



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

MEETING DATE: December 09, 2015

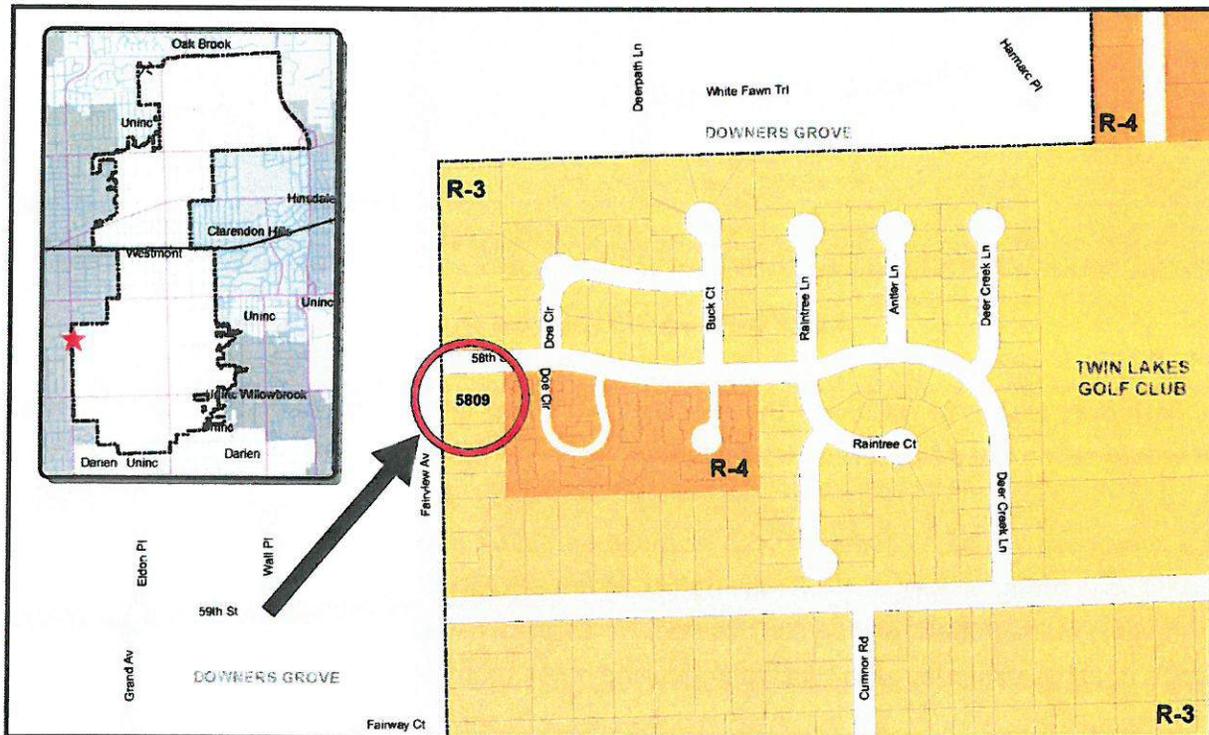
P/Z 15-027

TITLE: Wojtek Bialy regarding the residential property located at 5809 Fairview Avenue, Downers Grove, IL 60516 for the following:

- (A) Preliminary Plat of Subdivision request to subdivide 1 lot into 2 residential lots in the R-3 Single Family Detached Residence District.

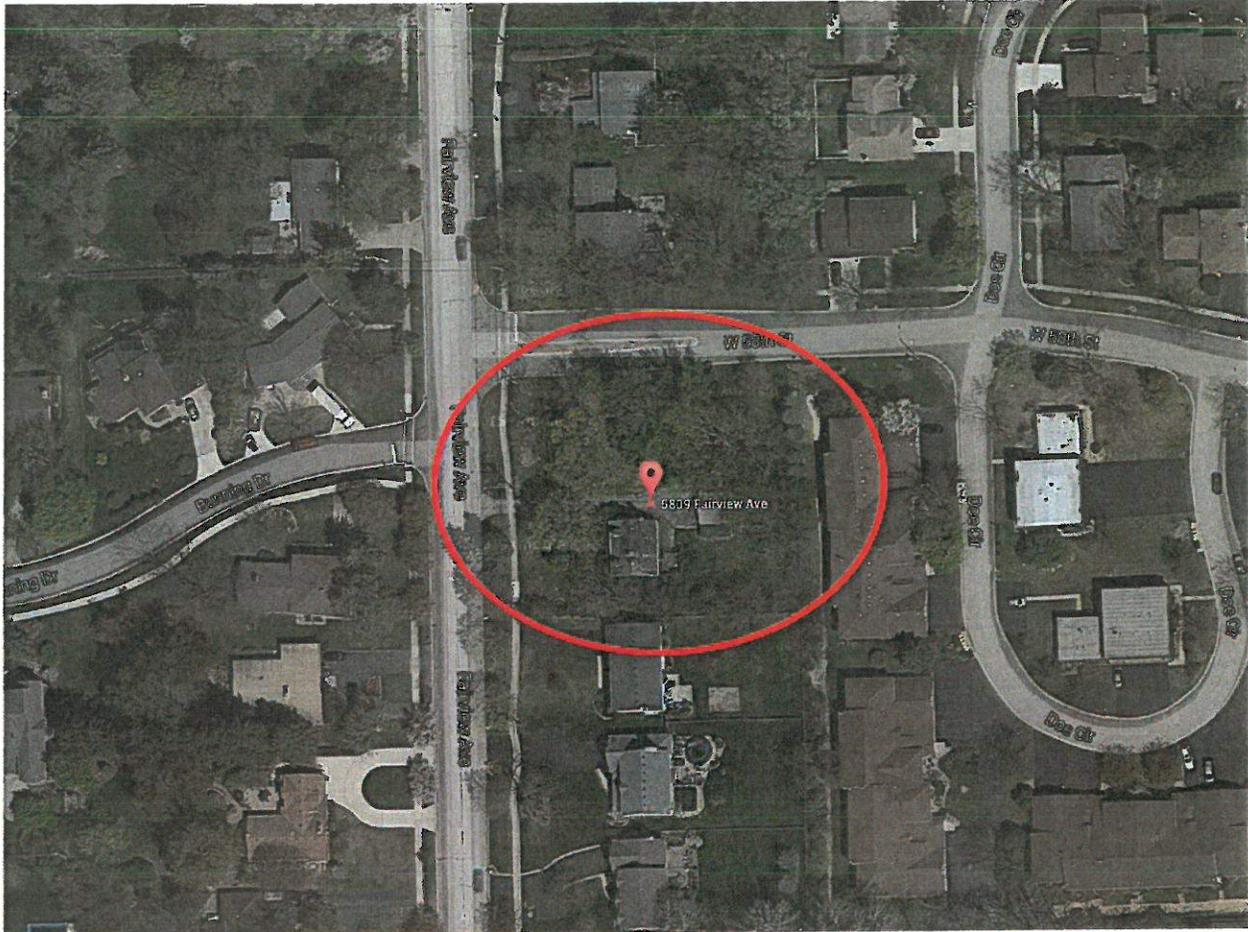
BACKGROUND OF ITEM

The subject lot is located on the southeast corner of Fairview Avenue and 58th Street, at the entrance to the Deer Creek Subdivision. It is a portion of Lot 3 in the Downers Grove Township Supervisors Assessment Plat Number Three, also known as Kellogg Farms.



