



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

**MEETING DATE: May 11, 2016**

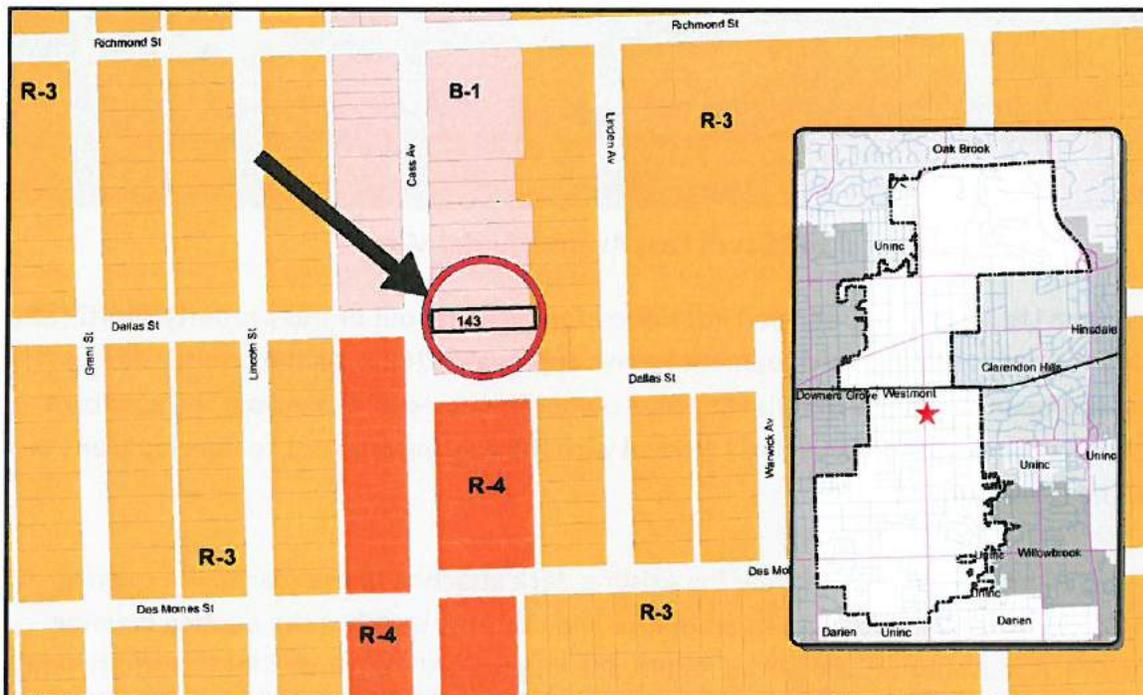
**P/Z 16-008**

**TITLE: Dan Hogan regarding the property located at 143 South Cass Avenue, Westmont, IL 60559 for the following:**

- (A) Site and Landscaping Plan approval to allow for construction of a building addition in the B-1 Limited Business District.

