL 60559

***Re: Application for Sign Variation  
Applicant: SpineCraft, LLC***

Dear Ms. Malik:

I represent SpineCraft, LLC. Enclosed with this letter is an application for a variation from zoning requirements pertaining to signs and other required submittal documents.

SpineCraft, LLC has signed a lease for Suite 200 at 777 Oakmont Lane, Westmont, IL. As part of its lease, SpineCraft obtained Landlord's approval for a small (3'4" by 4'6") monument sign outside of its suite along Oakmont Lane. Attached are copies of the design drawing for that monument sign.

777 Oakmont Lane is a one-story office building surrounded on 3 sides by other office buildings. This building is irregularly shaped, and sits on a diagonal angle to Pasquinelli and Oakmont. The entrances to individual tenants' suites are similar in appearance to the windows of the suites, which makes the entrances difficult to locate.

SpineCraft is a company which develops and markets spine surgery implants, instrument systems and surgical tools providing comprehensive spine care solutions for patients with back pain, neck pain, degenerative disc conditions, spine deformities and injuries due to trauma. It is essential to SpineCraft's business that its new offices at 777 Oakmont are readily identified and easily located by its clientele. A small monument sign in front of SpineCraft's entrance will accomplish that.

The Landlord has indicated that no other tenants in this complex will be offered an option of having a monument sign, so there will not be subsequent requests for monument signs at the 777 building. The fact that SpineCraft's offices are located around the corner and a significant distance away from the 777 tenant identification sign along Pasquinelli makes is especially important for SpineCraft to have a small sign outside of its building entrance.

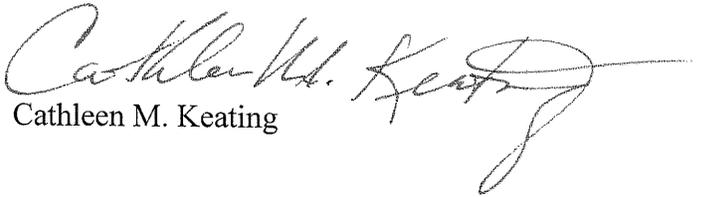
**Martin, Craig, Chester & Sonnenschein LLP**

Ms. Shannon Malik  
September 14, 2012  
Page 2

Attached with this letter is a completed application, sign plans, list of adjacent owners with addressed envelopes, site plan showing building and location of proposed sign, plat of survey, filing fee of \$500.00, legal description, Findings of Fact, photographs and landscape plan.

Please call if you need anything else. I understand from Rick Ciesla that this matter will be heard by the Planning and Zoning Committee on October 10, 2012.

Very truly yours,

  
Cathleen M. Keating

CMK: sbk

cc: Dr. Wagdy Asaad, SpineCraft, LLC  
Mr. Rick Ciesla, Heartland Commercial, Inc.  
Mr. Michael Rehtin, Quarles & Brady LLP

## FINDINGS OF FACT

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

SpineCraft has leased Suite 200 at 777 Oakmont Lane, Westmont, which is a multi-tenant single-story office building. A portion of the building faces Pasquinelli Drive; a portion faces Oakmont Lane. There is a multi-tenant identification sign along Pasquinelli Drive, but that sign is a substantial distance from Suite 200, which fronts onto Oakmont Lane, around the corner from the multi-tenant identification sign. In order to make its entrance easier to find, SpineCraft, LLC seeks permission to install a small (3'4" by 4'6") monument sign near the entrance to Suite 200.

Regulations pertaining to the O/R Zoning District allow only one monument sign along each street frontage of a building. The multi-tenant identification sign along Pasquinelli Drive counts as one sign. In addition, there is a very small building identification sign at the corner of Oakmont and Pasquinelli.

- 2. The plight of the applicant is due to unique circumstances.**

The need for the variation, and the hardship suffered by SpineCraft, LLC is caused by the unique configuration and irregular shape of the 777 Oakmont building. The building sits on a diagonal facing the intersection of Oakmont and Pasquinelli. Its entrance doors look very similar to the windows of the building, and it is difficult to find the entrance to each office suite. Moreover, Suite 200 is around the corner and a significant distance away from the monument sign identifying the building tenants. The tenant names on individual entrance doors of each office suite are difficult to read when driving around the building.

