



VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

P/Z 12-023

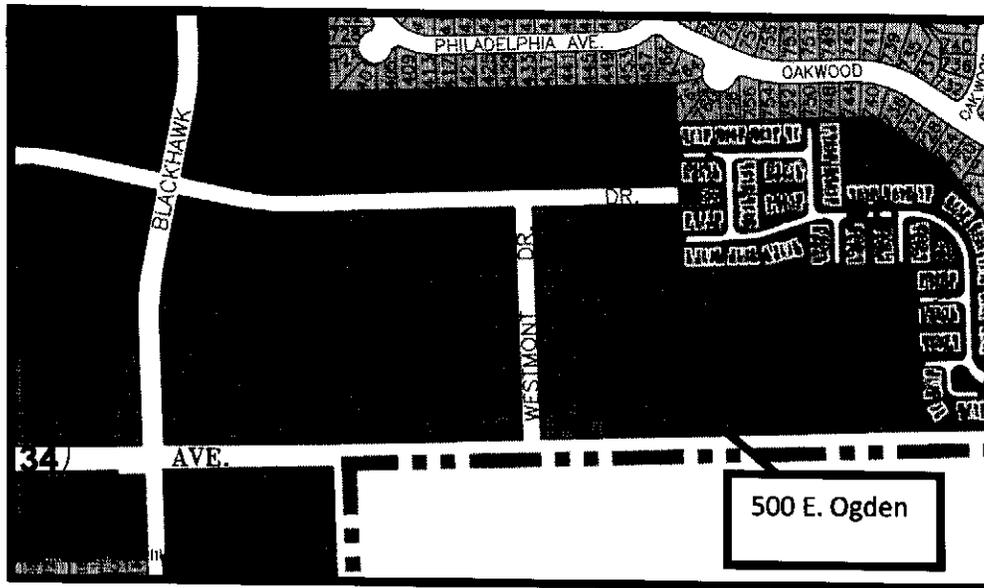
MEETING DATE: June 13, 2012

TITLE: Don DeLeonardis of McGrath Lexus Westmont regarding the properties located at 500 East Ogden Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request to permit parking in the required front yard setback.

BACKGROUND OF ITEM

The property located at 500 East Ogden features the existing Lexus dealership and was re-subdivided in 1977 as part of the Oakwood Industrial Plaza Subdivision; it consists of Parcel 1 and Parcel 2 in its entirety. A plat of subdivision to consolidate the two parcels into one was approved in 2009, and the applicant appeared before the Planning and Zoning Commission in 2009 to also request approvals for a revised site and landscaping plan for its expansion program.



The petitioner is requesting approval to display 10 pre-owned vehicles diagonally on the private grass area adjacent to the sidewalk in front of the existing display lot (8 cars west of the entrance and 2 cars east of the entrance), and must seek approval of a variance to permit parking in the required front yard setback. The Commission may recall similar requests from other auto dealerships along Ogden Avenue, who wish to showcase vehicles for sale closer to the street.

ZONING ANALYSIS

The subject property is located in the B-2 General Business District. The lots to the east and west are similarly zoned. The properties to the north are zoned M Manufacturing and R-5 Planned Development. The neighbor to the west is the Laurel BMW auto dealership, and the neighbor to the east is Manor Care. To the northwest is an industrial building, to the northeast is a multi-family residential development, and to the south are commercial properties in Clarendon Hills.

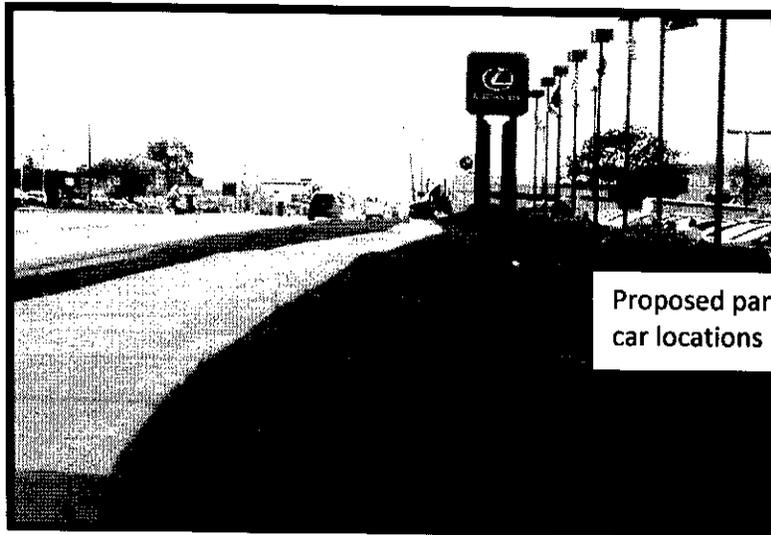
A variance is sought in order to allow parking of display cars in the required front yard setback. The Zoning Ordinance does not permit parking in the required Ogden Avenue supplemental setback of 30'. While the building itself is set back approximately 100', parking is proposed to be set back several feet from the north property line on the grass for display purposes. While the applicant notes in the request that this is public right-of-way, it is actually private property.

The applicant is proposing to diagonally park 8 cars to the west of the entrance, and 2 cars to the east of the entrance. Staff recommends decreasing the number of cars to a total of 4, with 2 cars on each side of the entrance. This would decrease any conflicts with customers and vehicles entering and exiting the site, and would increase visibility at the entrance to Lexus.

Because of concerns about grass maintenance, grade conflicts, and because there is a public utility easement in the front yard setback, staff also recommends the petitioner incorporate pavers or grass crete for the parked cars, as a more durable, but easily removable solution. An indemnification letter would be required to use this area also.