Zoning map - 5809 Fairview Avenue

Property directly to the west is in Downers Grove and is single-family. Properties to both the north and south are zoned R-3 Single-Family Detached Residential District. The property to the east is a multiple-family condominium development that is zoned R-4 General Residence District.



Aerial view - 5809 Fairview Avenue

The petitioner wishes to subdivide the existing ~150'x 183' lot (.63 acres) into two lots of record and would retain the designated R-3 zoning.

Lot 1 is proposed to be a corner lot with frontage and drive access on 58th Street. With no existing structures, a new single-family detached house with a dedicated easement for stormwater management will be constructed. No setback variances are being requested despite being a corner lot with two frontages and more restrictive setbacks.

Lot 2 accommodates an existing house and garage, which will be remodeled with an addition to connect the two structures.



Street view - 5809 Fairview Avenue



Street view - 58th Street looking from Fairview Avenue

ZONING ANALYSIS

The proposed subdivision is located in the R-3 Single Family Detached Residence District. Accommodation of the existing structures does not allow the lot to be divided equally, resulting in an unconventional, but legally acceptable division.

Appendix "A" Section 6.04- Bulk and Development Standards in R-3 Single Family District

	Lot Area (min.)	Lot Width (min.)	Front Yard Setback (min.)	Interior Yard Setback (min.)	Rear Yard Setback (min.)
Required	7,800 sf	60'	35'	6' min per side/20% lot width in aggregate	20% of lot depth
Proposed Lot 1	12,034 sf	72.01'	To be confirmed during permitting.	To be confirmed during permitting.	To be confirmed during permitting.
Lot 2	15,505 sf	78.30'	57' (as existing)	6' and 26' (as existing)	45' (as existing)

As proposed, the subdivision would meet bulk regulations of the R-3 Single Family Detached Residence District and both the existing and new construction would meet required setbacks. The resulting lots would measure approximately 12,034 (Lot 1) and 15,505 (Lot 2) square feet. The current 35 percent maximum allowable lot coverage requirement could permit a total of 9,639 square feet of impervious surface between the two lots. Lot 1 would not likely reach the maximum lot coverage due to both corner setback conditions and required on-site detention.

Details pertaining to bulk regulations would be confirmed at the time that building and engineering permits are submitted.

REVIEW COMMENTS

Engineering Synopsis - Consultant Bryant's comments are attached for your review. The proposed detention area was carefully reviewed, and Post Construction Best Management Practices will be required. Revisions will be coordinated through the permit submittal.

Public Works Synopsis - Public Works Supervisor Noriega's comments are attached for your review. The memo comments include completion of the public walk on 58th Street and the addition of parkway trees.

SUMMARY

The applicant requests preliminary approval to subdivide the subject property from one lot into two lots for the purpose of building one new single family residential home and renovation of the existing house. The newly proposed lots meet the zoning ordinance bulk regulations for the R-3 Single Family Residential District.

DOCUMENTS ATTACHED

- 1) Agenda publication - November 25, 2015 edition of the Westmont Suburban Life.
- 2) Staff Reviews
 - a) Public Works Supervisor Noriega, dated November 19, 2015
 - b) Engineering Consultant Anthony Bryant, dated November 17, 2015
- 3) Application for Planning and Zoning Commission review dated October 12, 2015.
 - a) Plat of Survey, prepared by GEOPOOL Civil Engineers, dated September 19, 2014.
 - b) Lot 1 House site plan, building plans, elevations and renderings, undated.
 - c) Preliminary Plat of Subdivision, prepared by GEOPOOL Civil Engineers, dated September 19, 2014.
 - d) Preliminary Engineering Improvement Plans prepared by GEOPOOL Civil Engineers, dated September 22, 2014.



**Public Works Department
Engineering Division**

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

Date: November 19, 2015

To: Mrs. Jill Ziegler, AICP
Community Development Director

From: Noriel Noriega, PE, CPESC
Public Works Supervisor, Engineering and Street Operations

RE: Proposed 5809 W. 58th Street Subdivision
Public Works P&Z Preliminary Review #2

We are in receipt of the proposed 5809 W. 58th Street Subdivision Preliminary Site Improvement Plans dated 09/22/2014 prepared by Geopool Civil Engineers. Before the Public Works can recommend any approvals, the following items will need to be addressed:

1. (SECOND REQUEST) A 10' PU & DE will need to be provided in the rear yard (east property line).
2. (SECOND REQUEST) All proposed stormwater management facilities will need to be located within a proposed Stormwater Easement. This easement, along with necessary provisions, must be provided on the Plat of Subdivision.
3. (SECOND REQUEST) 5' Public sidewalk will be required along 58th Street.
4. The proposed blind connection of the sump pump is not allowed. The sump pump connection must be made at a structure.
5. Address Mr. Jon Yeater's, Public Works Foreman-Village Forester, comments:
 - a. There are 4 Blue Spruce (*Picea pungens*) trees in the parkway along Fairview Avenue. Tree protection fencing will be required around the entire parkway area except the access point. That is the area from the sidewalk to the curb, in all areas where site work will not be required on both sides of the proposed driveway. The fencing will consist of 6' chain link with sturdy steel posts driven into the ground at a minimum of every 10'. Fencing along the curb can be placed 2' off of the curb line to allow for parking, i.e. door opening space. A 4' opening in the fence may be established to allow access to the lawn for mowing purposes, but will not be used for material storage. **All fencing must be established and approved prior to the start of any site work, including demolition and existing tree removal, and remain up for the entirety of the project.** No digging or grading shall be done within the TPZ, nor shall the fence be moved or opened to do any excavation. If the TPZ presents an issue that can not be worked around, I want to know about it prior to any compromise of the TPZ. I can be reached most conveniently on my cell at (630)417-7965.



**Public Works Department
Engineering Division**

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

- b. According to the Village's Tree and Landscape Ordinance "Any application for any building permit for any residential construction in excess of **1,000 square feet** of new structure, and any new business or institutional construction, and any additional construction at any business or institutional structure increasing the bulk thereof shall be required to install a parkway tree of approved species for each thirty five linear feet (35') of parkway", therefore 2 parkway trees will be required to be planted in the parkway at this location. One along Fairview Avenue between the existing driveway and the southeast corner of 58th St. (a species approved for planting under existing power lines), and one along 58th St. between the access point and east property line in the parkway. I will select species later in the planning process. Please let me know when tree selection will be needed. There are existing trees to be saved along 58th St. on private property that hang over the parkway area. If these trees are indeed saved and tree protection guidelines are followed accordingly, then no further planting will be required in this area. If these trees are removed for any reason, then an additional 2 trees will be required to be installed along 58th St. from the southeast corner of Fairview Ave. to the access point.
- c. There are 17 trees on the plan labeled to be saved and 5 to be removed. If all of these trees are saved, then no replacement will be required on the private lot. All trees to be saved will be required to have tree protection zones established to the dripline of the tree as indicated in the plan. The fencing will consist of 6' chain link with sturdy steel posts driven into the ground at a minimum of every 10'. **All fencing must be established and approved prior to the start of any site work, including demolition and existing tree removal, and remain up for the entirety of the project.** No digging or grading shall be done within the TPZ, nor shall the fence be moved or opened to do any excavation. If the TPZ presents an issue that can not be worked around, I want to know about it prior to any compromise of the TPZ. I can be reached most conveniently on my cell at (630)417-7965.
- d. There is a Mulberry tree (*Morus alba*) labeled to be saved at the southeast corner of 58th St. and Fairview Avenue on private property near the utility pole and overhead power lines. I want to see that tree removed as species is not ideal, and location is also poor. No replacement will be required for this tree removal.