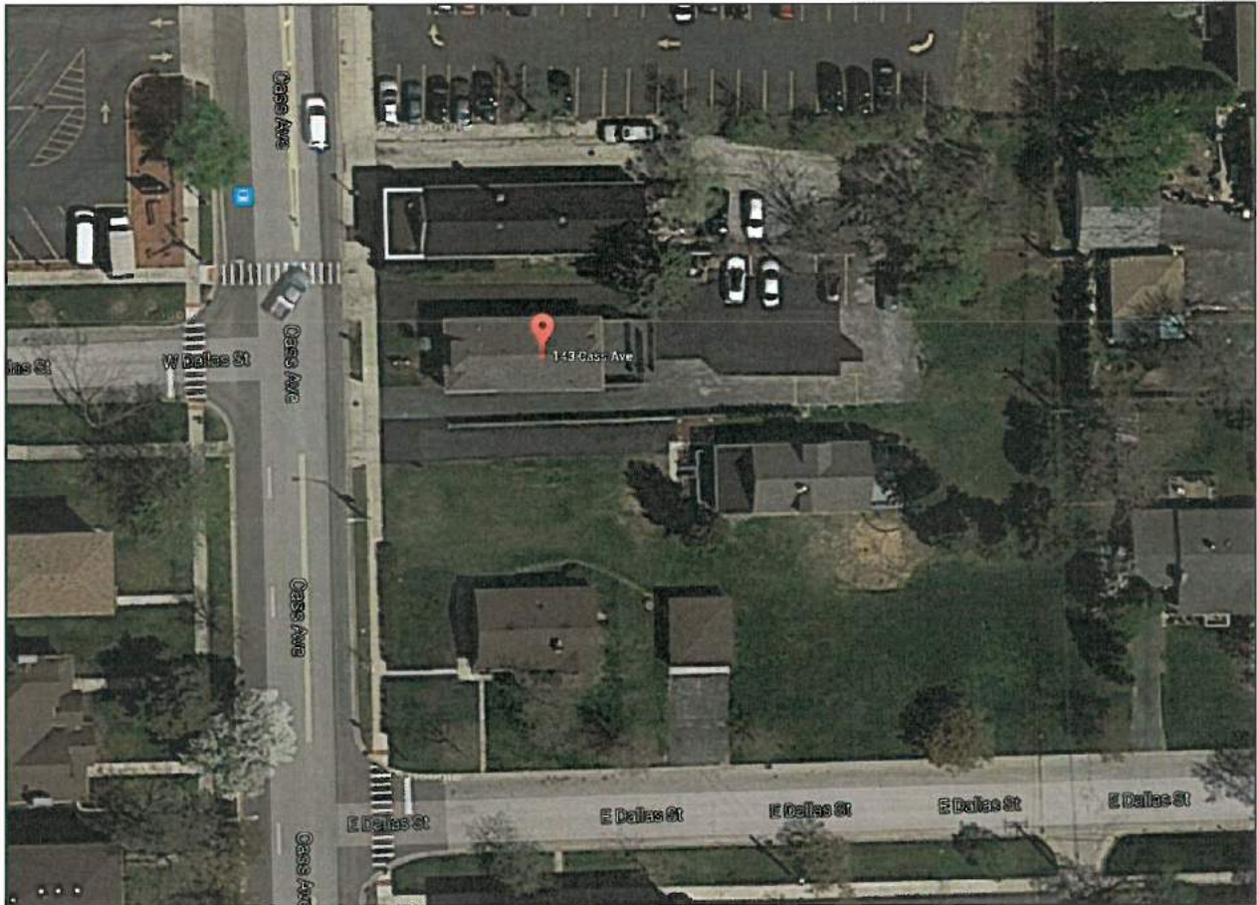
**BACKGROUND OF ITEM**

The subject lot is located on the east side of South Cass Avenue just north of Dallas Street. Also known as a portion of Lot 7 in Reitmayer's Re-Subdivision, the lot is approximately 50' x 238' and is approximately 11,920 square feet or 0.27 acres.



**143 South Cass Avenue - Zoning Map**

The property is zoned B-1 Limited Business District, as are the adjacent properties to the north and south. Zoning to the west across Cass Avenue north and south of Dallas Street is split with B-1 to the north of Dallas and R-4 General Residence District to the south. Property immediately to the east of 143 S. Cass Avenue is zoned R-3 Single Family Detached Residence District.



**143 South Cass Avenue Aerial Map**

Darl Grooters Ltd. began operating an interior design business out of this property shortly after obtaining the necessary B-1 Development Permit approval in 2014. As the interior design business has been successful and the business owner is in need of expansion, the applicant (representing the property owner) has worked with the existing business to develop plans to expand the current building.

The proposed plans include removing the existing deck attached to the rear of the existing building and replacing it with a 432 square foot addition that matches the existing building architecture. A masonry waiver will be required through the Village Board for the addition (a masonry waiver was granted in 2014 when the business moved into this space).

The petitioner requests Site and Landscaping Plan approval as required for the B-1 Limited Business District. While no new landscape is proposed as the addition replaces the existing deck, the requested approval will document the landscape improvements that have been implemented since the business moved into the space.

**ZONING ANALYSIS**

The subject property is located in the B-1 Limited Business District. The proposed addition meets all requirements for setbacks and floor area ratio.

Off-street parking required for this use is 1 parking space per 600 square feet of building area. The building with the addition is approximately 1,528 square feet and requires 3 parking spaces. The lot provides 8 spaces so no modifications to the parking lot for additional capacity are necessary.

The Comprehensive Plan identifies this building as being located in the Downtown Civic Core area, where investment in the diversified properties of the area is encouraged and promoted.



