



Village of Westmont Planning and Zoning Application and Instructions

Community Development Department
31 West Quincy Street
Westmont, Illinois 60559
630-981-6260

Office Use Only
Date Received: 10-5-21
By: Sam Zuber

PROJECT NAME: Mrs T's Pizza + Pub

Subject Property Street Address:
2 W Naperville Road & 300/302 Cass Avenue

PKN Number(s): 09-09-204-007, 09-09-204-008, 09-09-204-009, 09-09-204-010,
09-09-204-013, 09-09-204-011

PETITIONER / BILLING CONTACT (Agent and Project Manager for the Petition):

Petitioner (and corporation if applicable): Mrs T's / CDZA

Address: 1354 95th Street Downers Grove, IL 60515

Phone: 630-681-5294 630-299-9399

Email: candace.dillavou@comcast.net

Relationship of Petitioner to Property Owner: tenant

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

By signing below, the applicant and/or property owner acknowledges that the **Application fees are non-refundable.**

PETITIONER SIGNATURE:

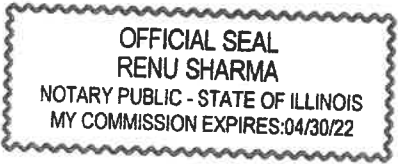
Type or print name: Lawrence Buchanan

Signature: L. Buchanan

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2 DAY OF Aug, 20 21

R Sharma

Notary Public



OWNER SIGNATURE:

Type George Kazantzis or print name:

Signature: George Kazantzis

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2 DAY OF August, 20 21

Zaida Gonzalez
Notary Public



Mrs. T's Pizza
4246 Main St.
Downers Grove, IL 60515
630-963-0800
MRSTPIZZA.COM

November 2, 2021

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

Project: **Mrs. T's Pizza and Pub**
2 West Naperville Road
Westmont, Illinois

Re: **Subject**

Dear Planning & Zoning Members,

We are requesting a variance and parking size waiver for the above address to seek relief of the required building setbacks on Naperville Road and Cass Avenue, for the reasons detailed below, the proposed reduction of the building setback would allow the property owner to improve the existing building in a way that would be in character with the streetscape to the South on Cass Avenue.

- 1) Due to the placement of the existing building, it is difficult to add the proposed porch on the South side of the building. When the building was built the setback from the property line was 5'-0". In recent years the building setback changed to 30'-0". Refer to the included site plan.
 - a) The East side of the building is 6'-8" off the existing property line.
 - b) The South side of the building varies from 5'-0" to 16'-0"
 - c) The Northwest corner of the building that is beyond the 30'-0" setback cannot be used for a porch due to the location of the existing apartment stair, existing grease interceptor, building mechanical units, and the kitchen delivery entrance.

- 2) We request to allow a 5'-0" setback to build a new porch and new roof overhangs for the following reasons.
 - a) To improve the streetscape of the Northwest corner of Naperville and Cass.
 - b) Provide exterior seating for customers that are concerned with the health risks that are associated with interior public spaces.
 - c) Provide a covered entry that will be closer to the handicap parking stalls on the West side of the building. The relocation of the entrance also will move the pedestrian traffic further from the street.
 - d) The roof overhang will provide a sunscreen to reduce the amount of energy used for cooling during the summer months.
 - e) The porch on the south side of the building will allow customers to view the car shows and the summer festival.

Mrs. T's Pizza
4246 Main St.
Downers Grove, IL 60515
630-963-0800
MRSTPIZZA.COM

- 3) Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located. The changes will complement the character of the streetscape to the south of the property. The exterior elevation will provide a transition from the residential to the north with the retail to the south.
- 4) The granting of the variance would have no effect on any adjoining properties. The property to the North is undeveloped and the property to the West is a commercial building.
- 5) This zoning relief requested will not cause any detriment to the common good, as the literal interpretation and strict application of the applicable zoning requirements would cause substantial undue and unnecessary hardship to the current property owner not just a casual/discretionary inconvenience to the property owner. Without the added seating on the porch the property will have approximately 30% reduction in seating. The existing building location and current code make it difficult for the proposed use to be profitable at this location.
- 6) Waiver of minimum parking stall size. The parking lot is limited by existing parameters. In order to obtain the maximum amount of parking stalls reduced sizes are requested. The requested parking stall sizes is 9'-0"x19'-0" with 25'-0" aisles. Larger parking stall sizes will reduce the amount of parking in which would reduce the amount of seating allowed.