500 East Ogden, dealership entrance

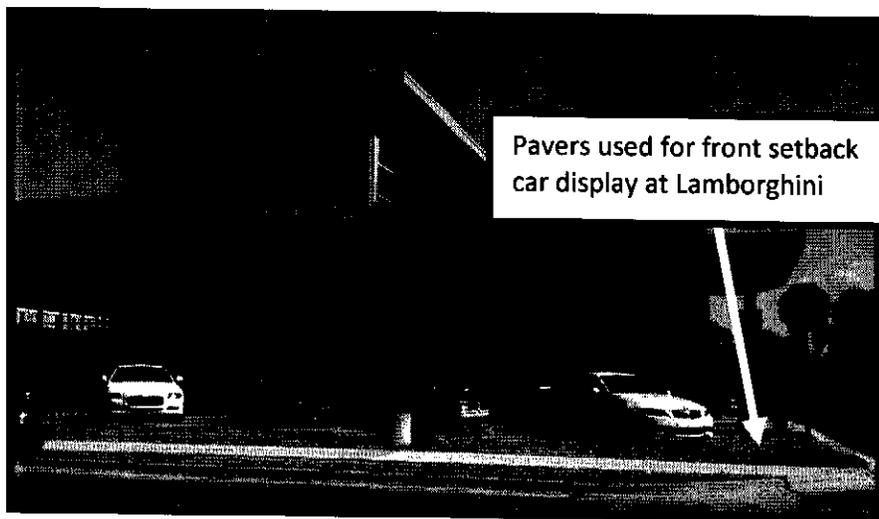
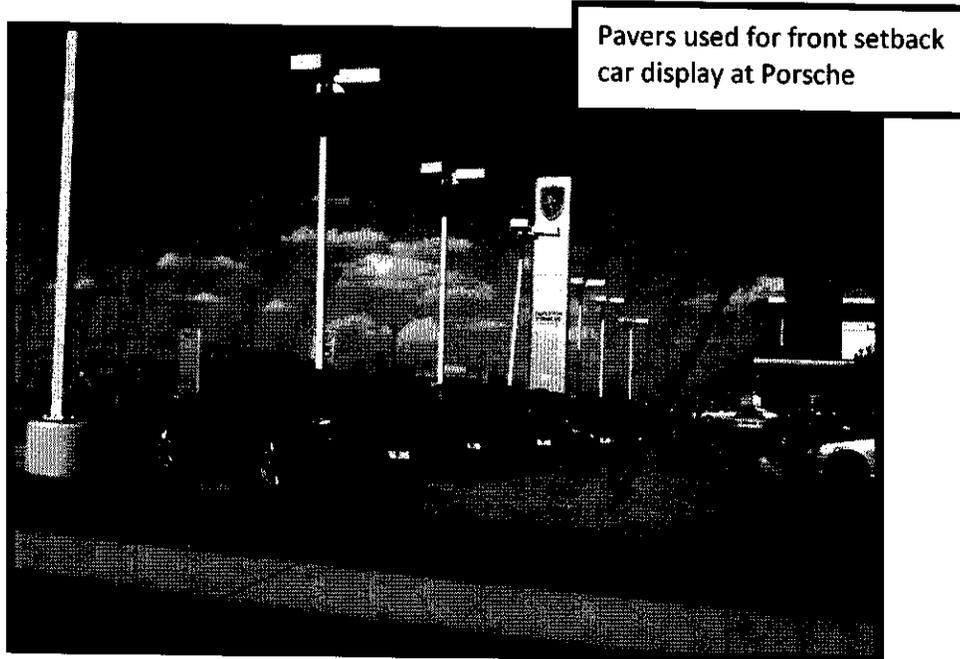


500 East Ogden, looking east

CONCLUSION

Staff is concerned about setting a precedent with the display of this many cars adjacent to the right-of-way, particularly due to the grade change and proposed location on a utility easement. Other dealerships which have utilized this means of display strategy did not locate the cars within an easement. Staff recommends the display of fewer cars, maximizing the setback from the property line, continued maintenance of the grass adjacent to the sidewalk, and incorporating pavers or grass crete to reduce disturbance to the well-maintained front yard. Staff would recommend against display racks. Pavers or grass crete would be in line with dealerships on the south side of Ogden Avenue, like Porsche or Lamborghini, which are pictured below, and would not add significant impervious surface. Lexus could place two cars on each side of the entrance, rather than the 8 that are proposed west of the entrance, which would help with line of sight concerns. The area has a steep slope that was not designed for parked cars and could

create a practical difficulty for display and maintenance. With the exception of the variance request, the proposal appears to meet all other bulk regulations of the B-2 General Business District.



DOCUMENTS ATTACHED

1. Agenda and Notice published in the May 30, 2012 edition of the Westmont Progress.
2. Application for variance dated May 4, 2012.
3. Utility Plan prepared by Terra Consulting Group, Ltd., Sheet No. 6., dated revised 12/27/07.
4. Plat of Survey prepared by Edward J. Molloy and Associates, Ltd., dated revised October 4, 2009.
5. Photographs of existing conditions, and proposed conditions with cars on the grass front yard, undated.

has been scheduled before the Westmont
uesday, June 13, 2012 at 7:00 P.M. in the
Illinois 60559.

from Mark Provost regarding the property
60559 for the following:

verage greater than the 35% maximum
Residence District for the purpose of

RESUBDIVISION OF THE EAST HALF
WEST HALF OF LOT 19 IN BRANIGAR
OF PART OF THE WEST HALF OF
11, EAST OF THE THIRD PRINCIPAL
ITZPATRICK SUBDIVISION RECORDED
DUPAGE COUNTY, ILLINOIS.

ue, Westmont, IL 60559

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asonable accommodation to participate in
pliance Officer, 9:00 A.M. to 5:00 P.M.
is, 60559; or telephone (630) 981-6200
a before the meeting.

express their views.

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s 8921 WSM

vs- OKSANA PECZULIS; ANTONI PECZULIS; VILLAGE OF WESTMONT, AN ILLINOIS MUNICIPAL CORPORATION; ING BANK, FSB S/M TO NETBANK; DEFENDANTS
}CH 4896
NOTICE OF SHERIFF'S SALE

Public Notice is hereby given that pursuant to a Judgment entered in the above entitled matter on March 26, 2012;
John E. Zaruba, Sheriff, 501 N. County Farm Rd., Wheaton, IL 60187, will on June 28, 2012 at 10:00AM, at DuPage County Sheriff's Office, sell to the highest bidder for cash (ten percent (10%) at the time of sale and the balance within twenty-four (24) hours), the following described premises situated in Dupage County, Illinois.
Said sale shall be subject to general taxes, special assessments or special taxes levied against said real estate and any prior liens or 1st Mortgages. The subject property is offered for sale without any representation as to quality or quantity of title or recourse to Plaintiff.