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

Thank you.



November 17th, 2015

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

Attn: Community Development Department

Re: Preliminary Land Development, Stormwater & BMP Review – Site Improvement Plans for 5809 Fairview Avenue Subdivision

We have performed a 2nd PRELIMINARY review of the packages sent to us that relate to the above referenced project. This review focuses on the application of Land Development, Stormwater Management and BMP measures to the proposed Site Plan.

After reviewing the plans for compliance with the Westmont and DuPage Countywide Stormwater Ordinance and visiting the site we have the following comments:

Engineering Plans and General Comments

1. Provide a copy of the FIRM, Wetlands, and NRCS Soil Map and Hydrologic Group Information.
2. Show and provide for a stormwater detention easement on the plans.
3. Relocate the construction entrance. Currently it is located on top of the location of the permeable paver driveway. Compaction of the subgrade shall be avoided.
4. Provide parkway trees from the Village approved species list within the Fairview Avenue parkway.
5. Provide detention volume calculations and call out the method used.
6. Call-out the location and dimension for the launch and receiving pits on the final plans.
7. The sump pump shall tie into the adjacent system at a structure. Provide crossing elevations with the downspout discharge line.
8. Provide orifice sizing calculations for the proposed 5/8-inch orifice.
9. Provide sizing calculations and detail for the emergency overflow weir.
10. Provide drawdown calculations; VCBMP measures shall drawdown between 48 and 96 hours.
11. Add a detention basin detail.
12. Add a Maintenance and Monitoring Plan for all stormwater management measures.
13. Provide Site Planting Plan. The bottom of proposed basin shall be planted with natural plantings.
14. **The drywell must have one foot of cover. Provide the bottom of drywell elevation. It appears that the bottom of the drywell will be approximately 8-feet below the surface. The infiltration characteristics and the seasonal high**



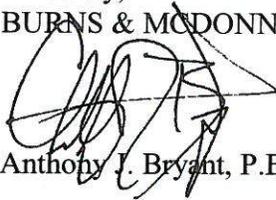
November 17th, 2015
Page 2

ground water table elevation will be of concern. Additional subsurface investigation in the form of soil borings will be required.

15. Please provide an item by item disposition of comments letter with your next submittal.

If you have any questions, please call me at (630) 724-3283.

Sincerely,
BURNS & MCDONNELL ENGINEERING CO., INC.



Anthony J. Bryant, P.E.

10/4/15

To:

Community Development Department

31 W. Quincy St.

Westmont IL. 60559

Re:

5805 Fairview Ave.

Westmont IL.

Dear Sirs,

In working with the investor/ developer on purchasing this interesting property, I have encouraged and welcomed the idea of subdividing it. In my professional opinion, after a thorough market research, I believe that, the proposed development at 5805 Fairview Ave. could be successfully marketed and sold in the range of \$ 650,000.00-\$ 700,000.00

Sincerely,



Barbara Roginski

Broker - Owner

Select Realty, Inc.

2608 A West 83rd Street

Darien, IL 60561

Phone: **630-985-8540**

Fax: **630-985-8542**

www.BarbaraRoginski.com

Barbara Roginski
SELECT REALTY, INC
2608 A WEST 83RD STREET
DARIEN, IL 60561

To:

Village Of Westmont Economic Development Department

31 West Quince Street

Westmont Illinois 60559

Re:

5809 W. Fairview Ave. Development

Dear Sirs,

The subject property was purchased with the intention of improvement of this attractive corner lot. While researching the zoning requirements for the property, the idea has come to subdivide the existing lot and build second house on the north side of the property with adopting all governing zoning requirements for both existing house and proposed new structure.

We strongly believe that such step, while helping us to make the entire project more economical, would also contribute to the image of the neighborhood, raise the value of the adjacent properties and be the next small step in the Village of Westmont development.

We hope that the attached application and design presentation will be convincing for the Village Zoning Board to support our petition.

Sincerely

Wojtek Bialy

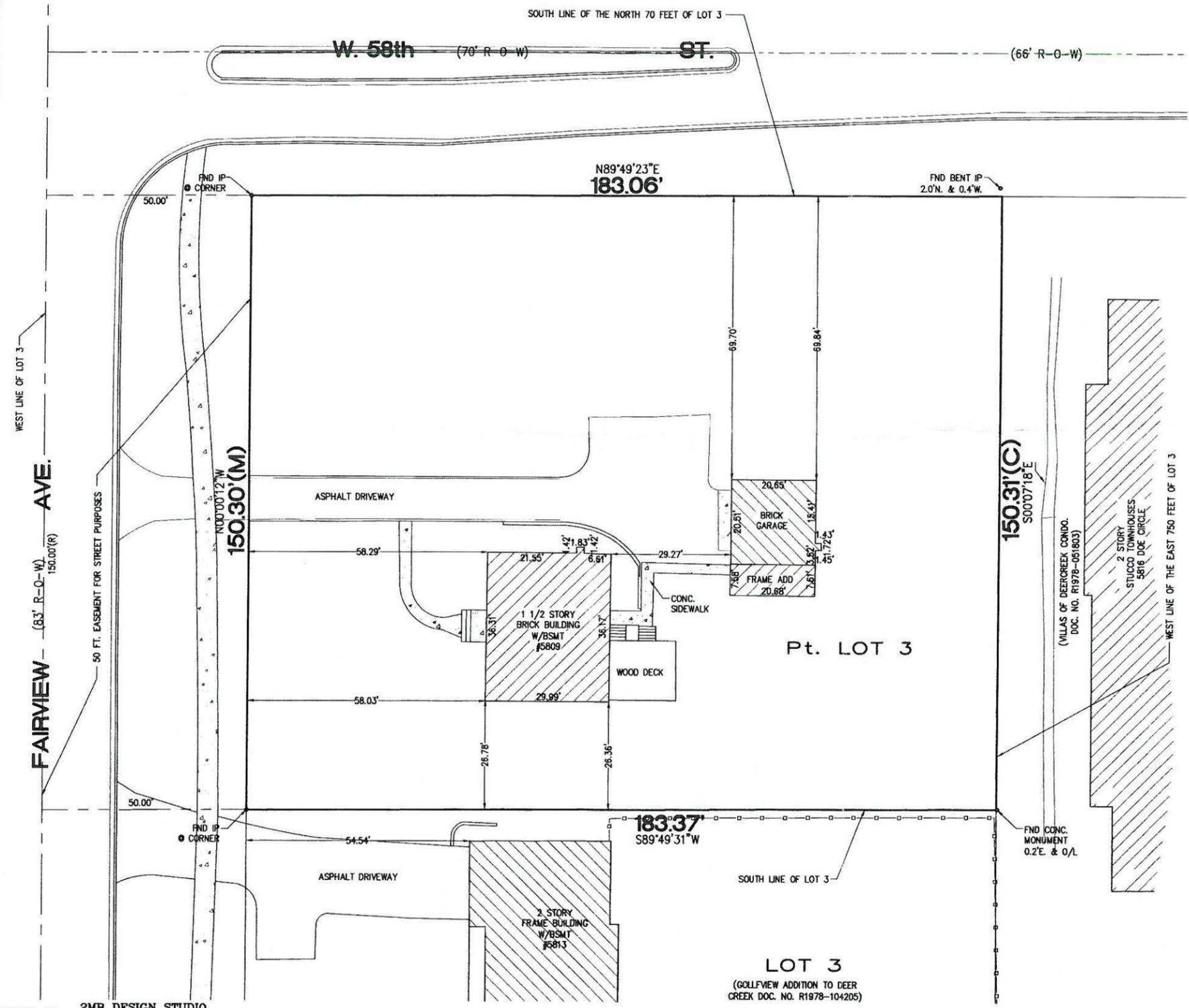
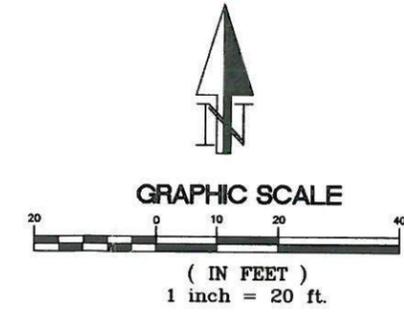
PLAT OF SURVEY