SpineCraft, LLC develops medical devices for patients suffer from spine injuries and neck and back problems. These devices are often required for emergency situations and must be available to patients on a 24/7 basis. SpineCraft, LLC's customers need a way to easily locate the office entrance at any time; day or night. Before SpineCraft, LLC signed its lease, it obtained the Landlord's approval for a small monument identification sign, which it felt was essential to properly direct its patients to its entrance.

- 3. The variation, if granted, will not alter the essential character of the locality.**

The sign which SpineCraft, LLC seeks to have installed outside its offices is relatively small: 3'4" high (measured from the ground) by 4'6" wide. The actual face of the sign is 2' by 4'6". This small, unobtrusive sign will be located close to the 777 building and will not change the character or appearance of this office park.

# Existing multi-tenant sign

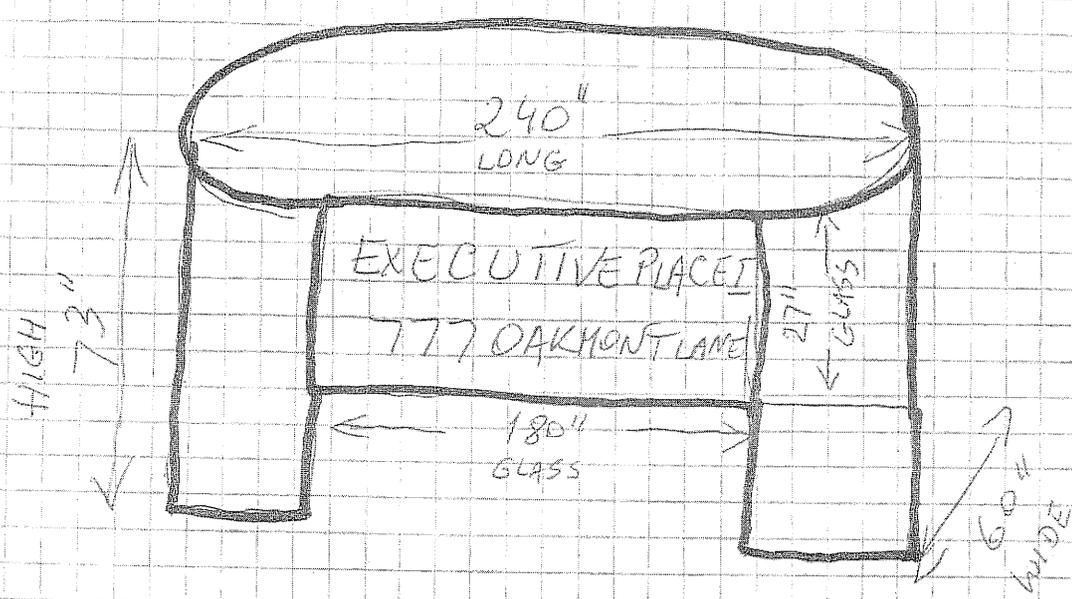


$$9.667 \times 6.75 = 65.25 \text{ SF}$$

Building Facade along Pasquinelli Drive = 482'