**143 South Cass Avenue**



**Deck proposed to be replaced with addition (rear of building)**

## **SUMMARY**

The applicant requests site and landscape approval to construct an addition of 432 square feet for an expanding business in the B-1 Limited Business District.

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## **DOCUMENTS ATTACHED**

1. Public notice as published in the April 27, 2016 edition of the Westmont Progress.
2. Application for Site and Landscaping approval, with associated application materials, dated February 10, 2016.
  - a. Plat of Survey.
  - b. Landscape Plan, prepared by Wingren Landscape, dated July 09, 2014.
  - c. Building Plan and Elevations, prepared by Darl Grooters, Ltd, dated March 22, 2016.

2605 was registered; that the true or real name or names of the person or persons owning the business, with their respective post office address (es), is/are as follows:  
**JESSICA HEATHERLY**  
 6531 TERRACE DRIVE  
 DOWNERS GROVE, IL 60516-2605

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal of my office in Wheaton, Illinois, this 6<sup>th</sup> day of APRIL, 2016.

Paul Hinds  
 DuPage County Clerk

Downers Grove Suburban Life  
 April 20, 27, May 4, 2016  
 1179238

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**PUBLIC NOTICES**

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**PUBLIC NOTICES**

**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, May 11, 2016 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees and reminder to sign in
5. Reminder to silence all electronic devices
6. Approval of Minutes of the March 09, 2016 meeting
7. Open Hearing

**Old Business**

**PZ 16-004 SKE Property Investments** regarding the property located at 230 South Cass Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request for relief from the minimum square feet per building in the R-4 General Residence District.
- (B) Zoning Code Variance request for relief from the maximum allowable density in the R-4 General Residence District.
- (C) Site and Landscaping Plan approval to build a new single-family semi-detached dwelling.
- (D) Preliminary Plat of Subdivision request to split one lot into two buildable lots in the R-4 General Residence District.

**New Business**

**PZ 16-008 Elliott Carpentry, LLC** regarding the property located at 350 East Richmond Street, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request for relief from the minimum lot area for a dwelling in the R-3 Single Family Detached Residence District.

**PZ 16-007 Angela Yuan** regarding the property located at 5933 South Cass Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request to permit a home occupation sign in the R-3 Single Family Detached Residence District.
- (B) Zoning Code Variance request for relief from the maximum allowable sign size in the R-3 Single Family Detached Residence District.

**PZ 16-008 Dan Hagan** regarding the property located at 143 South Cass Avenue, Westmont, IL 60559 for the following:

- (A) Site and Landscaping Plan approval to allow for construction of a building addition in the B-1 Limited Business District.

**PZ 16-009 TESLA Motors** regarding the property located at 50 West Ogden Avenue, Westmont, IL 60559 for the following:

- (A) Special Use Permit request to operate an automobile dealership in the B-2 General Business District.
- PZ 16-010 Cashman Stahler Group, Inc.** regarding improvements at J.T. Manning Elementary School, located at 200 North Linden Avenue, Westmont, IL 60559 for the following:
- (A) Zoning Code Variance request for relief from the maximum allowable Floor Area Ratio (FAR) in the R-3 Single Family Detached Residence District.
  - (B) Zoning Code Variance request for relief from the maximum allowable Lot Coverage in the R-3 Single Family Detached Residence District.
  - (C) Site and landscaping approval to construct a building addition.

**8. Adjourn**

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the Village of Westmont, Illinois, 60559 between 8:00 A.M. to 4:00 P.M. Monday through Friday, or telephone (630) 981-6210 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

April 27, 2016  
 Westmont Suburban Life 1181439

**LEGAL NOTICE / PUBLIC NOTICE  
 VILLAGE OF WESTMONT  
 PLANNING AND ZONING COMMISSION AGENDA  
 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, May 11, 2016 at 7:00 P.M. in the Westmont Village Hall, 60559.

The purpose of the hearing is to consider a request from TESLA Motors regarding the Avenue, Westmont, IL 60559 for the following:

- (A) Special Use Permit request to operate an automobile dealership in the B-2 General Business District.