Please refer to the following attachments

- A-1 Site Plan
- A-2 Building Plan
- A-3 Elevations
- A-4 Elevations

- C-0 Site Engineering Cover Sheet
- C-1.1 Site Engineering Existing Conditions
- C-1.2 Site Engineering Demolition Plan
- C-2 Site Engineering Paving & Layout Plan
- C-3 Site Engineering Grading & Erosion Control
- C-4 Site Engineering Details

- L-1 Landscape Plan

Thank you for your consideration,



**B-1 LIMITED BUSINESS DISTRICT
DEVELOPMENT PERMIT APPLICATION**

**VILLAGE OF WESTMONT
ECONOMIC DEVELOPMENT DEPARTMENT
630-981-6250**

<i>Office Use Only</i>	
Submission Date:	_____
COTW Date:	_____
Title:	_____

DESCRIPTION OF SITE:

Street Address: 2 W. NAPERVILLE RD.
Business Name: Mrs T's PIZZA + Pub PIN Number: _____
Description of Proposed Use: RESTURANT + Bar

APPLICANT INFORMATION:

Name: Lawrence Buchanan
Corporation: CDZA INC.
Street Address: 1354 35th STREET
City: Downers Grove, IL
State and Zip Code: Illinois 60515
Daytime Telephone Number: 630-881-5294
Fax Number: _____
Email Address: Candacedillaroy@comcast.net
Relationship of Applicant to Property: Trust

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT):

Names (list all beneficiaries of Trust): George Kazantzis
Corporation: 2 W. Naperville Road LLC.
Street Address: 2 W. Naperville Road
City: Westmont
State and Zip Code: IL.
Daytime Telephone Number: 847 293-2378
Fax Number: _____
Email Address: arcdevon llc@gmail.com

APPLICATION CHECKLIST

(ALL documents larger than 8.5x11 must be individually folded):

- Completed Application Form.
- Cover letter to the Community Development Director, Shannon Malik.
- Legal description on CD or email (in Microsoft Word format).
- _____ copies of plat of survey *(include one copy reduced to 8.5"x11")*.
- _____ copies of floorplan *(include one copy reduced to 8.5"x11")*.
- _____ copies of site signage plans *(include one copy reduced to 8.5"x11")*.

Please note, a Business License must be issued by the Clerk's Office prior to opening for business. The Clerk's Office can be reached at 630-981-6220 for additional information. 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 Village Board.

Should this use require a parking variance, the applicant acknowledges that Ordinance No. 10-67 requires the payment of a cash-in lieu fee for waived parking spaces.

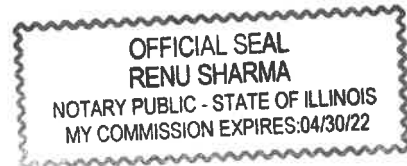
The undersigned requests approval of this application and further certify(ies) on oath that the information contained herein and in all documents submitted in support hereof, is true and correct to the best of my/our knowledge and belief. By signing below, the applicant and/or property owner grant express 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: Lawrence Buchanan
Signature: L. Buchan

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21 DAY OF Dec, 2021

Shanna
Notary Public

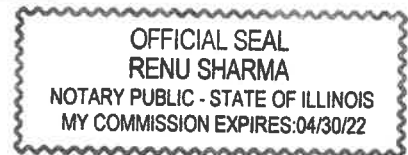


OWNER SIGNATURE:

Type or print name: George Kazantzis
Signature: George Kazantzis

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21 DAY OF Dec, 2021

Shanna
Notary Public



TENANT SPACE DATA

FLOOR: BASEMENT
USE TYPE: UNOCCUPIED
NET AREA: ±700 S. F.

FLOOR: 1st
USE TYPE: A2 (ASSEMBLY)
NET AREA: ±1,850 S. F.

FLOOR: 2nd
USE TYPE: R-2 (RESIDENTIAL)
NET AREA: ±1,800 S. F.

OCCUPANT LOAD

SPACE	USE	FACTOR	AREA	OCCUPANTS
DINING/BAR	FIXED SEATS	SEATS		60
TOILETS	UNCONCENTRATED	FIXTURES		2
PORCH	UNCONCENTRATED	15 SF	395 SF	26
BASEMENT	ACCESSORY	300 SF	700 SF	2
KITCHEN	KITCHEN / SERVICE	200 SF	426 SF	2
BAR	KITCHEN / SERVICE	200 SF	178 SF	1
RESIDENTIAL	RESIDENTIAL	200 SF	1800 SF	9

EGRESS

STAIRS 0.3 INCH PER OCCUPANT
DOORS 0.2 INCH PER OCCUPANT
MAX TRAVEL 250'-0" WITH SPRINKLERS
75'-0" ONE EXIT 49 OCCUPANTS MAX

MINIMUM PLUMBING FIXTURES

FOOD SERVICE	30 SF PER OCCUPANT	
BUILDING	1,850 SF	62 OCCUPANTS
PORCH	395 SF	13 OCCUPANTS
MEN		1 TOILET 1 URINAL 1 LAV
WOMEN		1 TOILET 1 LAV
COMMON		1 SERVICE SINK 1 3 COMPARTMENT SINK

1st Floor Plan



RESTAURANT BUILDOUT

Mrs. T's Pizza & Pub

2 W NAPERVILLE RD

NOVEMBER 10, 2021

ArchAmerica Job No. 21032