Upon the sale being held and the purchaser tendering said bid in cash or certified funds, a receipt of Sale will be issued and/or a Certificate of Sale as required, which will entitle the purchaser to a deed upon confirmation of said sale by the Court. Said property is legally described as follows:
LOT 2 IN BLOCK 5 IN BARBARA DUDEK'S RESUBDIVISION BEING A RESUBDIVISION OF LOTS 26 TO 30, INCLUSIVE, 33 TO 37, INCLUSIVE, AND THE SOUTH 260.73 FEET OF LOTS 31 AND 32, ALL IN BLOCK 3 OF ARTHUR T MCINTOSH'S FAIRMOUNT PARK SUBDIVISION, ALSO LOTS 10, 11, 12 AND 13 OF REITMAYER'S RESUBDIVISION, ALL BEING A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BARBARA DUDEK'S RESUBDIVISION, RECORDED FEBRUARY 10, 1928 AS DOCUMENT 251754, IN DUPAGE COUNTY, ILLINOIS.
Commonly known as 205 South Cass Avenue, Westmont, IL 60559
Permanent Index No.: 09-10-310-002

Improvements: Residential
Structure UNKNOWN, Units UNKNOWN, Bedrooms UNKNOWN, Garage UNKNOWN
Bathrooms UNKNOWN, Other UNKNOWN
The property will NOT be open for inspection prior to the sale. The judgment amount was \$210,670.12. Prospective purchasers are admonished to check the court file and title records to verify this information.
Christopher A. Cieniawa, Fisher and Shapiro, LLC, Attorneys for Plaintiff
2121 Waukegan Road, Suite 301, Bannockburn, IL 60015. Attorney No: 6187452
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION. 1436494

May 23, 30, 2012 June 6, 2012
Suburban Life Publications 8673 WSM

**IC NOTICE
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COMMISSION
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as been scheduled before the Westmont
uesday, June 13, 2012 at 7:00 P.M. in the
nois 60559

om Thomas J. McCabe of Spaceco, Inc.
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quired setbacks for a landlocked lot to
istrict for the purpose of constructing a

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1, EAST OF THE THIRD PRINCIPAL
RECORDED JANUARY 30, 2008 AS
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SEPTEMBER 4, 2002 AS DOCUMENT

Westmont, IL 60559

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pliance Officer, 9:00 A.M. to 5:00 P.M.
, 60559; or telephone (630) 981-6200
before the meeting.

press their views.

8924 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, June 13, 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 Don DeLeonardis of McGrath Lexus Westmont regarding the property at 500 East Ogden Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to permit parking in the required front yard setback.

Legal Description:

PARCEL 1:
LOT 18 (EXCEPT THE WEST 288.82 FEET AND THE NORTH 40.00 FEET), AND LOT 16 (EXCEPT THE NORTH 37.44 FEET OF THE EAST 45.00 FEET OF THE WEST 288.82 FEET AND THE WEST 243.82 FEET) SITUATED IN OAKWOOD INDUSTRIAL PLAZA UNIT NO TWO, A SUBDIVISION IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 38 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1972 AS DOCUMENT R72-26017, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOT 1 IN THE RESUBDIVISION OF LOT 17 IN OAKWOOD INDUSTRIAL PLAZA UNIT NO 2, BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH RANGE 11, EAST OF THE THIRD PRINCIPLE MERDIAN. ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1977 AS DOCUMENT R77-100999, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-03-207-023

More Common Location: 500 East Ogden Avenue, Westmont, IL 60559

Village Code(s) Applicable: Appendix "A", Section 4.05(E)(20)
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

May 30, 2012
Suburban Life Publications 8923 WSM

DN'T RGET



Suburban Life
668-1133
 suburbanlife.com



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1	2	4	6	7	5	9	8	3

GHNS #1289

880 Legal Notices

880 Legal Notices

LEGAL NOTICE / PUBLIC NOTICE
PUBLIC NOTICE OF DETERMINATION OF PREVAILING RATE OF WAGES

The Board of Trustees of the Village of Westmont has, by Ordinance No. 12-89, determined the prevailing rate of wages to be paid on all public works projects as required by the Prevailing Wage Act of the State of Illinois.

The determination is effective as of **May 21, 2012**, and is available for public inspection in the Office of the Village Clerk, 31 West Quincy Street, Westmont, Illinois.

May 30, 2012
 Suburban Life Publications 8839 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, June 13, 2012 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, Illinois 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 April 11, 2012 and May 9, 2012 meetings
- (7) Open Hearing

New Business

PZ 12-016 Joseph Evan, representing Deema Yazejl regarding the property located at 224 Willard Place, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to allow the construction of an addition on a lot of substandard width in the R-3 Single Family Detached Residence District.
- (B) Zoning Code Variance Request to allow an addition on a lot of substandard area in the R-3 Single Family Detached Residence District.

PZ 12-021 Mark Provost regarding the property located at 823 South Wilmette Avenue, 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 constructing rear yard patios and a driveway.

PZ 12-022 Joe Fitzpatrick of VanBruggen Signs with Fifth Thrd Bank, regarding the property located at 640 Pasquinnell Drive, Westmont, IL 60559 for the following:

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

PZ 12-023 Don DeLeonardis of McGrath Lexus Westmont regarding the property at 500 East Ogden Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to permit parking in the required front yard setback.

PZ 12-024 Thomas McCabe of Spaceco, Inc. with Mercedes Benz of Westmont, regarding the property located at 200 East Ogden Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to reduce the required setbacks for a landlocked lot to approximately 6' in the B-2 General Business District for the purpose of constructing a parking lot addition.
- (B) Site and landscaping plan approval.
- (B) 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. 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

May 30, 2012
 Suburban Life Publications 8925 WSM

RE-ZONING CHANGES

MCGRATH LEXUS OF WESTMONT
500 E. OGDEN AVE
WESTMONT IL, 60559

AS OF 5/1/12

PREPARED FOR
VILLAGE OF WESTMONT
ECONOMIC DEVELOPMENT
DEPARTMENT

PREPARED BY
MCGRATH LEXUS OF WESTMONT
DON DELEONARDIS

INDEX:

PROPOSED ZONING CHANGE
MCGRATH LEXUS
500 E. OGDEN
WESMONT IL 60559

- 1) COVER LETTER TO COMMUNITY
DEVELOPMENT DIRECTOR SHANNON MALIK
- 2) COMPLETED APPLICATION FORM
- 3) LEGAL DISCRPTION
- 4) PROPOSED SITE PLAN
11"X17"- 8.5"X11"
- 5) PLAT SURVEY
11"X17"- 8.5"X11"
- 6) ARCHITECTURAL RENDERING PHOTOS
- 7) PROOF OF OWNERSHIP

**McGRATH LEXUS
OF WESTMONT**
The Reflection of Perfection

TO: COMMUNITY DEVELOPMENT DIRCETOR
SHANNON MALIK

FROM: MCGRATH LEXUS OF WESTMONT
DON DELEONARDIS

MS. MALIK

THE REQUEST FOR CODE CHANGES ARE THE FOLLOWING:

- 1) TO DISPLAY APPROXIMATELY 10 VEHICLES ON PARK-WAY.
- 2) THE DISPLAY AREA IS APPROXIMATELY 5 FEET TALLER THEN THE PRE-OWNED DISPLAY AREA.
- 3) TO RECEIVE MORE EXPOSURE BY HAVING PRE-OWNED AUTO/TRUCKS ON PARK-WAY.
- 4) THERE WILL BE NO CHANGES TO PARK-WAY.
- 5) LAWN MAINTANCE ONCE PER-WEEK.
- 6) WATERING: DAILY.