**Legal Description:**

**PARCEL 1:**

LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 IN GRANT STREET DEVELOPMENT SUBDIVISION, BEING 17, 18, 19, AND 20 IN BLOCK "D" IN FIRST ADDITION TO LIBERTY PARK, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11, EAST 1/4 ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 2005 AS DOCUMENT NO. R CORRECTION RECORDED NOVEMBER 4, 2005 AS DOCUMENT NO. R2005-247290, IN DU PARCEL 2.

THAT PART OF GRANT STREET ADJACENT TO LOTS 1 THROUGH 8 IN GRANT STREET LIES SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 8, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2015 AS DOCUMENT R2015-015838, IN DUPAGE COUNTY, ILLINOIS.

More Common Location: 50 West Ogden Avenue, Westmont, IL 60559  
 PINs: 09-04-221-024, 09-04-221-025, 09-04-221-026, 09-04-221-027, 09-04-221-028, 09-04-221-029, 09-04-221-030, 09-04-221-033

Village Code(s) Applicable: Appendix "A", Section 7.03(A)(8)(d)  
 Appendix "A", Section 7.04  
 Appendix "A", Section 13.09

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WESTMONT PLANNING AND ZONING COMMISSION - Ed Richard Chairperson

April 27, 2016  
 Westmont Suburban Life 1181557

**PUBLIC NOTICES**

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**LEGAL NOTICE / PUBLIC NOTICE  
 VILLAGE OF WESTMONT  
 PLANNING AND ZONING COMMISSION AGENDA  
 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, May 11, 2016 at 7:00 P.M. in the Westmont Village Hall, 60559.

The purpose of the hearing is to consider a request from Angela Yuan regarding the Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request to permit a home occupation sign in the R-3 Single Family Detached Residence District.
- (B) Zoning Code Variance request for relief from the maximum allowable sign size in the R-3 Single Family Detached Residence District.

**Legal Description:**

LOT 5 IN BOCIAN'S RESUBDIVISION OF LOT 16 (EXCEPT THE NORTH 117.0 FEET THEREOF) BEING A SUBDIVISION OF THE NORTH WEST QUARTER (EXCEPT SCHOOL LOT) OF RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MAY 18, 1956 AS DOCUMENT 80087, IN DU PAGE COUNTY, ILLINOIS.

More Common Location: 5933 South Cass Avenue, Westmont, IL 60559  
 PIN: 09-15-300-010

Village Code(s) Applicable: Appendix "A", Section 6.01 (A)(2)  
 Appendix "A", Section 11.14 (a)(1)  
 Appendix "A", Section 13.07

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

WESTMONT PLANNING AND ZONING COMMISSION  
 Ed Richard Chairperson

April 27, 2016  
 Westmont Suburban Life 1181582



VILLAGE OF WESTMONT  
COMMUNITY DEVELOPMENT DEPARTMENT  
630-981-6267

<u>Office Use Only</u>	
Applicant #:	<u>72 16-008</u>
Submission Date:	<u>APRIL 8, 2011</u>
Title:	<u>143 S. CASS</u>

**APPLICATION FOR:**

- |  |  |
|--|--|
| <input type="checkbox"/> Annexation/Pre-Annexation Hearing | <input type="checkbox"/> Appeal from Decision of Zoning Official           |
| <input type="checkbox"/> Map Amendment                     | <input type="checkbox"/> Planned Development                               |
| <input type="checkbox"/> Right-of-Way Dedication           | <input checked="" type="checkbox"/> Site/Landscaping Plan                  |
| <input type="checkbox"/> Special-Use Permit                | <input type="checkbox"/> Subdivision/Consolidation/Lot Split (Preliminary) |
| <input type="checkbox"/> Text Amendment                    | <input type="checkbox"/> Zoning Variation /Land Development Code Variance  |

**DESCRIPTION OF SITE:**

Common Description (Street Address): 143 S. Cass Ave.  
 PIN Number: 0910306010 Current Zoning and Land Use: B-1  
 Existing Structures & Signs: \_\_\_\_\_

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

**PETITIONER INFORMATION:**

Petitioner (and corporation if applicable): Robert A. CYNOWA  
 Street Address: P.O. Box 250  
 City, State & Zip Code: Westmont, Ill. 60559  
 Daytime Telephone Number: 708 372-2822  
 Email Address: danhogan2000@yahoo.com  
 Relationship of Petitioner to Property: OWNER

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

Property owner (s) (and corporation if applicable) (list all beneficiaries of Trust): \_\_\_\_\_  
DAN HOGAN  
 Street Address: 128 S. Cass  
 City, State & Zip Code: Westmont Ill. 60559  
 Daytime Telephone Number: 708 372-2822  
 Email Address: danhogan2000@yahoo.com

**PROJECT STAFF (if applicable):**

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

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

**Attorney:** \_\_\_\_\_

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.

