



August 3, 2018

Mr. Martin Bourke, Community Development Director
Village of Westmont
31 W. Quincy St.
Westmont, IL 60559

Re: Oakmont Point

Mr. Bourke,

Thank you for the Village's consideration of our submittal for Oakmont Point, at 700 Oakmont Lane. Ryan Companies is proud to present this development to the Village for approval.

Ryan purchased the property at 700 Oakmont in 2016 with the intent to redevelop the existing facility into a new, market Class A office building. Plans showing this proposal are included. Ryan is proposing to demolish the interior and exterior of the building, and a portion of the structure. New exterior skin and interiors will be constructed, along with new parking areas and landscaping.

Ryan requests approval of these plans at the September 12th Planning & Zoning Commission and September 27th Village Board meeting. These approvals include site plan and landscaping, variances, and a plat of easement/vacation. Findings of Fact are included for the variances.

The plat is provided to vacate old, erroneous easements from the original Annexation into the Village. Additionally, it can provide new public easements for public utilities not currently protected by easement. No subdivision of the property is proposed.

Please do not hesitate to reach out to me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Pascoe".

Curt Pascoe, P.E.
Director of Real Estate Development

Ryan Companies
111 Shuman Boulevard, Suite 400
Naperville, Illinois 60563

ph: 630-328-1100
ryancompanies.com



August 3rd, 2018

Mr. Martin Bourke, Community Development Director
Village of Westmont
31 W. Quincy St.
Westmont, IL 60559

Re: Oakmont Point – Findings of Fact

Mr. Bourke,

As required by the Village Ordinance, please see below our Findings of Fact for the requested variance(s) at Oakmont Point.

Parking Setback Along Oakmont Lane:

(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 existing facility at 700 Oakmont Lane was originally utilized as a mix of office, research, and industrial space. The facility included large spaces for mechanical systems, and a crane rail bay for the loading and unloading of product. These spaces are no longer viable or relevant in a Class A office building. Additionally, office design from decades ago used much lower employee density than today. With current trends of open offices and denser design, employers put more employees in less space.

These two facts combine to create a distinct parking shortage at the property; particularly on the north side of Oakmont Lane, adjacent to the buildings. This shortage has hindered the occupancy of the facility in the past. Parking must be provided to meet today's corporate requirements in order to compete in the robust I-88 office corridor.

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

The existing structure and use is unique, as it was originally a build-to-suit for Rockwell International. These spaces are not typically found in existing office



buildings. Additionally, the building is bordered by an existing detention basin on the east side, preventing parking expansion in that direction. Increasing parking on the north side of Oakmont Lane will also reduce pedestrian crossings on Oakmont Lane

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

Oakmont Lane is a dead-end drive only servicing 5 office buildings, excluding this property. The character of the neighborhood is entirely office-based, with minimal traffic. Properties along Oakmont Lane already have parking setbacks that are even less than this request, some as little as 10 feet. By allowing parking along Oakmont Lane, it allows the redevelopment to maintain the green space and pond feature along Pasquinelli Drive, which experiences heavier traffic and is visible from IL Route 83. This variation will support a redevelopment which will increase the overall quality and benefit of the business park to the Village of Westmont.

Total Number of Signs:

(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.

Per ordinance, a variance is required for the wall-mounted sign on the east façade of the western building. Class A office buildings require tenant identification, and signage is a critical item to tenants. Oakmont Lane is a dead-end; 100% of employee and visitor traffic will be arriving from the east. This requested sign will be the only façade of the western building visible from Pasquinelli Drive, and therefore all arriving traffic.

The variance is not requesting an increase in total allowed signage square footage.

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

The development is unique in that it sits on a dead-end road, resulting in all traffic arriving from the east. Additionally, the primary entrance of the building is on the west, or rear of the building, and does not have street frontage. The multi-building structure is also unique, resulting in multiple elevations within one lot facing Pasquinelli Drive to the east.