OF

LOT 3 EXCEPT THE EAST 750 FEET OF LOT 3 AND EXCEPT THE NORTH 70 FEET OF LOT 3 (EXCEPT THE EAST 750 FEET THEREOF) IN DOWNERS GROVE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER THREE (ALSO KNOWN AS KELLOGG FARMS), BEING THE WEST 30 ACRES OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE RECORD THEREOF ON JANUARY 12, 1945 AS DOCUMENT 472729, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS: 5809 58th STREET, WESTMONT, ILLINOIS.

RECEIVED
AUG 10 2015
COMMUNITY DEVELOPMENT
DEPARTMENT
VILLAGE OF WESTMONT, ILLINOIS



LEGEND:
 SET ● IRON PIPE + CROSS
 ○ IRON PIPE ■ REBAR/ROD - NOTCH
 --- CHAIN LINK FENCE
 --- WOOD FENCE
 --- IRON FENCE

ABBREVIATIONS:
 L = ARC LENGTH N'LY = NORTHERLY
 R = RADIUS S'LY = SOUTHERLY
 CH = CHORD LENGTH E'LY = EASTERLY
 (r) = RECORD VALUE W'LY = WESTERLY
 (m) = MEASURED VALUE TYP = TYPICAL
 P.U.D. = PUBLIC UTILITY & DRAINAGE EASEMENT

GENERAL NOTES:
 1. TITLE COMMITMENT REPORT HAS NOT BEEN PROVIDED BY THE CLIENT FOR THIS SURVEY;
 2. FOR BUILDINGS LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE COMMITMENT, ORDINANCE, ETC.
 3. BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.
 4. SURVEY IS BASED ON FIELD WORK COMPLETED ON SEPTEMBER 11, 2014

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY."

STATE OF ILLINOIS } SS
 COUNTY OF DUPAGE }

WE, GEOPOOL SURVEYORS, INC. DO HEREBY STATE THAT WE HAVE PREPARED THE BOUNDARY SURVEY DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

LEMONT, ILLINOIS SEPTEMBER 19, 2014

Kenneth Kennedy

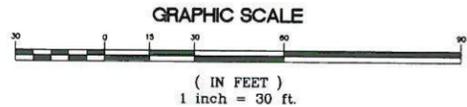
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003403
 MY LICENSE EXPIRES 11/30/2014



ORDERED BY: 2MB DESIGN STUDIO
 DRAWN BY: KB
 SURVEYED BY: ZM/AB
 ORDER NO: 14-275T

SCALE 1 INCH EQUALS 20 FEET
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

LOT 3
 (GOLFVIEW ADDITION TO DEER CREEK DOC. NO. R1978-104205)



EASEMENT PROVISIONS
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC AMERITECH, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, CUTS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED EASEMENT, UTILITY EASEMENT, PUBLIC UTILITY EASEMENT, P.U.E. (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS COMMON ELEMENTS, AND THE PROPERTY DESIGNATED ON THE PLAT AS COMMON AREA OR AREAS AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED EASEMENT, UTILITY EASEMENT, PUBLIC UTILITY EASEMENT, P.U.E. (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM COMMON ELEMENTS SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE CONDOMINIUM PROPERTY ACT, CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME. THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS OUTLOTS, COMMON ELEMENTS, OPEN SPACE, OPEN AREA, COMMON GROUND, PARKING AND COMMON AREA. THE TERM COMMON AREA OR AREAS, AND COMMON ELEMENTS INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DRAINAGE CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS (IS NOT) LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNATURE OF THE ENGINEER _____ DATED: _____

SIGNATURE OF THE OWNER _____ DATED: _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS _____ TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE _____ HIGH SCHOOL DISTRICT, AND _____ ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

DATED AT _____, ILLINOIS THIS _____ DAY OF _____, A.D., 20____

BY: _____

PUBLIC WORKS DIRECTOR

I, _____, PUBLIC WORKS DIRECTOR OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WESTMONT, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____

PUBLIC WORKS DIRECTOR

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, CHAIRMAN OF THE VILLAGE PLANNING AND ZONING COMMISSION, CERTIFY THAT ON _____ DAY OF _____, 20____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

CHAIRMAN _____ ATTEST _____

SECRETARY _____ KENNETH A. KENNEDY _____ 035-003403

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, _____, REGISTERED ILLINOIS LAND SURVEYOR NO. _____, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 3 EXCEPT THE EAST 750 FEET OF LOT 3 AND EXCEPT THE NORTH 70 FEET OF LOT 3 (EXCEPT THE EAST 750 FEET THEREOF) IN DOWNERS GROVE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER THREE (ALSO KNOWN AS HELLOGG FARMS), BEING THE WEST 30 ACRES OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE RECORD THEREOF ON JANUARY 12, 1945 AS DOCUMENT 472729, IN DUPAGE COUNTY, ILLINOIS.