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

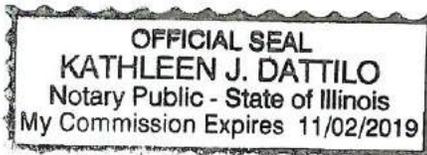
**PETITIONER SIGNATURE:**

Type or print name: Danny Hogan

Signature: [Handwritten Signature]

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 1<sup>st</sup> DAY OF April, 2016

[Handwritten Signature]  
Notary Public



**OWNER SIGNATURE:**

Type or print name: Robert A. Cykrowa

Signature: [Handwritten Signature]

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 5<sup>th</sup> DAY OF April, 2016

[Handwritten Signature]  
Notary Public

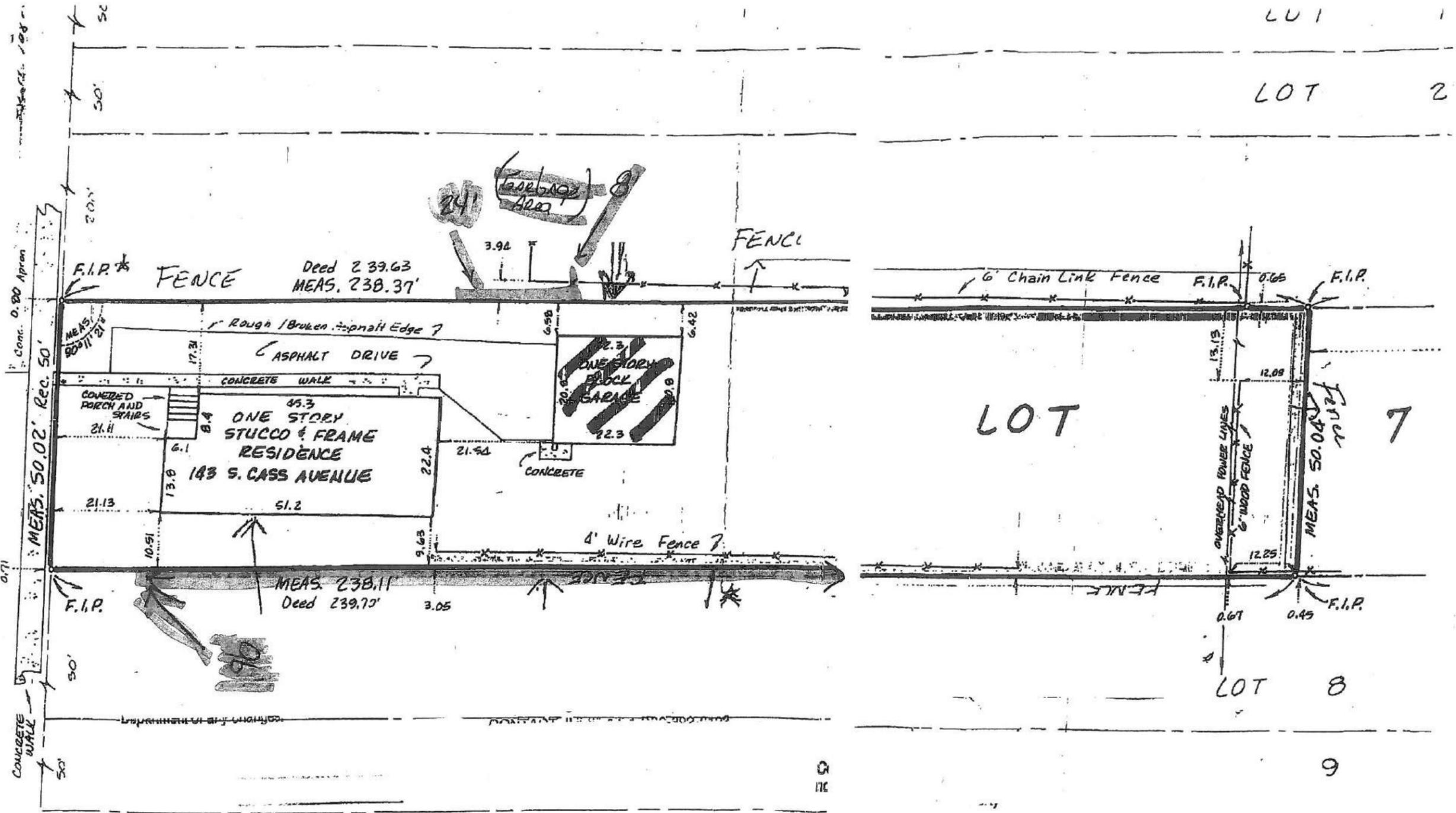


To: Community Development Department,

Remove 20' X 22' attached wood deck on the rear of the building located at 143 S. Cass Ave. And replace with a 20' X 22' framed addition to existing building.

143 S. CASS AVE.

RECEIVED  
JUN 20 2014  
COMMUNITY DEVELOPMENT  
DEPARTMENT  