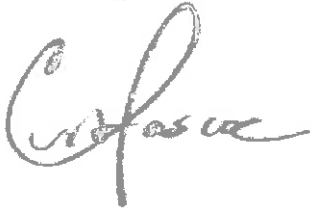
These circumstances require additional signage to guide employees and visitors to the proper parking lots, buildings, and entrances.

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

The requested sign faces IL Route 83 and other existing office buildings, along with the Pappadeaux restaurant. Proposed signs do not face any residential areas. Signage is common within the locality.

Please do not hesitate to reach out to me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Curt Pascoe". The signature is fluid and cursive, with a large initial "C" and a long, sweeping tail.

Curt Pascoe, P.E.
Director of Real Estate Development



September 14, 2018

Community Development Department
31 West Quincy Street
Westmont, IL 60559



Re: 700 Oakmont Lane – Oakmont Point
Preliminary Review #1 Response

Attn: Mike Todorovic and Noriel Noriega

Ryan Companies has received and reviewed the comments from the Village dated 8/28/18 for the above referenced project and offers the following responses. Additionally, revised plans have been included for this resubmission.

GENERAL COMMENTS

COMMENT 1:

The Village has a proposed Water Tower Project in the beginning stages of the design that involves the installation of a new Water Tower at the Westmont High School Property located at 909 Oakwood Drive. More specifically, the project will be located at their existing tennis courts which is located along the south property line of the south parking lot. The Village is requesting both utility and egress/ingress easements along the west property line to access the area from Oakmont Lane.

- a. Additional ten (10) foot PU & DE, for a total of twenty (20) feet along the west property line.***
- b. Provide twenty-four (24) foot egress/ingress easement along the west property line. Essentially, if the existing western aisle is to remain, we are requesting the aisle to be an easement.***

RESPONSE 1:

Ryan Companies will work further with the Village on this comment.

COMMENT 2:

Plat of Vacation:

- a. Please provide clarification for the proposed Stormwater Detention Easement Vacation.***
- b. Provide Village Engineer Certificate***

RESPONSE 2:

- a. The existing easement being vacated is old and if left over from the original 1980's annexation of the eastern half of the property and encroaches into the buildings. The existing pond is already in a separate easement created when the site was developed that follows the shape of the pond.***

Ryan Companies
111 Shuman Boulevard, Suite 400
Naperville, Illinois 60563

ph: 630-328-1100
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- b. This certificate has been added.

COMMENT 3:

Plat of Easement:

- a. *Remove Village Board Certificate*
- b. *Provide Stormwater Detention Easement Provisions*
- c. *Provide (10) foot PU & DE along the south property line in the south property (parking lot). Specifically, extend to the ease N-S property line.*



RESPONSE 3:

- 3a: This certificate has been removed.
- 3b: These provisions are not needed since no new storm water easement is being created.
- 3c: This easement has been provided.

ENGINEERING COMMENTS

COMMENT 1:

A detailed impervious Area Calculation Table is required. The table shall calculate pre-development and post-development conditions. If net new impervious exceeds 2,500 SF, PCBMP's shall be provided in accordance to DuPage County's Stormwater Ordinance. If there is new impervious area exceeding 25,000 SF, a stormwater submittal shall be made in accordance to DuPage County's Stormwater Ordinance. In addition, new impervious shall trigger detention in accordance to the Village of Westmont's Stormwater Ordinance.

RESPONSE 1:

We have added a chart to the Grading Plans showing both the proposed and existing impervious and pervious areas for the north and south lots. The volume control will be provided in the detention basin, as the north side of the pond will be filled in to have a shelf at an elevation of one foot below the pond Normal Water Line.

COMMENT 2:

Water quality improvements are highly encouraged in the existing basin versus scattered throughout the properties.

RESPONSE 2:

Comment noted. The water quality will be within the pond as described in comment 1.

WATER DIVISION COMMENTS

COMMENT 1:

Research is needed to clarify where the water and fire service for the proposed removed structure. Any existing service will be removed at the watermain.

RESPONSE 1:

The existing water and fire service entering the building in the basement on the north side will remain throughout the project.