THANK YOU FOR ALL CONSIDERATIONS.
SINCERELY,
DON DELEONARDIS
MCGRATH LEXUS



The Relentless Pursuit Of Perfection

Five Hundred East Ogden Avenue • Westmont, IL 60559 • 630-323-5600
A McGrath-Colosimo Enterprise



VILLAGE OF WESTMONT
ECONOMIC DEVELOPMENT DEPARTMENT
630-981-6264

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

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

DESCRIPTION OF SITE:

Common Description (Street Address): 500 E. Ogden Westmont, IL 60559
 PIN Number: _____ Current Zoning and Land Use: Auto Dealership - Sales/Service
 Existing Structures: Showroom - Service Dept.
 Significant natural amenities (slope, vegetation, water bodies, rock outcroppings, floodplain,
 and other development restrictions): _____

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

Flat Lands { North: WBW - Body shop East: Manor Care Health serv
 South: Clarendon Hills INF. West: Laurel BMW

PETITIONER INFORMATION:

Petitioner: DON DELEONARDIS
 Corporation: McGrath Lexus Westmont
 Street Address: 500 E. Ogden
 City: Westmont
 State and Zip Code: IL 60559
 Daytime Telephone Number: 630-323-5600

Fax Number: 630-323-5790

Email Address: Mr. Danny D. @ AOL

Relationship of Petitioner to Property: Employee

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Names (list all beneficiaries of Trust): Michael McBrath / Ron Collisimo

Corporation: McBrath / Collisimo Limited

Street Address: 500 E. Ogden

City: Westmont

State and Zip Code: IL, 60559

Daytime Telephone Number: 630-323-5600

Fax Number: 630-323-5790

Email Address: _____

PROJECT STAFF (if applicable):

Developer: _____

Telephone Number: _____ Email: _____

Attorney: _____

Telephone Number: _____ Email: _____

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.

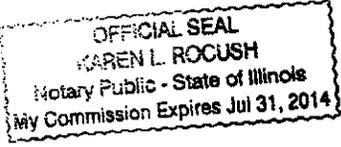
PETITIONER SIGNATURE:

Type or print name: Don M. DeLeonardis

Signature: [Handwritten Signature]

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th DAY OF April, 2012

[Handwritten Signature]
Notary Public



OWNER SIGNATURE:

Type or print name: M. J. McGrath

Signature: [Handwritten Signature]

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 20____

Notary Public

Office Use Only

Provisions of zoning or land development ordinances which apply: _____

McGrath Lexus of Westmont
500 E. Ogden Ave Westmont, IL 60559

EDWARD J. MOLLOY & ASSOCIATES, LTD.
LAND & CONSTRUCTION SURVEYORS
1230 MARK STRRET, BENSENVILLE, IL 60106 (630) 595-2600 FAX (630) 595-4700