VILLAGE OF WESTMONT, ILLINOIS



LOT

7

LOT 8

9

DALAS STREET

143 SOUTH CASS

FILE COPY

PLAN REVIEW  
 VILLAGE OF WESTMONT  
 REVIEWED FOR CODE COMPLIANCE: NOTIFY  
 BUILDING DIVISION OF ANY CHANGES.  
 BUILDING DIVISION: VJ  
 DATE: 6/20/14

All base information & dimensions are approximate only. All layout to be verified in the field.

This plan is PRELIMINARY ONLY. It is subject to change pending final design and review with Owner.

**D&G**  
**DÉCOR**  
*Where Living Meets Luxury*  
 143 S. Cass Ave  
**630-796-2792**  
 www.DARLGROOTERSLTD.COM



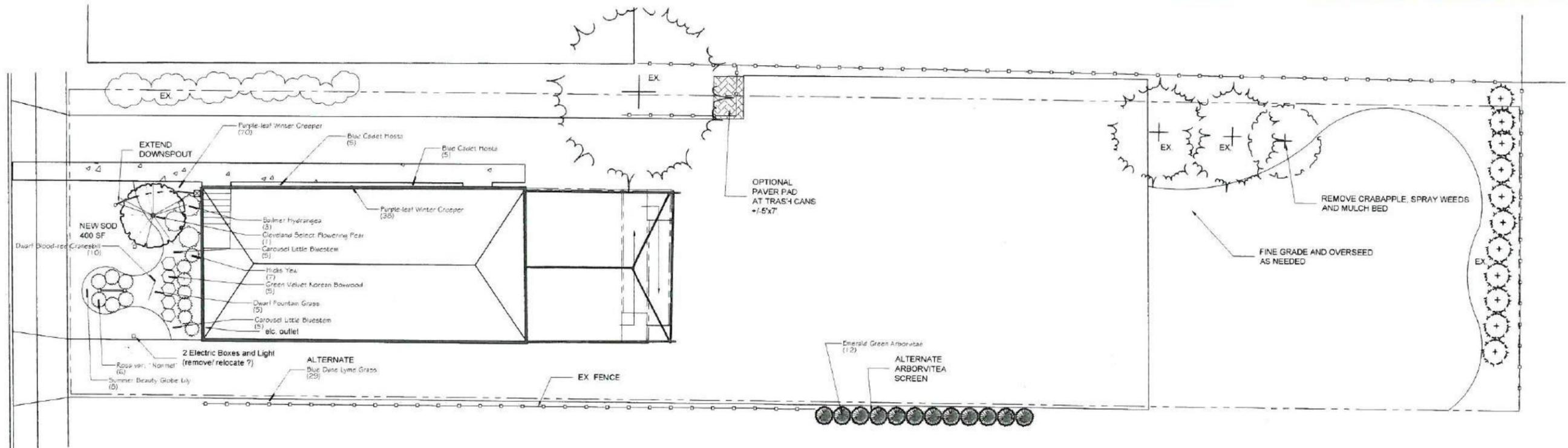
← 48" →



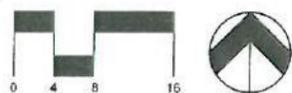
**LEGEND**

- EXISTING TREES
- EVERGREEN TREE
- ORNAMENTAL TREE
- UPRIGHT EVERGREENS
- EVERGREEN SHRUBS
- BOXWOOD HEDGE
- DECIDUOUS SHRUBS
- SHRUB ROSES
- PERENNIALS, ORN. GRASSES
- GROUNDCOVERS & ANNUALS