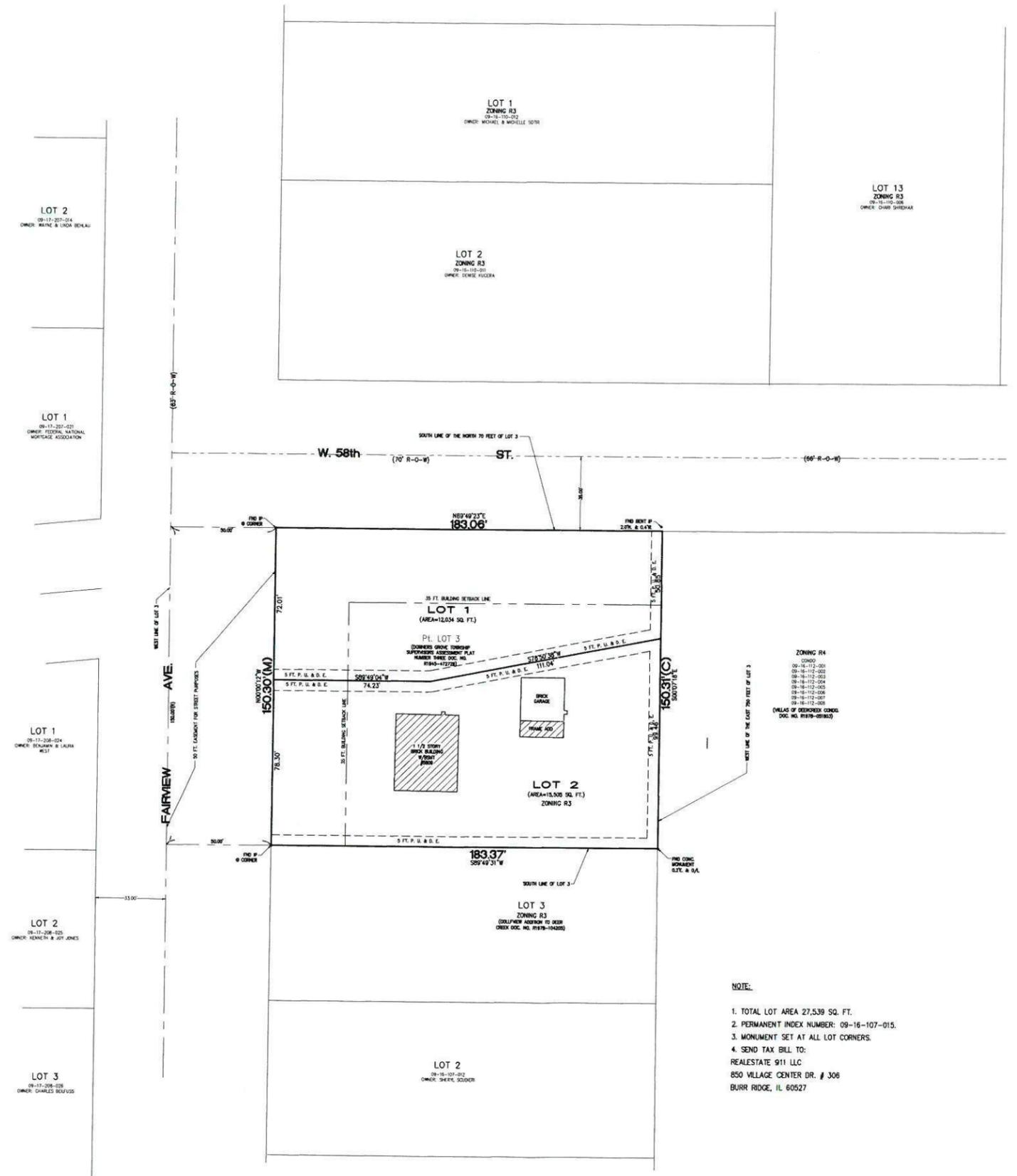
AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF WESTMONT RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____ DAY _____, 20____



PRELIMINARY PLAT OF 58th STREET AND FAIRVIEW SUBDIVISION
OF

THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



OWNER'S CERTIFICATE

_____ INDIVIDUALS (OR CORPORATION), HEREBY CERTIFY THAT THEY (OR IT) ARE THE OWNERS (OR OWNER) OF THE ABOVE DESCRIBED PROPERTY AND THEY (OR IT) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

_____ DATED: _____

_____ DATED: _____

NOTARY PUBLIC

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____

NAME: _____, TITLE: _____

NAME: _____, TITLE: _____

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF THE SAID _____ TITLE DID ALSO THEN AND THERE ACKNOWLEDGE THAT AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID SEAL OF SAID CORPORATION TO THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC _____

COMMISSION EXPIRES _____

COMMUNITY DEVELOPMENT CERTIFICATE

APPROVED BY THE VILLAGE OF WESTMONT DIRECTOR OF COMMUNITY DEVELOPMENT, THIS _____ DAY OF _____, A.D. 20____

_____ DATED: _____

_____ DATED: _____

VILLAGE CLERK _____

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

I, _____, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

_____ DATED: _____

SIGNATURE OF THE COLLECTOR _____

CERTIFICATE FOR THE COLLECTOR FOR THE VILLAGE

I, _____, COLLECTOR FOR THE VILLAGE OF WESTMONT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND, INCLUDED IN THIS PLAT.

_____ DATED: _____

SIGNATURE OF THE COLLECTOR _____

CERTIFICATE FOR THE COUNTY CLERK

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

_____ DATED: _____

SIGNATURE AND SEAL OF COUNTY CLERK _____

CERTIFICATE OF THE COUNTY RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____ M.

AS DOCUMENT NUMBER _____

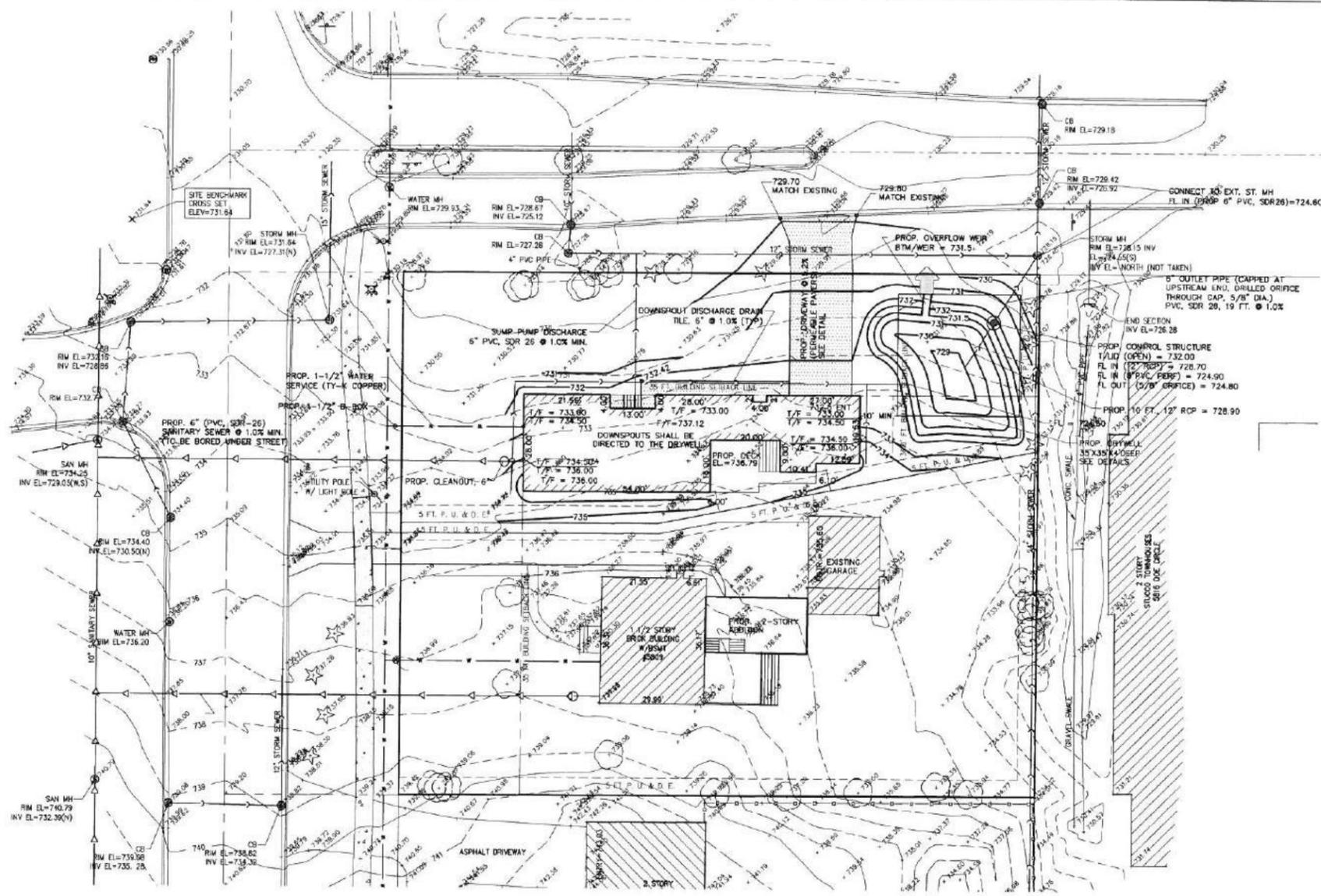
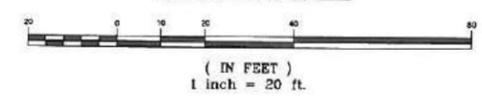
SIGNATURE OF THE RECORDER OF DEEDS _____