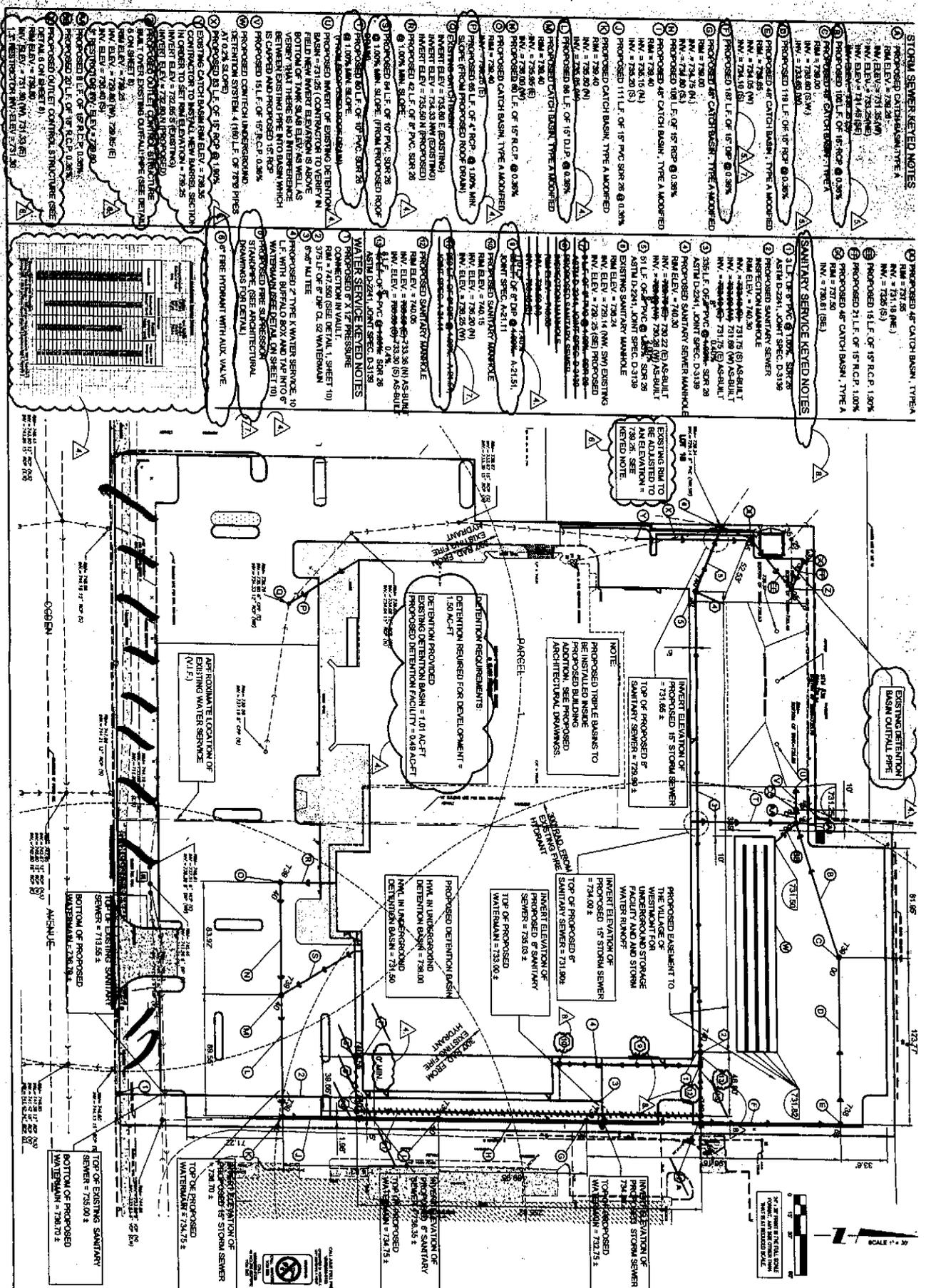
PLAT OF SURVEY OF

PARCEL 1:

LOT 18 (EXCEPT THE WEST 288.82 FEET AND THE NORTH 40.00 FEET), AND LOT 16 (EXCEPT THE NORTH 37.44 FEET OF THE EAST 45.00 FEET OF THE WEST 288.82 FEET AND THE WEST 243.82 FEET) SITUATED IN OAKWOOD INDUSTRIAL PLAZA UNIT NO TWO, A SUBDIVISION IN THE NORTH ½ OF SECTION 3, TOWNSHIP 38 NORTH RANGE 11. EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1972 AS DOCUMENT R72-26017, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

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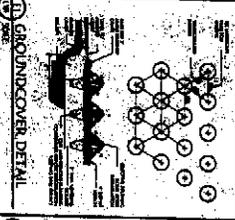
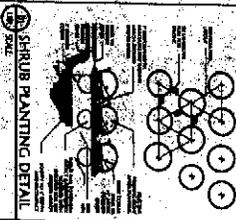
No.	REVISION / DESCRIPTION	DATE
1.	REVISION FOR REVIEW	11/11
2.	REVISION FOR REVIEW	11/11
3.	REVISION FOR REVIEW	11/11
4.	REVISION FOR REVIEW	11/11
5.	REVISION FOR REVIEW	11/11
6.	REVISION FOR REVIEW	11/11
7.	REVISION FOR REVIEW	11/11

TERRA
 600 Bush Highway
 Park Ridge, IL 60068
 Tel: 847-955-8900
 Fax: 847-698-6401

McGRATH LEXUS WESTMONT
 470 OGDEN AVE.
 UTILITY PLAN

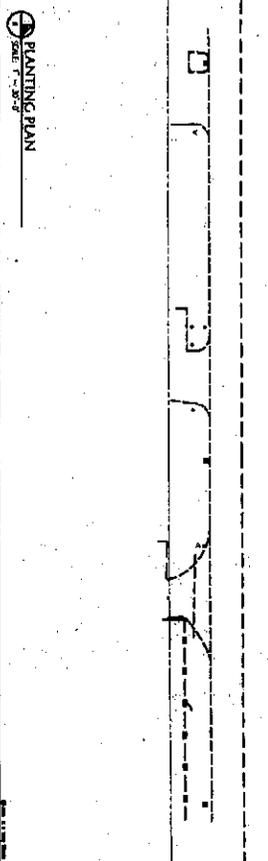
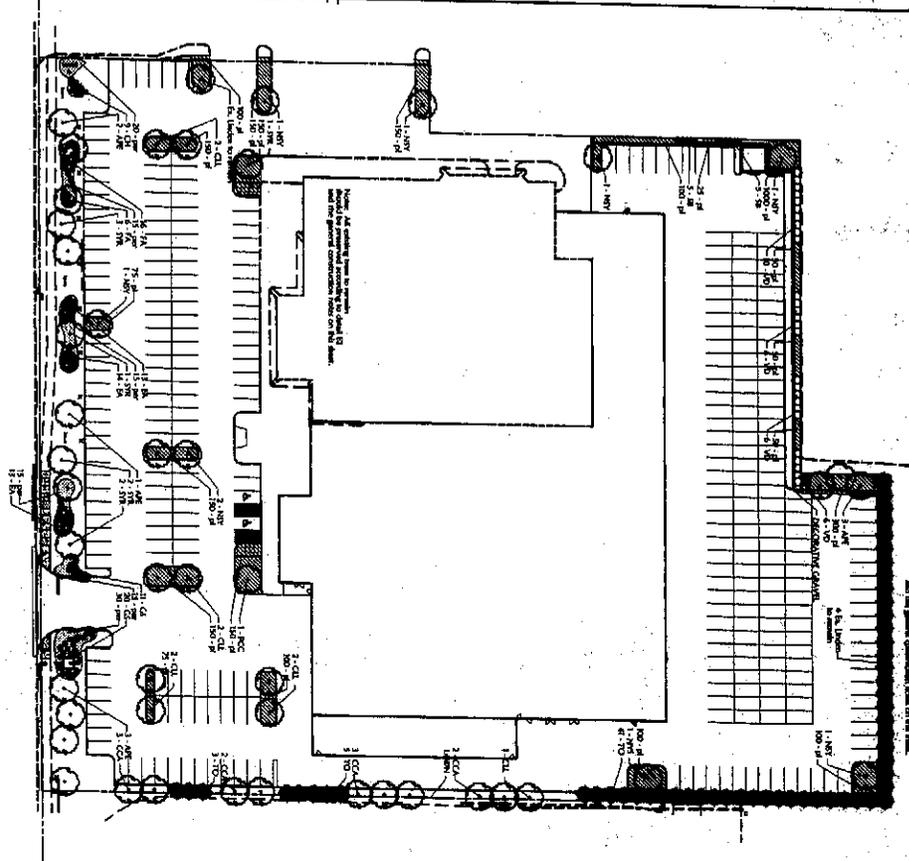
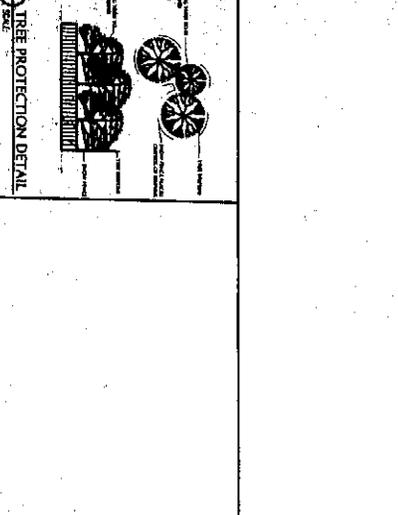
SHEET NO. **6**