§11.1 Allowable signage =  $1.5 \times \text{facade SF} = 723 \text{ SF}$

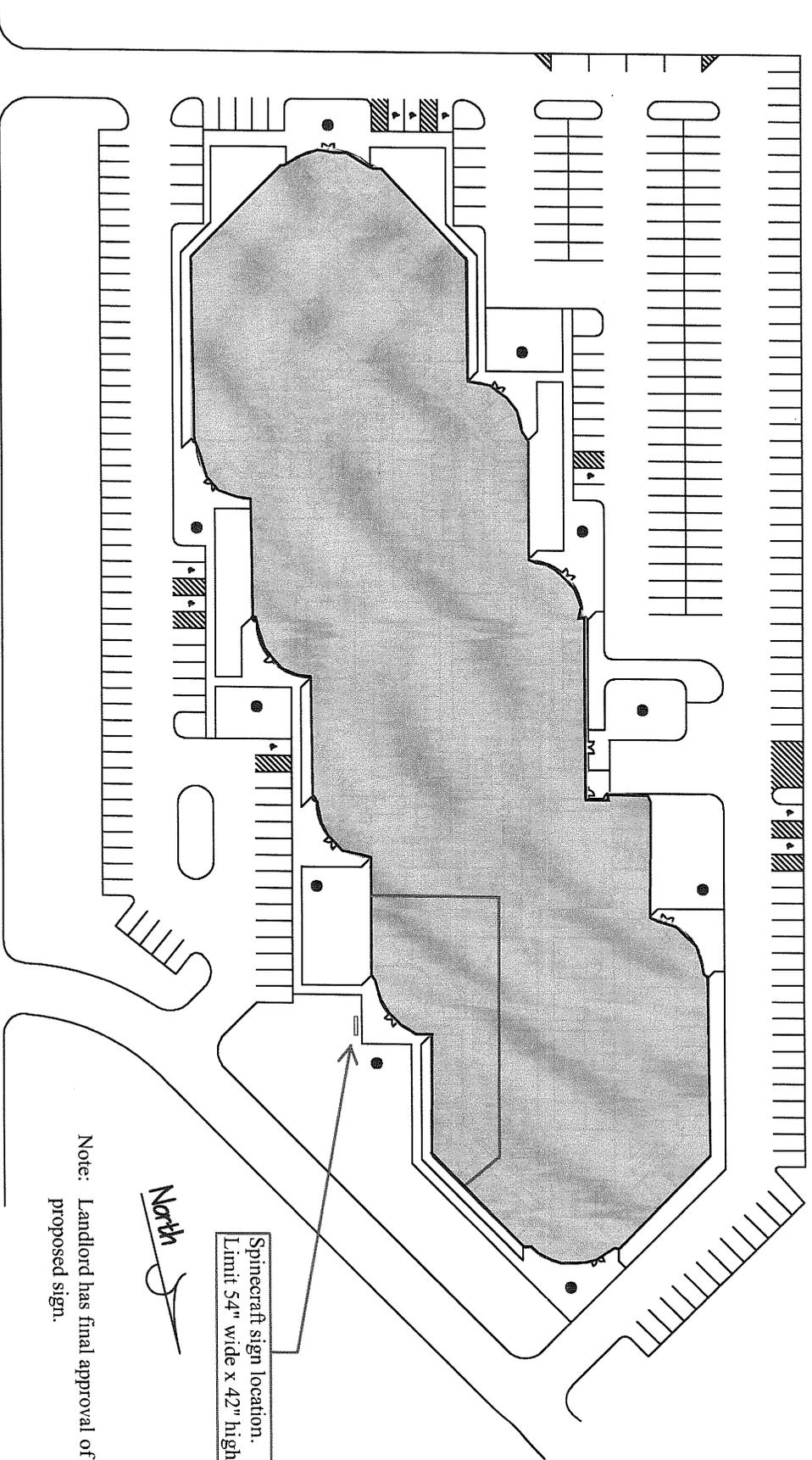
# Existing building identification sign



73" x 240"  
6.083' x 20'      120 SF

# Executive Place I

777 Oakmont Lane  
Westmont, Illionos



Note: Landlord has final approval of proposed sign.