NOTE:

1. TOTAL LOT AREA 27,539 SQ. FT.
2. PERMANENT INDEX NUMBER: 09-16-107-015.
3. MONUMENT SET AT ALL LOT CORNERS.
4. SEND TAX BILL TO: REALESTATE 911 LLC, 850 VILLAGE CENTER DR. # 306, BURR RIDGE, IL 60527



GRAPHIC SCALE



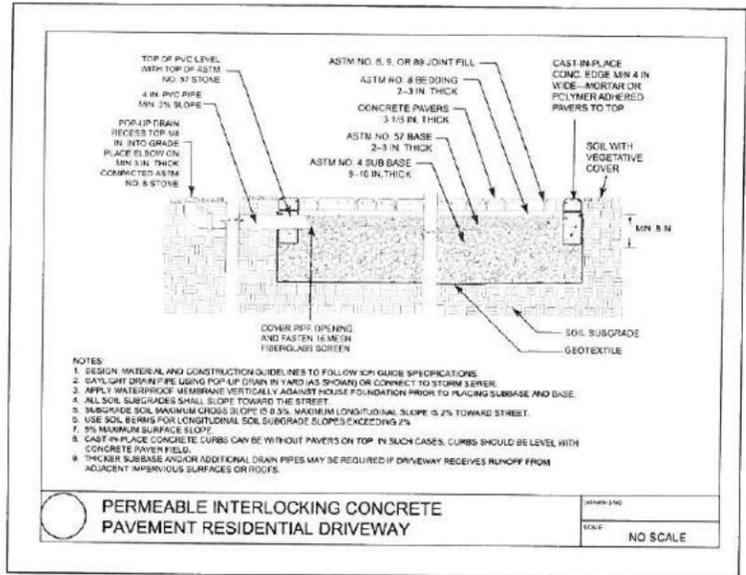
LEGEND:

- 761.00 EXIST. ELEV.
- EXIST. STORM MANHOLE
- EXIST. SAN. MANHOLE
- EXIST. CATCH BASIN
- EXIST. GAS VALVE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. TRAFFIC SIGN
- EXIST. UTILITY POLE
- EXIST. LIGHT POLE
- EXIST. INLET
- EXIST. WATER BUFFALO BOX
- EXIST. DOWNSPOUT
- EXIST. SIGN
- EXIST. TREE
- EXIST. TREE TO BE REMOVED
- TREE FENCE
- — — — — EXIST. STORM SEWER
- — — — — EXIST. SANITARY SEWER
- — — — — EXIST. WATER
- — — — — EXIST. CONTOUR
- — — — — EXIST. CONTOUR
- — — — — PROP. CONTOUR
- — — — — PROP. WATER SERVICE
- — — — — PROP. SANITARY SERVICE
- — — — — PROP. STORM SEWER
- — — — — PROP. DRAINAGE DIRECTION
- — — — — PROP. SILT FENCE
- — — — — PROP. ORANGE PLASTIC OPEN MESH PERIMETER FENCE
- — — — — PROP. PARKWAY TREE PROTECTION FENCE
- — — — — CHAIN LINK FENCE
- — — — — WOOD FENCE
- — — — — IRON FENCE
- — — — — EXISTING SILT FENCE
- — — — — TYP. PAVT.
- — — — — P. PAVT.
- — — — — C. CONC.
- — — — — G. CONC.
- — — — — EL. ELEV
- — — — — INV. ELEVATION
- — — — — WITH TOP OF FOUNDATION
- — — — — FINISHED GRADE
- — — — — MANHOLE
- — — — — CATCH BASIN
- — — — — SETBACK CURB & GUTTER
- — — — — SWALE
- — — — — SANITARY BASMENT
- — — — — TREE FENCE

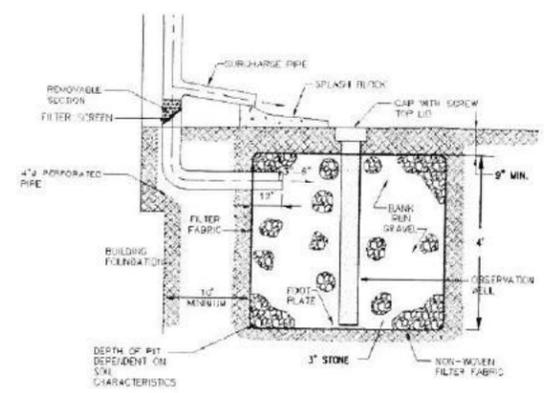
DETENTION POND VOLUME CALCULATOR

ELEVATION	AREA (S.F.)	HEIGHT (FT)	V (CU. FT.)
731.50	1053.00		
731.00	778.00	0.50	456.02
730.00	369.00	1.00	560.93
729.00	107.00	1.00	224.90
TOTAL =			1241.85 CU. FT.
			(0.0285 AC-FT)

DETENTION POND VOLUME
 TOTAL REQUIRED VOLUME = 0.069 AC-FT
 TOTAL VOLUME PROVIDED = 1764 C.F. (BMP) + 1242 C.F. (POND) = 0.069 AC-FT
 HWL = 731.5



PERMEABLE INTERLOCKING CONCRETE PAVEMENT RESIDENTIAL DRIVEWAY



TOTAL NEW IMPERVIOUS AREA = 3,363 S.F. (SEE TABLE ON SHEET 1)
 1.25' x 12 X 3.363 S.F. = 350.31 C.F. REQUIRED

BMP CAPACITY:
 35' X 35' X 4' X (0.36) = 1764 C.F. (DRYWELL)
 TOTAL = 1764 C.F. PROVIDED
 (ASSUMING 36% VOID SPACE IN THE STONE)

THE OWNER WILL INSPECT THE DRYWELL AFTER EACH RAIN OVER 1" AND AT LEAST 4 TIMES PER YEAR BY MEANS OF THE OBSERVATION WELL.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.