NO.	DESCRIPTION	QUANTITY	UNIT
1	PLANTING TREES	100	EA
2	PLANTING SHRUBS	100	EA
3	PLANTING PERENNIALS	100	EA
4	PLANTING ANNUALS	100	EA
5	PLANTING TREES	100	EA
6	PLANTING SHRUBS	100	EA
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65	PLANTING TREES	100	EA
66	PLANTING SHRUBS	100	EA
67	PLANTING PERENNIALS	100	EA
68	PLANTING ANNUALS	100	EA
69	PLANTING TREES	100	EA
70	PLANTING SHRUBS	100	EA
71	PLANTING PERENNIALS	100	EA
72	PLANTING ANNUALS	100	EA
73	PLANTING TREES	100	EA
74	PLANTING SHRUBS	100	EA
75	PLANTING PERENNIALS	100	EA
76	PLANTING ANNUALS	100	EA
77	PLANTING TREES	100	EA
78	PLANTING SHRUBS	100	EA
79	PLANTING PERENNIALS	100	EA
80	PLANTING ANNUALS	100	EA
81	PLANTING TREES	100	EA
82	PLANTING SHRUBS	100	EA
83	PLANTING PERENNIALS	100	EA
84	PLANTING ANNUALS	100	EA
85	PLANTING TREES	100	EA
86	PLANTING SHRUBS	100	EA
87	PLANTING PERENNIALS	100	EA
88	PLANTING ANNUALS	100	EA
89	PLANTING TREES	100	EA
90	PLANTING SHRUBS	100	EA
91	PLANTING PERENNIALS	100	EA
92	PLANTING ANNUALS	100	EA
93	PLANTING TREES	100	EA
94	PLANTING SHRUBS	100	EA
95	PLANTING PERENNIALS	100	EA
96	PLANTING ANNUALS	100	EA
97	PLANTING TREES	100	EA
98	PLANTING SHRUBS	100	EA
99	PLANTING PERENNIALS	100	EA
100	PLANTING ANNUALS	100	EA



GENERAL CONSTRUCTION NOTES

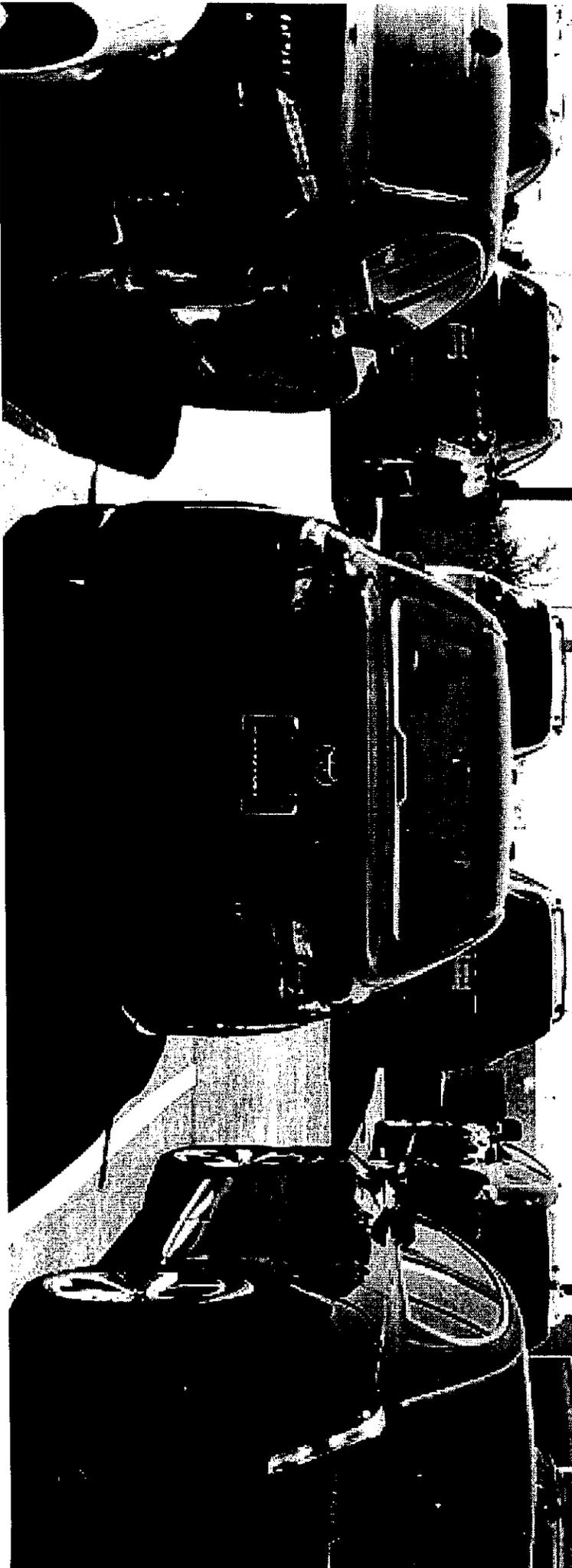
1. LANDSCAPE SHALL BE INSTALLED AND MAINTAINED AS RECOMMENDED IN THE MANUAL OF WORKMANSHIP.
2. PLANTING SHALL BE INSTALLED AND MAINTAINED AS RECOMMENDED IN THE MANUAL OF WORKMANSHIP.
3. PLANTING SHALL BE INSTALLED AND MAINTAINED AS RECOMMENDED IN THE MANUAL OF WORKMANSHIP.
4. PLANTING SHALL BE INSTALLED AND MAINTAINED AS RECOMMENDED IN THE MANUAL OF WORKMANSHIP.
5. PLANTING SHALL BE INSTALLED AND MAINTAINED AS RECOMMENDED IN THE MANUAL OF WORKMANSHIP.
6. PLANTING SHALL BE INSTALLED AND MAINTAINED AS RECOMMENDED IN THE MANUAL OF WORKMANSHIP.
7. PLANTING SHALL BE INSTALLED AND MAINTAINED AS RECOMMENDED IN THE MANUAL OF WORKMANSHIP.
8. PLANTING SHALL BE INSTALLED AND MAINTAINED AS RECOMMENDED IN THE MANUAL OF WORKMANSHIP.
9. PLANTING SHALL BE INSTALLED AND MAINTAINED AS RECOMMENDED IN THE MANUAL OF WORKMANSHIP.
10. PLANTING SHALL BE INSTALLED AND MAINTAINED AS RECOMMENDED IN THE MANUAL OF WORKMANSHIP.