FORESTRY COMMENTS

COMMENT 1:

There are multiple removals on site, including Heritage Trees. Associated replacements for these



removals, not including those required for general landscaping, will be required.

RESPONSE 1:

Tree replacement calculations have been revised and the Landscape Plan has been modified to provide the associated quantity of replacement trees.

COMMENT 2:

Tree protection Specification: The fencing will consist of 6' chain link with sturdy steel posts driven into the ground a minimum of every 10', not 4' construction fencing.



RESPONSE 2:

Tree Protection detail has been modified accordingly.

COMMENT 3:

Multiple parkway trees will be required to be installed, 44 in total 20 along Pasquinelli Drive, 20 along Oakmont Lane, and 4 within the Oakmont Lane Median.

RESPONSE 3:

Requested trees have been added to the revised landscape plan.

COMMENT 4:

All of my other comments are covered in the review done by Gary Weber and Associates, Inc. dated 8/23/2018.

RESPONSE 4:

Understood.

PRELIMINARY ENGINEERING & LANDSCAPE REVIEW COMMENTS (Burns McDonnell)

COMMENT 1:

The area of disturbance exceeds one-acre. Therefore, a notice of Intent (NOI) with the Illinois Environmental Protection Agency (IEPA) will be required.

RESPONSE 1:

Comment noted. This has been applied for already and a copy of the application is included with this submittal.

COMMENT 2:

A Geotechnical Report including soil borings to verify the seasonally high groundwater table will be required for Stormwater Management Certification.

RESPONSE 2:

Comment noted.

COMMENT 3:

Provide detailed impervious area calculations breaking down each type of impervious area (building, parking lot, sidewalks, etc.) in the pre-developed conditions.

RESPONSE 3:

Comment noted. This is shown on the Grading Plans.

COMMENT 4:

Due to an assumed increase in net new impervious area of 1.58 acres greater than 25,000 square

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Naperville, Illinois 60563

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feet, a Stormwater Submittal shall be made in accordance with Article V, Section 15-47 of the DuPage Countywide Stormwater & Flood Plain Ordinance.

RESPONSE 4:

Comment noted. This will be submitted with further final engineering design.

COMMENT 5:

Due to an increase in net new impervious area of greater than 2,500 square feet a Post Construction Best Management Practices (PCBMP) Submittal shall be made in accordance with Article V, Section 15-49 of the DuPage Countywide Stormwater and Flood Plain Ordinance.



RESPONSE 5:

Comment noted. This will be submitted with further final engineering design.

COMMENT 6:

As part of the proposed maintenance and monitoring provisions for the PCBMP Submittal, please include a means for monitoring access.

RESPONSE 6:

The means and monitoring of the pond will be developed with further final engineering design.

COMMENT 7:

Site runoff on new impervious areas should be directed to the proposed BMP(s) as much as possible. Please include additional BMPs to assist in treating runoff prior to discharging to the retention pond.

RESPONSE 7:

The site runoff is directed to the existing detention pond, which will have the shelf at an elevation of one foot below the pond Normal Water Line for water quality and quantity.

COMMENT 8:

In addition to the existing retention pond, water quality manufactured BMPs are highly well encouraged.

RESPONSE 8:

Noted.

COMMENT 9:

Due to the proposed scope in the vicinity of the existing detention pond, a Wetland and Buffers Impact Submittal may be required in accordance with Article V, Section 15-48 of the DuPage Countywide Stormwater and Flood Plain Ordinance.

RESPONSE 9:

Comment noted. This submittal will be made with further engineering plan development.

COMMENT 10:

In areas to be sealcoated, please consider specifying a non-coal tar-based sealant.

RESPONSE 10: Comment noted. Sealant will be determined.

COMMENT 11:

The preliminary review of the submitted plan documents has found no significant issues. All of the above comments can be addressed during the complete plan review process.

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Naperville, Illinois 60563

ph: 630-328-1100
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RESPONSE 11: Comment noted.