GEPOOL ENGINEERING, INC.
 PROFESSIONAL DESIGN FIRM #184.004416
 125355 LEMONT ROAD
 LEMONT, ILLINOIS 60439
 PHONE: (630) 739-2009
 FAX: (630) 739-9080
 EMAIL: GEPOOL@COMCAST.NET

PREPARED FOR:
ZMB DESIGN STUDIO
 9601 RIVER ST.
 SCHILLER PARK, IL

NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION & EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION, SIZE & TYPE OF UTILITY PIPES SHOULD BE FIELD VERIFIED.

SITE DRAINAGE GRADING, AND UTILITY PLAN

REVISIONS:

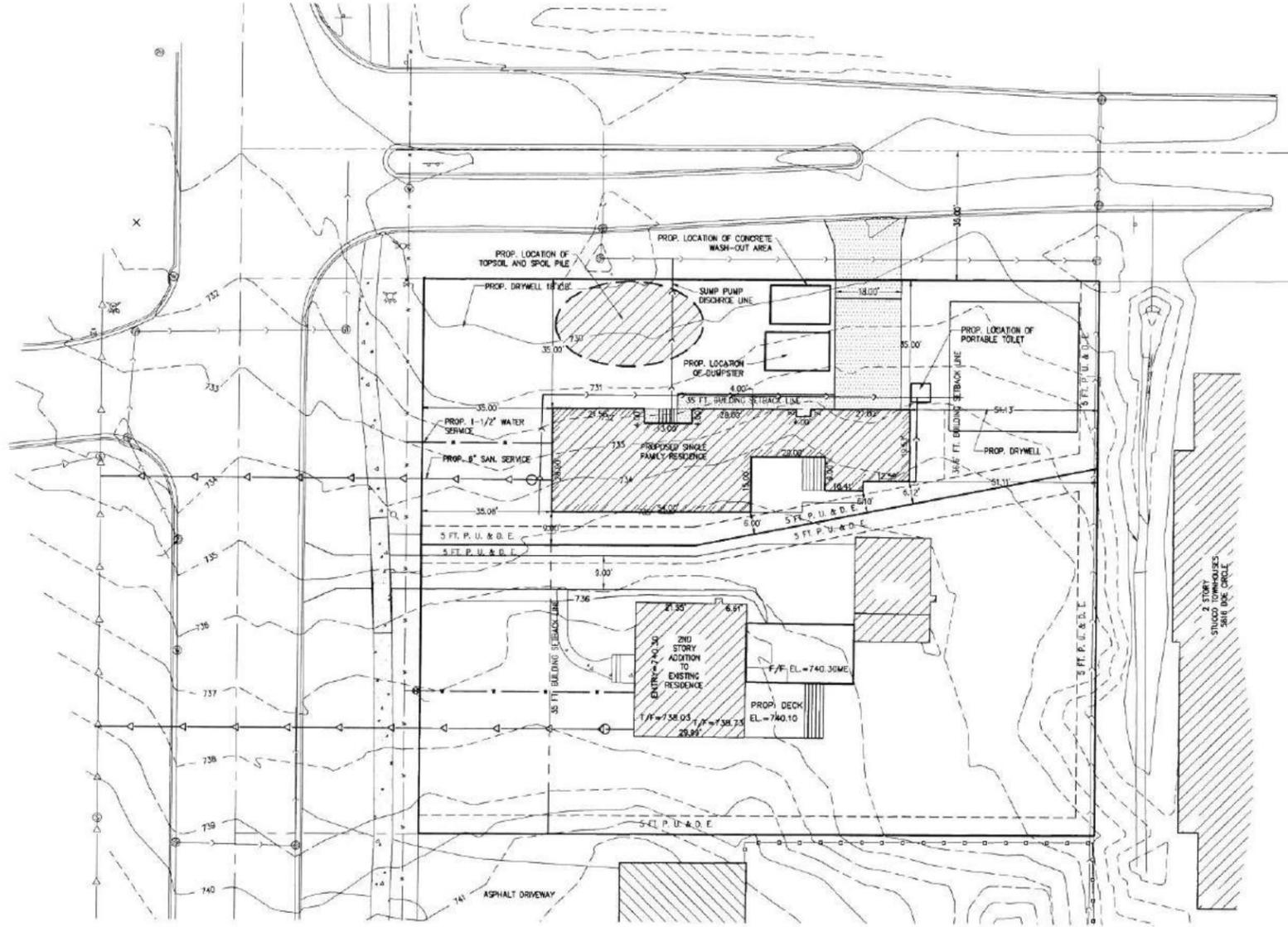
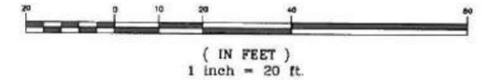
DATE:	NO.	DESCRIPTION:

S 1/2 OF THE N.W. 1/4 OF SEC.09, T.38N., R.11E., OF 3RD P.M.
 LOT 1 IN PRELIMINARY PLAT OF 58TH STREET AND FAIRVIEW SUBDIVISION

DRAWN: KB	DATE: 9-22-14	CHECKED: AG	DATE:	SHEET: 4 OF 5
ENG PROJ #14-39	SURV PROJ #14-275	FIELD BOOK:	DATE:	



GRAPHIC SCALE



LEGEND:

- 761.00 EXIST. ELEV.
- ⊕ EXIST. STORM MANHOLE
- ⊗ EXIST. SAN. MANHOLE
- ⊙ EXIST. CATCH BASIN
- ⊕ EXIST. GAS VALVE
- ⊕ EXIST. WATER VALVE
- ⊕ EXIST. FIRE HYDRANT
- ⊕ EXIST. TRAFFIC SIGN
- ⊕ EXIST. UTILITY POLE
- ⊕ EXIST. ANCHOR
- ⊕ EXIST. LIGHT POLE
- ⊕ EXIST. INLET
- ⊕ EXIST. WATER BUFFALO BOX
- ⊕ EXIST. DOWNSPOUT
- ⊕ EXIST. SIGN
- ⊕ EXIST. TREE
- ⊕ EXIST. TREE TO BE REMOVED
- ⊕ TREE FENCE
- C—C— EXIST. STORM SEWER
- S—S— EXIST. SANITARY SEWER
- W—W— EXIST. WATER
- 761--- EXIST. CONTOUR
- 762--- PROP. CONTOUR
- W—W— PROP. WATER SERVICE
- S—S— PROP. SANITARY SERVICE
- C—C— PROP. STORM SEWER
- ← PROP. DRAINAGE DIRECTION
- SF—SF— PROP. SILT FENCE
- PF—PF— PROP. ORANGE PLASTIC OPEN MESH PERIMETER FENCE
- TF—TF— PROP. PARKWAY TREE PROTECTION FENCE
- X—X— CHAIN LINK FENCE
- O—O— WOOD FENCE
- I—I—I— IRON FENCE
- EX, EXIST EXISTING
- SF TYP. TYPICAL
- P, PAVT. PAVEMENT
- C, CONC. CONCRETE
- G GRADE GRADE
- EL, ELEV. ELEVATION
- I.E., INV. INVERT ELEVATION
- W/F WITH TOP OF FOUNDATION
- T/F FINISHED GRADE
- M.H. MANHOLE
- C.B. CATCH BASIN
- S.B. SETBACK
- C&G CURB & GUTTER
- SW SWALE
- SAN. SANITARY
- BSMT. BASMENT
- TF TREE FENCE