North

Spinecraft sign location.  
Limit 54" wide x 42" high

## Site Plan

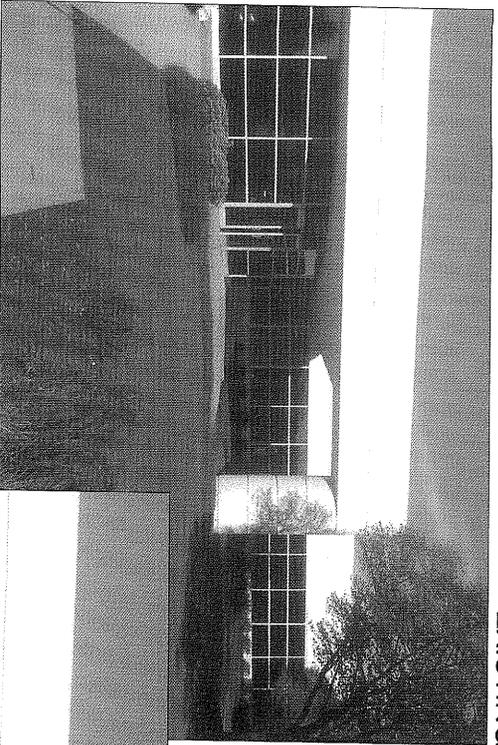
04/30/2012

Heartland Commercial  
730 Quail Ridge Road  
Westmont, Illionos 60559

PHOTO-RE-IMAGE

MANUFACTURE: (1) ONE S/F NON ILLUMINATED ALUMINUM MONUMENT

PRESENTATION



EXISTING



PROPOSED



Note: This photo reimage is intended for visual reference only and is not intended to be an accurate scaled drawing. Although the proper scale is provided inside for reference, the scale is not intended to be used for any other purpose. The scale is provided for visual reference only.

	Metallic Silver
	Pantone Process Black



3M<sup>TM</sup> MCS<sup>TM</sup> Warranty

DWG  
Z:\Spine Craft\SERV2101\  
Design\SERV2101  
Monument Sign.cdr



www.prosign.net

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SPINECRAFT  
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Suite 200, Westmont, IL

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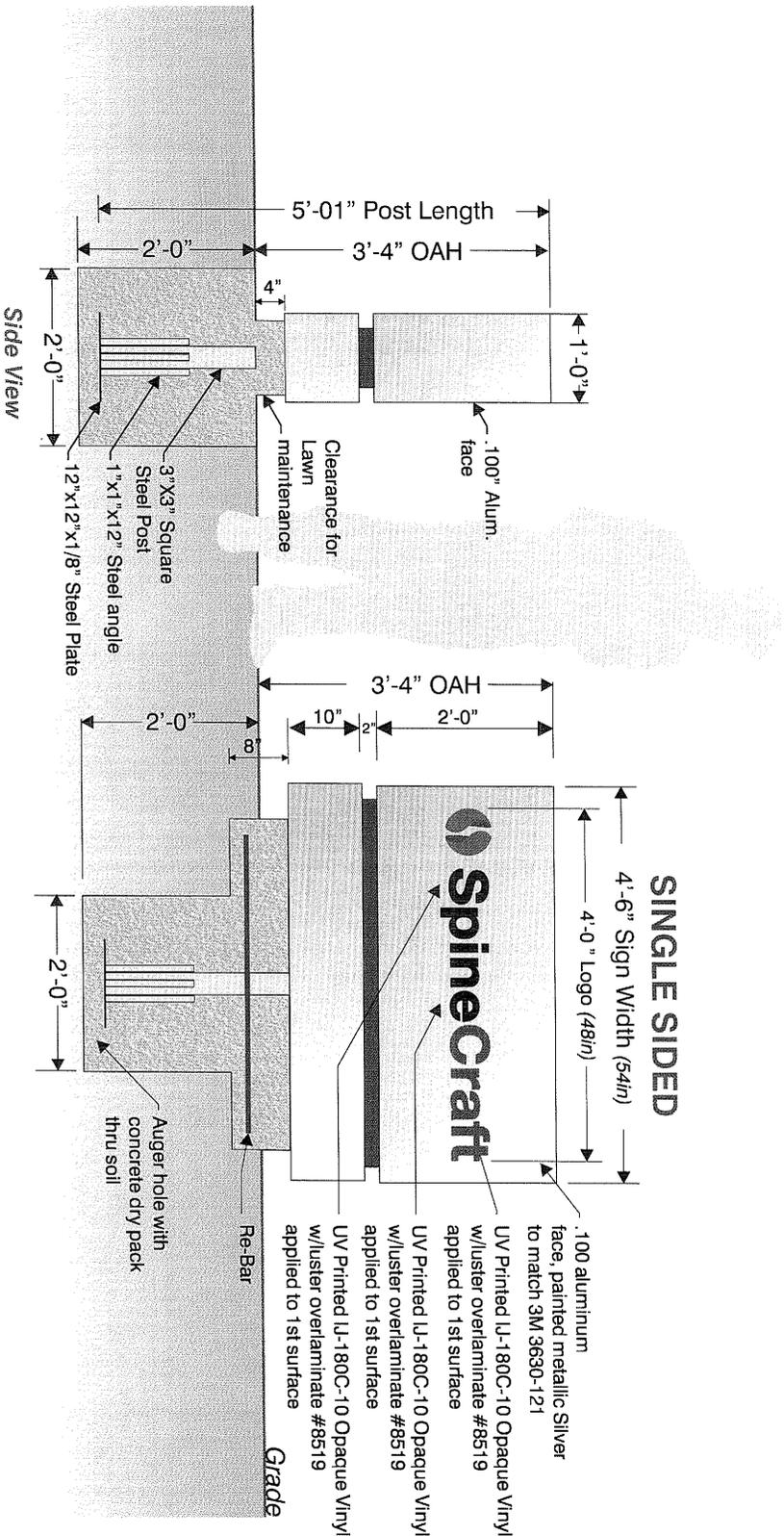
PM By  
CL PP  
Date  
09.12.13