TREE SURVEY & REMOVALS PLAN

COMMENT 1:

Per Ordinance 50% of all trees removed must be replaced. 130 trees are being removed (Heritage Trees are not counted this number, see comment 2) requiring 63.5 shade trees to be replaced. A total of 24 shade trees (trees counted toward parking requirements not included) are provided. An additional 40 trees are required at 3" cal.



RESPONSE 1:

Tree replacement calculations have been revised and the Landscape Plan has been modified to provide the required quantity of replacement trees.

COMMENT 2:

Per ordinance adopted July 19, 2018 existing trees numbered 179, 208 and 262 are considered Heritage trees and must be replaced at 3 to 1 per caliper removed. This equates to 41 additional replacement trees at 3" cal. Replacement trees must be guaranteed a period of 3 years following installation.

RESPONSE 2:

Tree replacement calculations have been revised and the Landscape Plan has been modified to provide the required quantity of replacement trees. Owner understands that any replacement trees that die within 3 years must be replaced.

COMMENT 3:

If the property cannot accommodate the required replacement trees (as determined by the Village Forester), then the Village may allow payment equal to the cost that would have been incurred to purchase and install replacement trees, so that the Village may purchase and install the replacement tree (s) elsewhere within the Village.

RESPONSE 3:

Understood.

LANDSCAPE PLAN

COMMENT 1:

Provide 20 parkway trees along Oakmont Lane North side (See below for Tree species from west to East)

- Zelkova serrata 'Musashino' (Musashino Zelkova)**
- Acer freemanii 'Autumn Fantasy' (Autumn Fantasy Freeman Maple)**
- Gleditsia triacanthos 'Sunburst' (Sunburst Honeylocust)**
- Acer freemanii 'Sienna' (Sienna Freeman Maple)**
- Maclura pomifera 'White Shield' (White Shield Osage Orange)**
- Ulmus parvifolia 'Bosque' (Bosque Chinese Elm)**
- Quercus shumardii (Shumard Oak)**
- Ulmus americana 'Princeton' (Princeton Elm)**
- Sophora japonica (Japanese Pagodatree)**
- Tilia americana (American Basswood)**
- Quercus macrocarpa (Burr Oak)**
- Platanus acerifolia 'Exclamation' (Exclamation London Planetree)**

-  **Quercus imbricaria (Shingle Oak)**
-  **Ulmus 'Morton Stalwart' (Commendation Elm)**
-  **Aesculus arguta 'Autumn Splendor' ('AS' Texas Buckeye)**
-  **Robinia pseudoacacia 'Chicago Blues' or 'Purple Robe' (Black Locust)**
-  **Acer freemanii 'Marmo' (Marmo Maple)**
-  **Quercus muehlenbergii (Chinquapin Oak)**
-  **Gymnocladus dioica (Kentucky Coffeetree)**
-  **Tilia americana (American Basswood)**



RESPONSE 1:

Landscape plans have been revised accordingly.

COMMENT 2:

Provide informational tables that include areas, requirements and provided plantings for the open space requirement below:

- a. **At least fifty percent (50%) of the open space on the site shall be landscaped. At least one (1) tree shall be planted for every five hundred (500) square feet of the area required to be landscaped. One third (1/3) of the trees shall be evergreens of a minimum six feet (6') in height, one third (1/3) of the trees shall be ornamental a minimum of three inch (3") caliper or six feet (6') in height, and one third (1/3) of the trees shall be shade trees, a minimum of three inch (3") DBH. One shrub shall be planted for every fifty (50) square feet of the area required to be landscaped. For shrubs that mature less than five feet (<5') in height, minimum installation size shall be two feet (2') tall. For shrubs that mature greater than five feet (>5') in height, minimum installation size shall be three feet (3') tall.**

RESPONSE 2:

Calculations have been provided on sheet L3.0.

COMMENT 3:

Foundation plantings of a minimum width of six feet (6') shall be provided within parking islands.

RESPONSE 3:

Landscape plans have been revised accordingly. Note that only low-height extensive green roof landscaping can be provided in the areas north of the new central parking lot due to weight limits of the subsurface structure.