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SITE PLAN

REVISIONS:		
DATE:	NO.	DESCRIPTION:

S 1/2 OF THE N.W. 1/4 OF SEC.09, T.38N., R.11E., OF 3RD P.M.				
LOT 1 IN PRELIMINARY PLAT OF 58TH STREET AND FAIRVIEW SUBDIVISION				
DRAWN: KB	DATE: 9-22-14	CHECKED: AG	DATE:	SHEET:
ENG PROJ #14-39	SURV PROJ #14-275	FIELD BOOK:	DATE:	5 OF 5

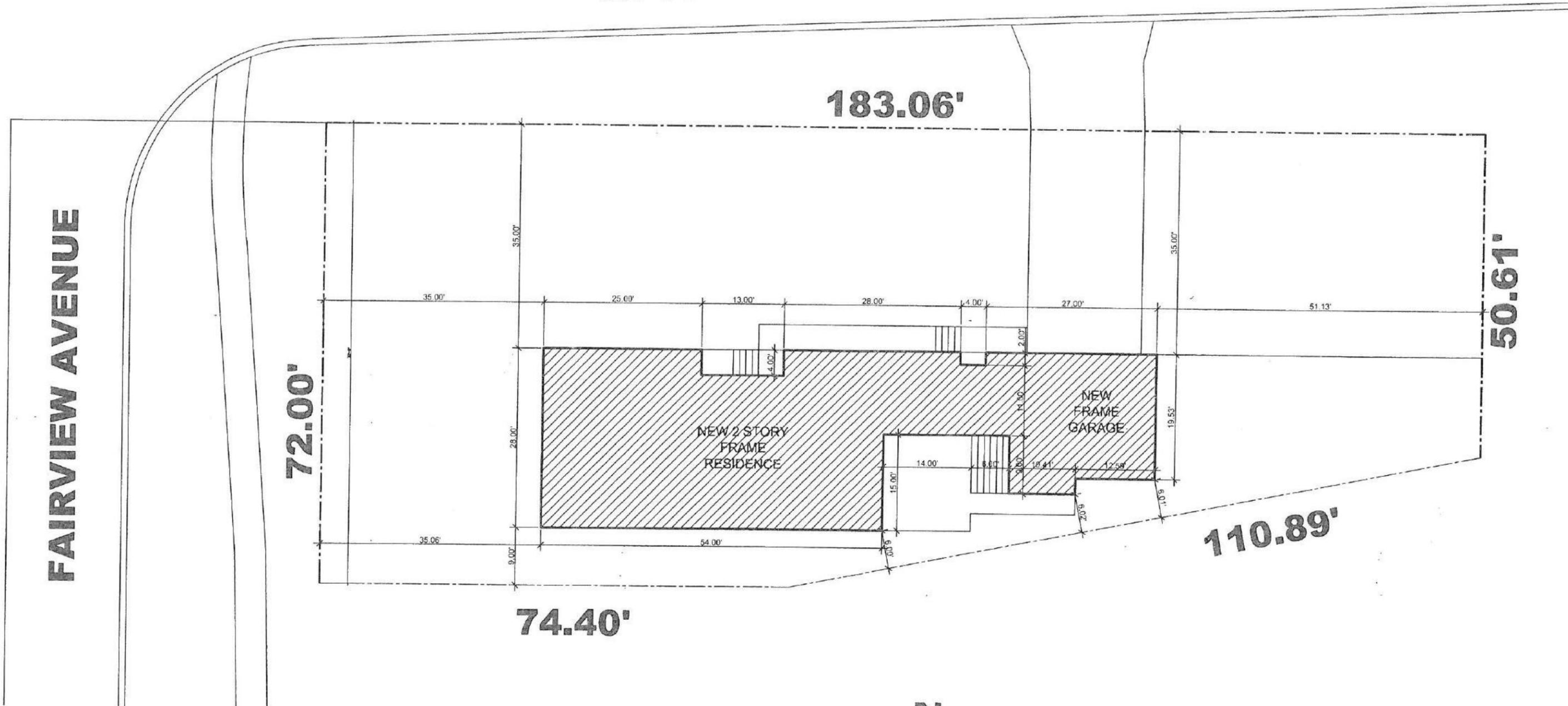






W. 58TH STREET

FAIRVIEW AVENUE



72.00'

183.06'

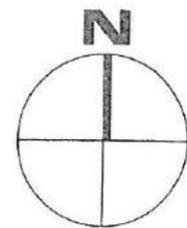
50.61'

74.40'

110.89'

SITE PLAN

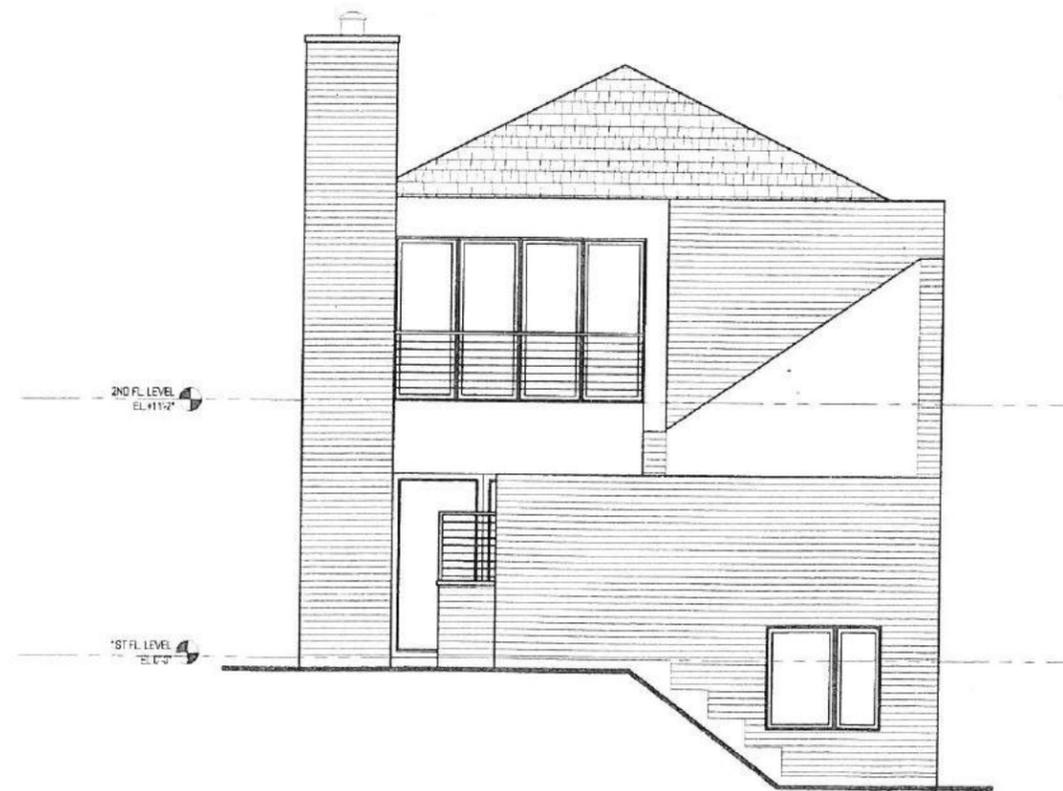
1/16"=1'-0"





SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"