Project  
SERV2101  
Page  
2 of 2

# OVERVIEW

MANUFACTURE: (1) ONE S/F NON ILLUMINATED ALUMINUM MONUMENT

# PRESENTATION



Note: This photo rendering is intended for visual communication of signage intent depicted in this drawing. It is not a photograph of the actual product. An accurate scaled drawing, although the proper scale is attempted, we are not responsible for conflicts in the visual results.



DWG  
Z:\Spine Craft\SERV2101\  
Design\SERV2101  
Monument Sign.cdf



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eliminated options

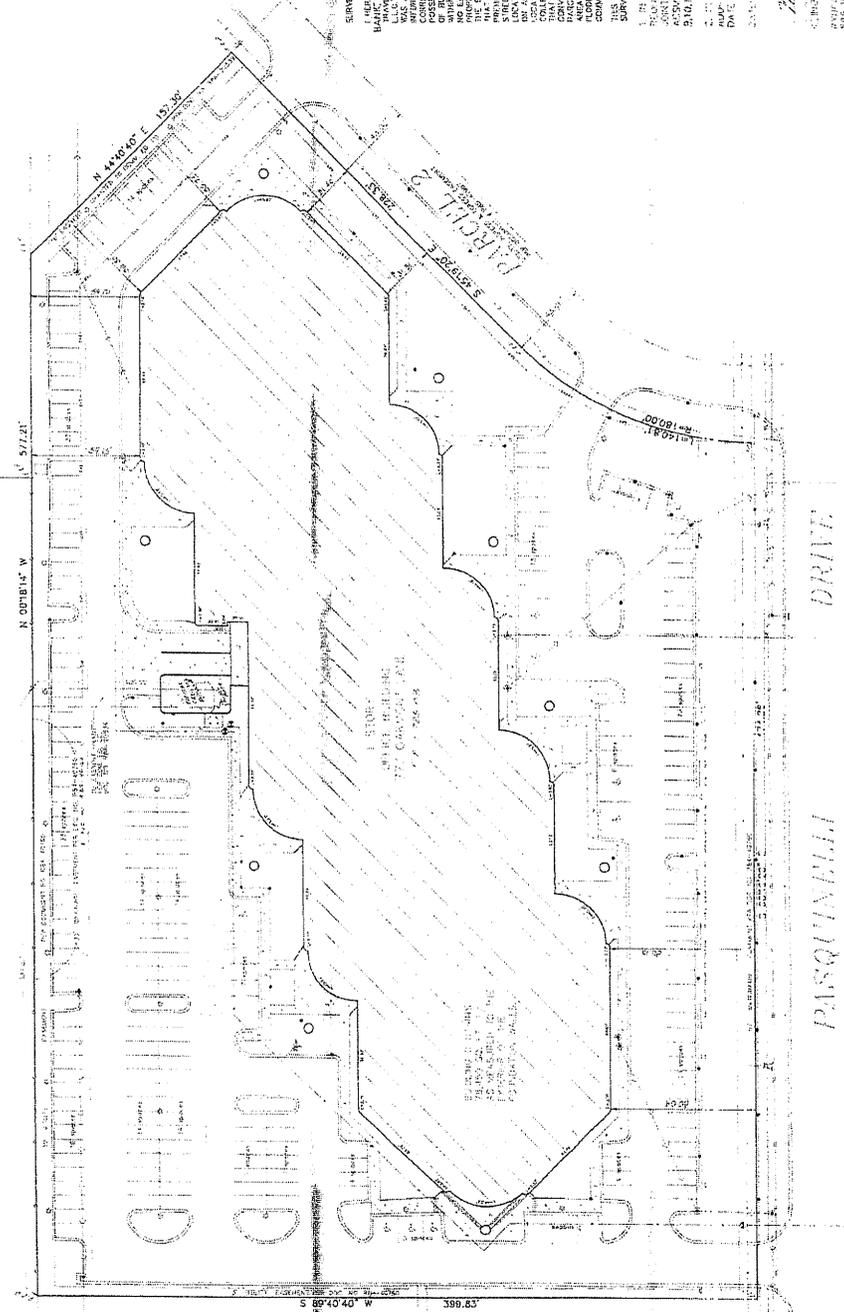
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SERV2101  
Page  
1 of 2