COMMENT 4:

5 additional shade trees are required for the center parking lot between the two buildings. 2 shall be provided within parking islands.

RESPONSE 4:

Landscape plans have been revised accordingly.

COMMENT 5:

Provide some evergreen shrubs in the parking lot perimeter plantings to provide year-round screening.

RESPONSE 5:

Landscape plans have been revised accordingly.



Please do not hesitate to contact me with further questions or comments. Ryan Companies looks forward to working with Westmont.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Wright".

James Wright
Project Manager
Office: 630-328-1119
Cell: 773-8549-5842
Email: James.Wright@ryancompanies.com



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111 Shuman Boulevard, Suite 400
Naperville, Illinois 60563

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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: August 10, 2018
To: Joe Hennerfeind – Community Development
From: Larry Kaufman, Director
Fire Prevention Bureau
Subject: Site Plan Review – 700 Oakmont

The following comments are being made regarding the site plan for the proposed use of redevelopment;

Site plan as submitted is APPROVED;

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

All emergency access roads and parking lots shall be able to support a minimum of 80,000 pounds.

Please contact me with any additional questions.

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



westmont.illinois.gov

Community Development Department

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

Date: August 28, 2018

From: Mike Todorovic, EIT
Civil Engineer I

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

RE: Preliminary Review #1
Oakmont Point
700 Oakmont Ln.
Westmont, IL 60559

Determination: Engineering Not Approved

There are too many unknowns to provide recommendation for approval. In order to receive engineering approval, please address the following:

General Comments:

1. The Village has a proposed Water Tower Project in the beginning stages of the design that involves the installation of a new Water Tower at the Westmont High School Property located at 909 Oakwood Drive. More specifically, the project will be located at their existing tennis courts which is located along the south property line of the south parking lot. The Village is requesting both utility and egress/ingress easements along the west property line to access the area from Oakmont Lane.
 - a. Additional ten (10) foot PU&DE, for a total of twenty (20) feet along the west property line.
 - b. Provide twenty-four (24) foot egress/ingress easement along the west property line. Essentially, if the existing western aisle is to remain, we are requesting the aisle to be an easement.
2. Plat of Vacation:
 - a. Please provide clarification for the proposed Stormwater Detention Easement Vacation.
 - b. Provide Village Engineer Certificate.
3. Plat of Easement:
 - a. Remove Village Board Certificate
 - b. Provide Stormwater Detention Easement Provisions
 - c. Provide ten (10) foot PU&DE along the south property line in the south property (parking lot). Specifically, extend to the east N-S property line.

Engineering Comments:

1. A detailed Impervious Area Calculations Table is required. The table shall calculate pre-development and post-development conditions. If net new impervious exceeds 2,500 SF, PCBMPs shall be provided in accordance to DuPage County's Stormwater Ordinance. If there is new impervious area exceeding 25,000 SF, a Stormwater Submittal shall be made in accordance to DuPage County's Stormwater Ordinance. In addition, new impervious areas shall trigger detention in accordance to the Village of Westmont's Stormwater Ordinance.
2. Water quality improvements are highly encouraged in the existing basin versus scattered throughout the properties.

Water Comments:



westmont.illinois.gov

Community Development Department

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

1. Research is needed to clarify where the water and fire service for the proposed removed structure. Any existing service will need to be removed at the watermain.

Forestry Comments:

1. There are multiple removals on site, including Heritage Trees. Associated replacements for these removals, not including those required for general landscaping, will be required.
2. Tree Protection Specification: The fencing will consist of 6' chain link with sturdy steel posts driven into the ground at a minimum of every 10', not 4' construction fencing.
3. Multiple parkway trees will be required to be installed, 44 in total. 20 along Pasquinelli Drive, 20 along Oakmont Lane, and 4 within the Oakmont Lane median.
4. All of my other comments are covered in the review done by Gary Weber and Associates, Inc, dated 8/23/2018.

If you have any further questions or concerns, please contact me at 630-981-6265.