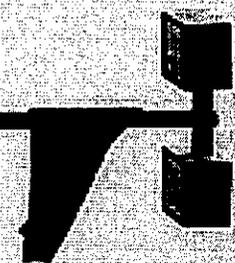
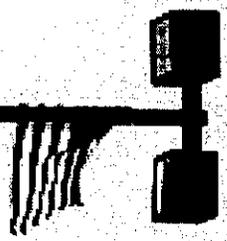
<p>LANDSCAPE DEVELOPMENT PLAN PLANTING DETAILS</p> <p>05045</p> <p>L101</p>	<p>MCCGRATH LEXUS WESTMONT, ILLINOIS</p>	<p>NO. 1</p> <p>REVISION DESCRIPTION</p> <p>DATE</p>	<p>NO. 1</p> <p>DATE</p>
		<p>NO. 2</p> <p>REVISION DESCRIPTION</p> <p>DATE</p>	<p>NO. 2</p> <p>DATE</p>
<p>K M Talty DESIGN Winnetka, Illinois 847.446.0226</p>		<p>NO. 3</p> <p>REVISION DESCRIPTION</p> <p>DATE</p>	

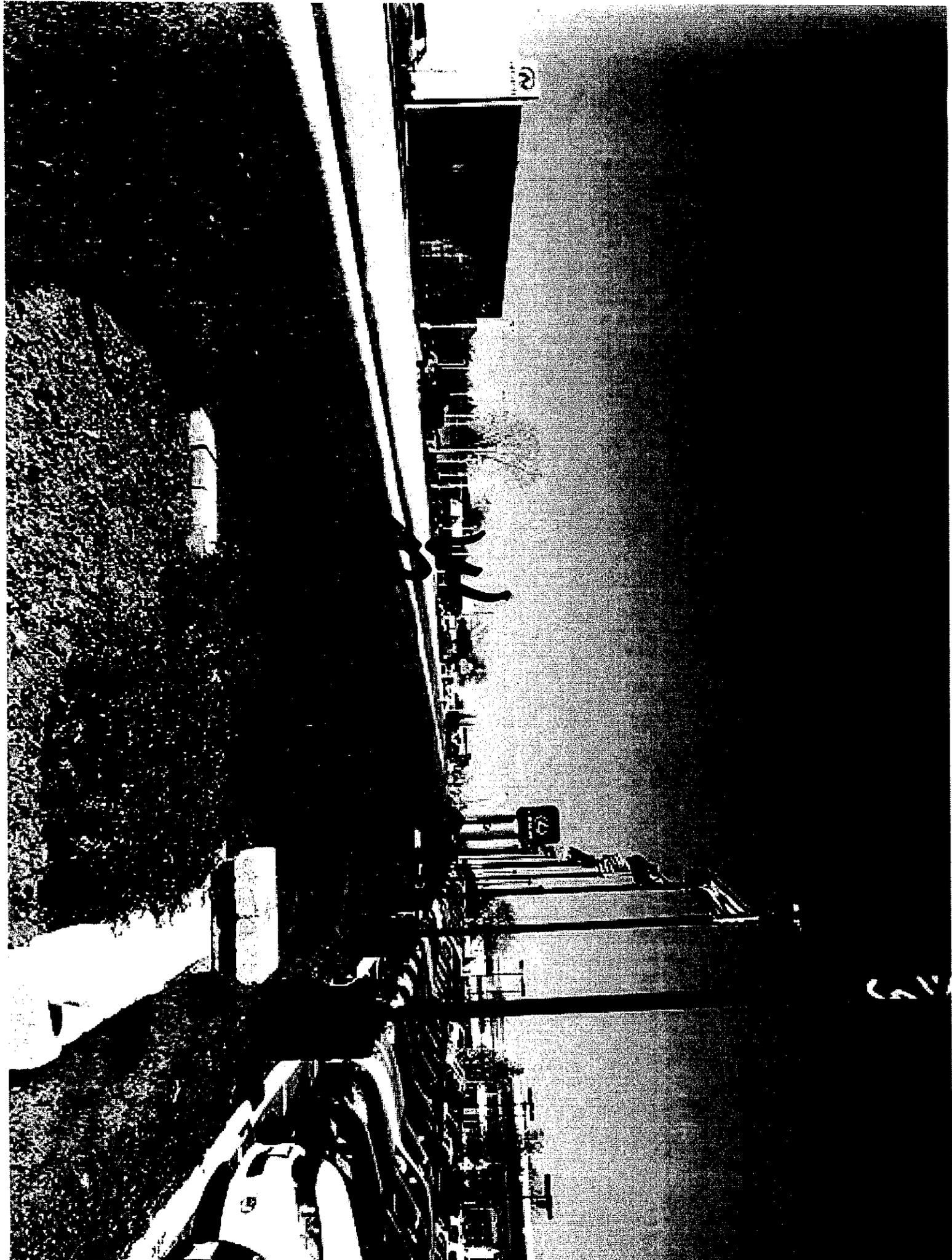
**Existing
conditions**



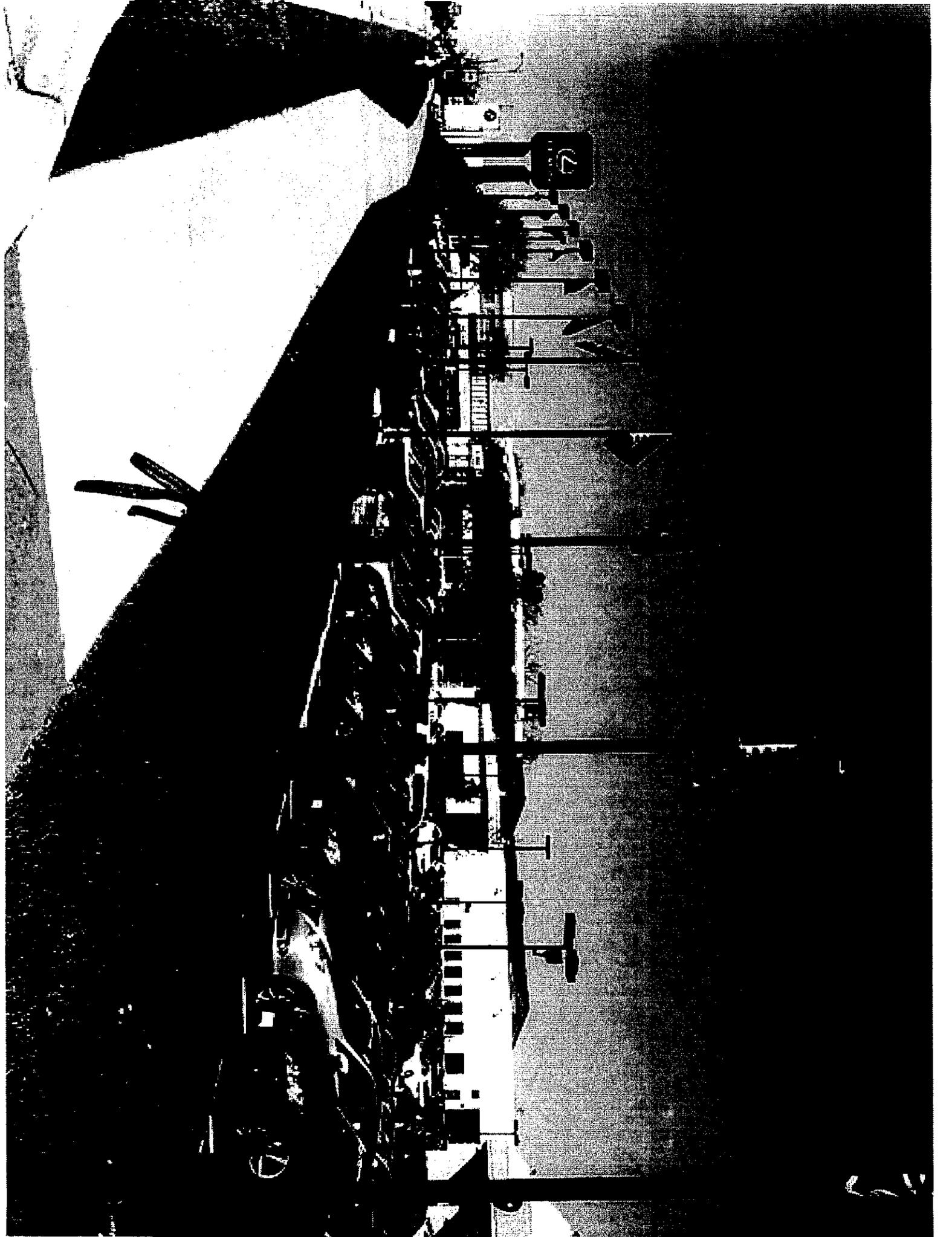


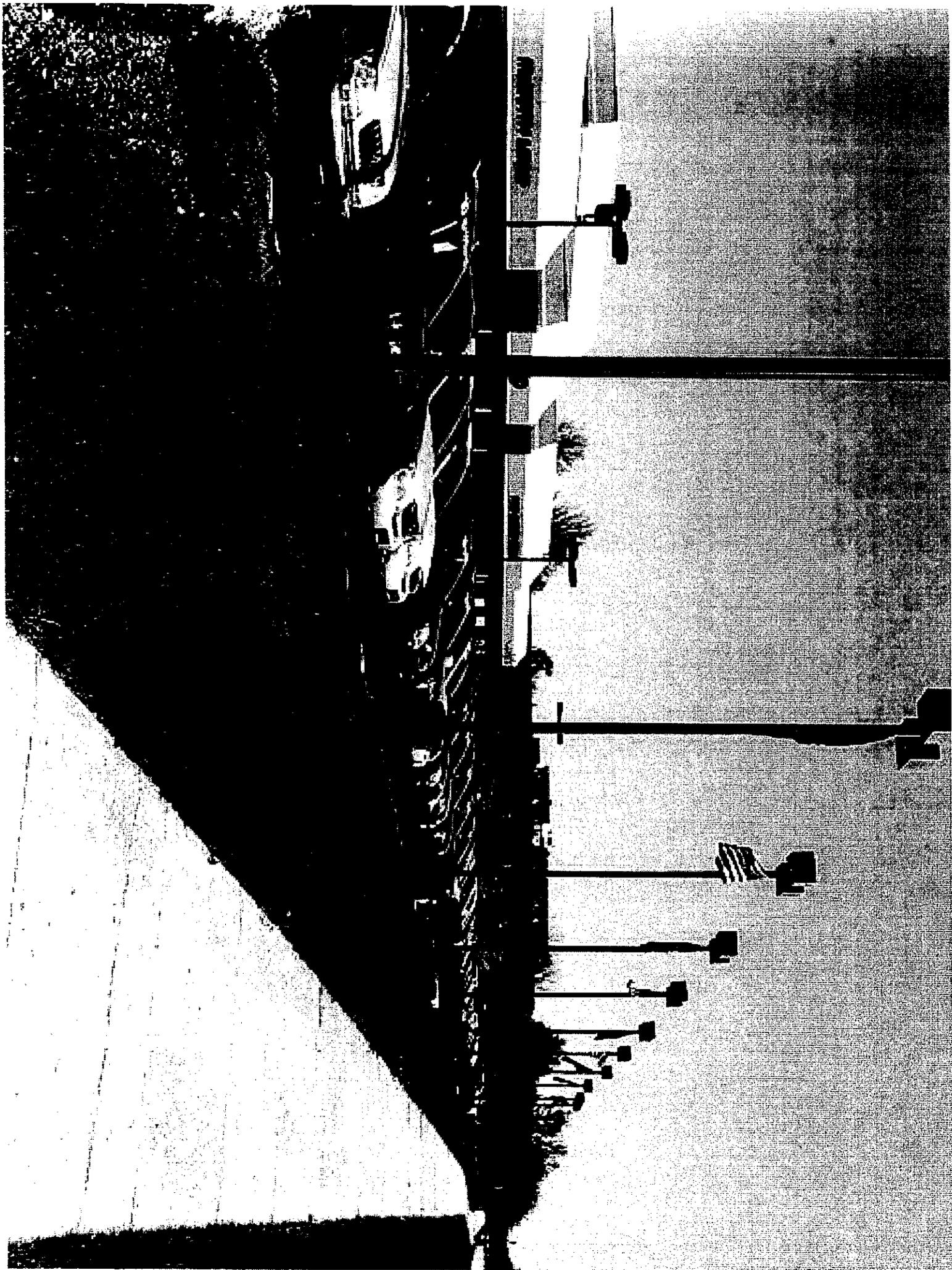
SR











Proposed conditions