# ALTA CENSUS MAP WITH SURVEY

THIS MAP IS A REPRODUCTION OF THE ORIGINAL SURVEY MAP AND IS NOT TO BE USED AS A SUBSTITUTE THEREFOR. THE ORIGINAL SURVEY MAP IS THE ONLY AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE PROPERTY LINES AND INTERESTS THEREON. THE DIMENSIONS AND LOCATIONS OF THE PROPERTY LINES AND INTERESTS THEREON ARE AS SHOWN ON THE ORIGINAL SURVEY MAP AND ARE NOT TO BE CHANGED OR ALTERED IN ANY MANNER.

THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 11:521, AND THE RULES AND REGULATIONS THEREUNDER. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS, AND THE RESULTS THEREOF ARE SET FORTH IN THIS MAP. THE SURVEY WAS MADE ON THE 15TH DAY OF APRIL, 1997, AND THE RESULTS THEREOF ARE SET FORTH IN THIS MAP. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 11:521, AND THE RULES AND REGULATIONS THEREUNDER. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS, AND THE RESULTS THEREOF ARE SET FORTH IN THIS MAP.



**SURVEYOR'S CERTIFICATE**  
I, HERBERT GERRITSE, a duly Licensed Professional Engineer, State of Louisiana, do hereby certify that the foregoing map and the instruments referred to hereon were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer, State of Louisiana, and that I am duly qualified to perform the duties of a Surveyor. I am duly Licensed Professional Engineer, State of Louisiana, and that I am duly qualified to perform the duties of a Surveyor. I am duly Licensed Professional Engineer, State of Louisiana, and that I am duly qualified to perform the duties of a Surveyor.

IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 11:521, AND THE RULES AND REGULATIONS THEREUNDER, THE SURVEYOR HAS CAUSED THIS MAP TO BE PREPARED AND ADDED BY ALTA CENSUS MAPS, INC., A PROFESSIONAL CORPORATION, AND HAS CAUSED THIS MAP TO BE RECORDED IN THE PUBLIC RECORDS OF THE PARISH OF ORLEANS, LOUISIANA, ON THE 15TH DAY OF APRIL, 1997. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 11:521, AND THE RULES AND REGULATIONS THEREUNDER. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS, AND THE RESULTS THEREOF ARE SET FORTH IN THIS MAP.

HERBERT GERRITSE  
Professional Engineer  
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No. 12345  
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