Thank you.



westmont.illinois.gov

Community Development Department

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

Date: September 24, 2018

From: Mike Todorovic, EIT
Civil Engineer I

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

RE: Preliminary Review #2
Oakmont Point
700 Oakmont Ln.
Westmont, IL 60559

Determination: Engineering Approved

General Comments:

1. The existing Stormwater Management Easement is not satisfactory. The HWL as well as 1' of freeboard shall be within the easement. However, this may be addressed during permitting.

Engineering Comments:

1. No comments.

Water Comments:

1. No comments.

Forestry Comments:

1. To be addressed during permitting reviews.

If you have any further questions or concerns, please contact me at 630-981-6265.

Thank you.



Village of Westmont
31 West Quincy Street
Westmont, Illinois 60559

Attn: Community Development Department

Preliminary Engineering and Landscape Review: 700 Oakmont Lane

Burns & McDonnell received the following preliminary landscape and engineering review documents on August 8, 2018:

- Site Improvement Plans, 27 sheets, prepared by SPACECO, Inc. dated August 1, 2018.

The plans have been preliminarily reviewed focusing on the constructability and compliance of the proposed improvements with the Village of Westmont and DuPage County Land Development and Stormwater Ordinances. Additional comments should be anticipated once a full permit review is performed. Please see below for preliminary comments.

1. The area of disturbance exceeds one (1) acre. Therefore, a Notice of Intent (NOI) with the Illinois Environmental Protection Agency (IEPA) will be required.
2. A geotechnical report including soil borings to verify the estimated seasonally high groundwater table will be required for Stormwater Management Certification.
3. Provide detailed impervious area calculations breaking down each type of impervious area (building, parking lot, sidewalks, etc.) in the pre-developed and developed conditions.
4. Due to an assumed increase in net new impervious area of greater than 25,000 square feet, a Stormwater Submittal shall be made in accordance with Article V, Section 15-47 of the DuPage Countywide Stormwater & Flood Plain Ordinance.
5. Due to an assumed increase in net new impervious area of greater than 2,500 square feet, a Post Construction Best Management Practices (PCBMP) Submittal shall be made in accordance with Article V, Section 15-49 of the DuPage Countywide Stormwater and Flood Plain Ordinance.
6. As part of the proposed maintenance and monitoring provisions for the PCBMP Submittal, please include a means for monitoring access.
7. Site runoff on new impervious areas should be directed to the proposed BMP(s) as much as possible. Please include additional BMPs to assist in treating runoff prior to discharging to the retention pond.
8. In addition to the existing retention pond, water quality BMPs are highly encouraged.
9. Due to the proposed scope in the vicinity of the existing detention pond, a Wetland and Buffers Impact Submittal may be required in accordance with Article V, Section 15-48 of the DuPage Countywide Stormwater and Flood Plain Ordinance.
10. In areas to be sealcoated, please consider specifying a non-coal tar-based sealant.
11. The preliminary review of the submitted plan documents has found no significant issues. All of the above comments can be addressed during the complete plan review process.

If you have any questions, please call me at 630-724-3293.

Sincerely,
BURNS & McDONNELL ENGINEERING COMPANY, INC.

James L. Patterson, P.E.



Village of Westmont
31 West Quincy Street
Westmont, Illinois 60559

Attn: Community Development Department

Preliminary Engineering and Landscape Review: 700 Oakmont Lane

Burns & McDonnell received the following preliminary landscape and engineering review documents on September 17, 2018:

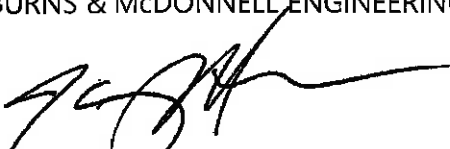
- Site Improvement Plans, 18 sheets, prepared by SPACECO dated September 10, 2018;
- Plat of Vacation, 1 sheet, prepared by SPACECO dated August 30, 2018;
- Plat of Easement, 1 sheet, prepared by SPACECO dated August 30, 2018;
- Landscape Plans, 6 sheets, prepared by Kimley Horn dated September 12, 2018; and
- Preliminary Review #1 Response, 7 pages, prepared by Ryan Companies dated September 14, 2018.

The plans have been preliminarily reviewed focusing on the constructability and compliance of the proposed improvements with the Village of Westmont and DuPage County Land Development and Stormwater Ordinances. Additional comments should be anticipated once a full permit review is performed. Please see below for preliminary comments.

1. Please note the Volume Control Best Management Practice (VCBMP) requirement is based on the area of new impervious surfaces, as opposed to the net new impervious area. Parking lot surfaces being "maintained" that only involve going from existing asphalt to new asphalt do not have to count as new impervious area.
2. The preliminary review of the submitted plan documents has found no significant issues. All of the previous comments can be addressed during the formal engineering review.

If you have any questions, please call me at 630-724-3293.

Sincerely,
BURNS & McDONNELL ENGINEERING COMPANY, INC.



James L. Patterson, P.E.



GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

To: Joseph Hennerfeind
Village Planner
Community Development
Village of Westmont

From: Monica Goshorn-Maroney
Gary R. Weber Associates, Inc.

Subject: Preliminary Landscape Plan Review
Oakmont Point
700 Oakmont Lane

Date: August 23, 2018

As requested, the following plans were reviewed for overall conformity with the Village Ordinance and general design feasibility:

- Tree Removals Plan dated 8/3/2018 prepared by Kimley-Horn and Associates.
- Landscape Plan dated 8/3/2018 prepared by Kimley-Horn and Associates.

It is our recommendation that the plans be revised per the following comments prior to approval.

See below for our comments.

REVIEW COMMENTS

Tree Survey & Removals Plan

1. Per Ordinance 50% of all trees removed must be replaced. 130 trees are being removed (Heritage Trees are not counted in this number, see comment 2) requiring 63.5 shade trees to be replaced. A total of 24 shade trees (trees counted toward parking requirements not included) are provided. An additional 40 trees are required at 3" cal.
2. Per the ordinance adopted July 19, 2018 existing trees numbered 179, 208, and 262 are considered Heritage Trees and must be replaced at 3 to 1 per caliper removed. This equates to 41 additional replacement trees at 3" cal. Replacement trees must be guaranteed a period of 3 years following installation.
3. If the property cannot accommodate the required replacement trees (as determined by the village forester), then the village may allow payment equal to the cost that would have been incurred to purchase and install replacement trees, so that the village may purchase and install the replacement tree(s) elsewhere within the village.

Landscape Plan

1. Provide 20 parkway trees along Oakmont Lane north side (See below for Tree species from west to east)
 - Zelkova serrata 'Musashino' (Musashino Zelkova)
 - Acer freemanii 'Autumn Fantasy' (Autumn Fantasy Freeman Maple)

- Gleditsia triacanthos 'Sunburst' (Sunburst Honeylocust)
 - Acer freemanii 'Sienna' (Sienna Freeman Maple)
 - Maclura pomifera 'White Shield' (White Shield Osage Orange)
 - Ulmus parvifolia 'Bosque' (Bosque Chinese Elm)
 - Quercus shumardii (Shumard Oak)
 - Ulmus americana 'Princeton' (Princeton Elm)
 - Sophora japonica (Japanese Pagodatree)
 - Tilia americana (American Basswood)
 - Quercus macrocarpa (Burr Oak)
 - Platanus acerifolia 'Exclamation' (Exclamation London Planetree)
 - Quercus imbricaria (Shingle Oak)
 - Ulmus 'Morton Stalwart' (Commendation Elm)
 - Aesculus arguta 'Autumn Splendor' ('AS' Texas Buckeye)
 - Robinia pseudoacacia 'Chicago Blues' or 'Purple Robe' (Black Locust)
 - Acer freemanii 'Marmo' (Marmo Maple)
 - Quercus muehlenbergii (Chinquapin Oak)
 - Gymnocladus dioica (Kentucky Coffeetree)
 - Tilia americana (American Basswood)
2. Provide informational tables that include areas, requirements and provided plantings for the open space requirement below:
 - a. At least fifty percent (50%) of the open space on the site shall be landscaped. At least one (1) tree shall be planted for every five hundred (500) square feet of the area required to be landscaped. One third (1/3) of the trees shall be evergreens of a minimum six feet (6') in height, one third (1/3) of the trees shall be ornamental a minimum of three inch (3") caliper or six feet (6') in height, and one third (1/3) of the trees shall be shade trees, a minimum of three inch (3") DBH. One shrub shall be planted for every fifty (50) square feet of the area required to be landscaped. For shrubs that mature less than five feet (<5') in height, minimum installation size shall be two feet (2') tall. For shrubs that mature greater than five feet (>5') in height, minimum installation size shall be three feet (3') tall.
 3. Foundation plantings of a minimum width of six feet (6') shall be provided on all sides of the buildings.
 4. 5 additional shade trees are required for the center parking lot between the two buildings. 2 shall be provided within parking islands.
 5. Provide some evergreen shrubs in the parking lot perimeter plantings to provide year-round screening.

Please contact me with any questions.



Monica Goshorn-Maroney
Landscape Architect
Gary R. Weber Associates, Inc.



GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

To: **Kon Savoy**
 Village Planner
 Community Development
 Village of Westmont

From **Monica Goshorn-Maroney**
 Landscape Architect
 Gary R. Weber Associates, Inc.

Ellen Raimondi
 Senior Ecologist
 Gary R. Weber Associates, Inc.

Subject: **Preliminary Landscape Plan Review**
 Oakmont Point
 700 Oakmont Lane

Date: **September 27, 2018**

As requested, the following plans were reviewed for overall conformity with the Village of Westmont Ordinance, the Dupage County Land Development and Stormwater Ordinances, and general design feasibility:

- Tree Removals Plan dated 9/12/2018 prepared by Kimley-Horn and Associates.
- Landscape Plan dated 9/12/2018 prepared by Kimley-Horn and Associates.

It is our recommendation that the plans be revised per the following comments prior to approval.

See below for our comments.

REVIEW COMMENTS

Tree Survey & Removals Plan

1. Per the ordinance adopted July 19, 2018 existing trees numbered 179, 208, and 262 are considered Heritage Trees and must be replaced at 3 to 1 per caliper removed. This equates to 41 replacement trees at 3" cal. It appears, 28 heritage tree replacements are still missing. Provide a calculation demonstrating how this requirement is being met.


Landscape Plan

1. Details describing the green roof plantings shall be provided with final engineering. Provide a quantity for the proposed succulents in this area.

BMP Review

1. Provide a copy of the Stormwater Submittal upon final engineering.
2. Provide a copy of the Stormwater Submittal detailing PCBMP upon final engineering.
3. Provide a copy of the PCBMP M&M Program upon final engineering. Please see Appendix B of the CSFPO for required performance criteria.
4. The applicant is proposing to modify the existing detention basin to treat runoff. It appears runoff from south of Oakmont Lane will not be treated prior to entering the existing open water portion of the basin, as the modification occurs in the north corner. Utilization of manufactured BMPs, such as oil and grit separators, is highly recommended.
5. The proposed BMPs should be equal to, or greater than, a 2.5 average importance value. The use of the open water detention only provides a value of 2. Please see Section 4.1 of the DuPage County Technical Guidance manual for recommendations.
6. In addition to the existing retention pond, and proposed modifications, water quality manufactured BMPs are recommended to achieve the 2.5 importance value required for the entire development site.
7. It appears the existing detention basin is a previously converted wetland. A Wetland and Buffers Impact Submittal, or Letter of Permission, may be required in accordance with Article V, Section 15-48 of the DuPage Countywide Stormwater and Flood Plain Ordinance.
8. Please provide drawdown calculations for the detention basin modification to ensure specified plant species will tolerate water level fluctuations. Upon final engineering, please provide live plug quantities for the modified area.

Please contact me with any questions.



Monica Goshorn-Maroney
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