- line Cleveland Select
- male 'Smaragd'
- acrophyla 'Endless Summer 1'
- Carpet Appleblossom
- hylla koreana 'Green Velvet'
- Hicksii
- culm 'Summer Beauty'
- inguineum 'Max Fiel'
- Blue Cadet
- tunei Colorado
- irus Blue Dune
- ilopocuroides 'Hamel'
- iscoparium Carousel



**LANDSCAPE PLAN**



SCALE: 1/8" = 1'-0"

**WINGREN LANDSCAPE**  
 ALL THINGS OUTDOOR

5126 Walnut Ave  
 Downers Grove, IL 60515  
 TEL 630.756.8100  
 www.wingrenlandscape.com

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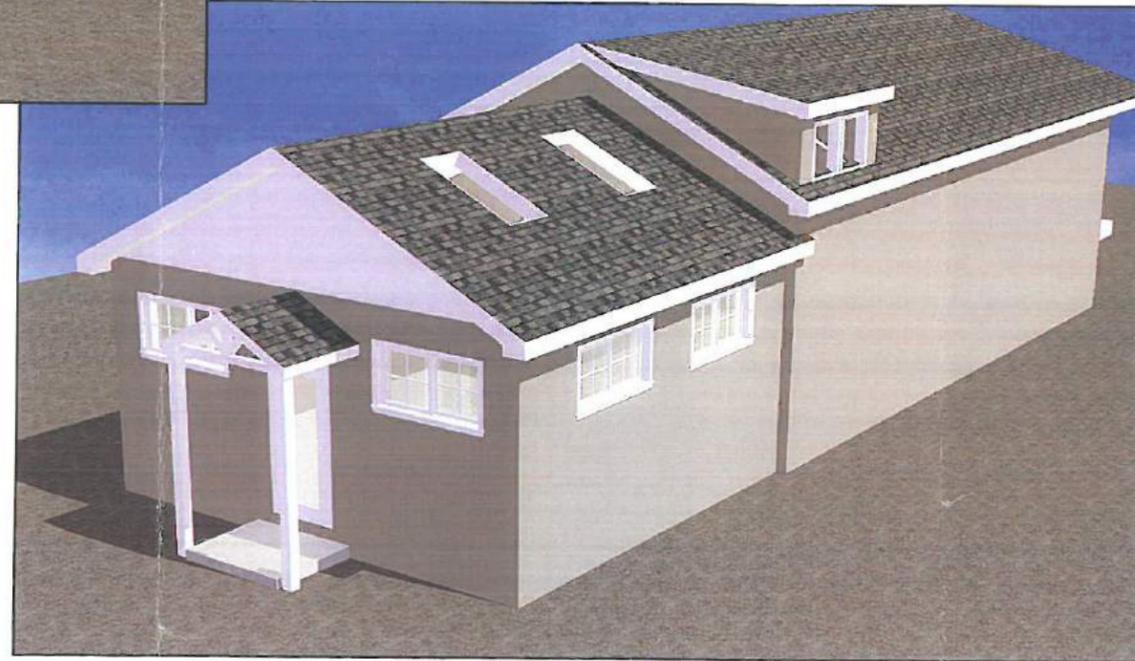
**Grooters LTD.**  
 143 S. Cass Ave,  
 Downers Grove, IL

REVISIONS:

SHEET TITLE  
**LANDSCAPE PLAN**

DATE: 7.9.14  
 JOB: P.  
 SCALE: 1/8"=1'-0"  
 BY: MT

SHEET **L1** OF 1



- GENERAL NOTES
1. ALL DIMENSIONS SHOWN IN INCHES (UON).
  2. VERIFY ALL DIMENSIONS AT SITE PRIOR TO CONSTRUCTION.
  3. DO NOT SCALE DRAWINGS.
  4. DRAWING CREATED FOR DESIGN INTENT ONLY.

ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO FABRICATION

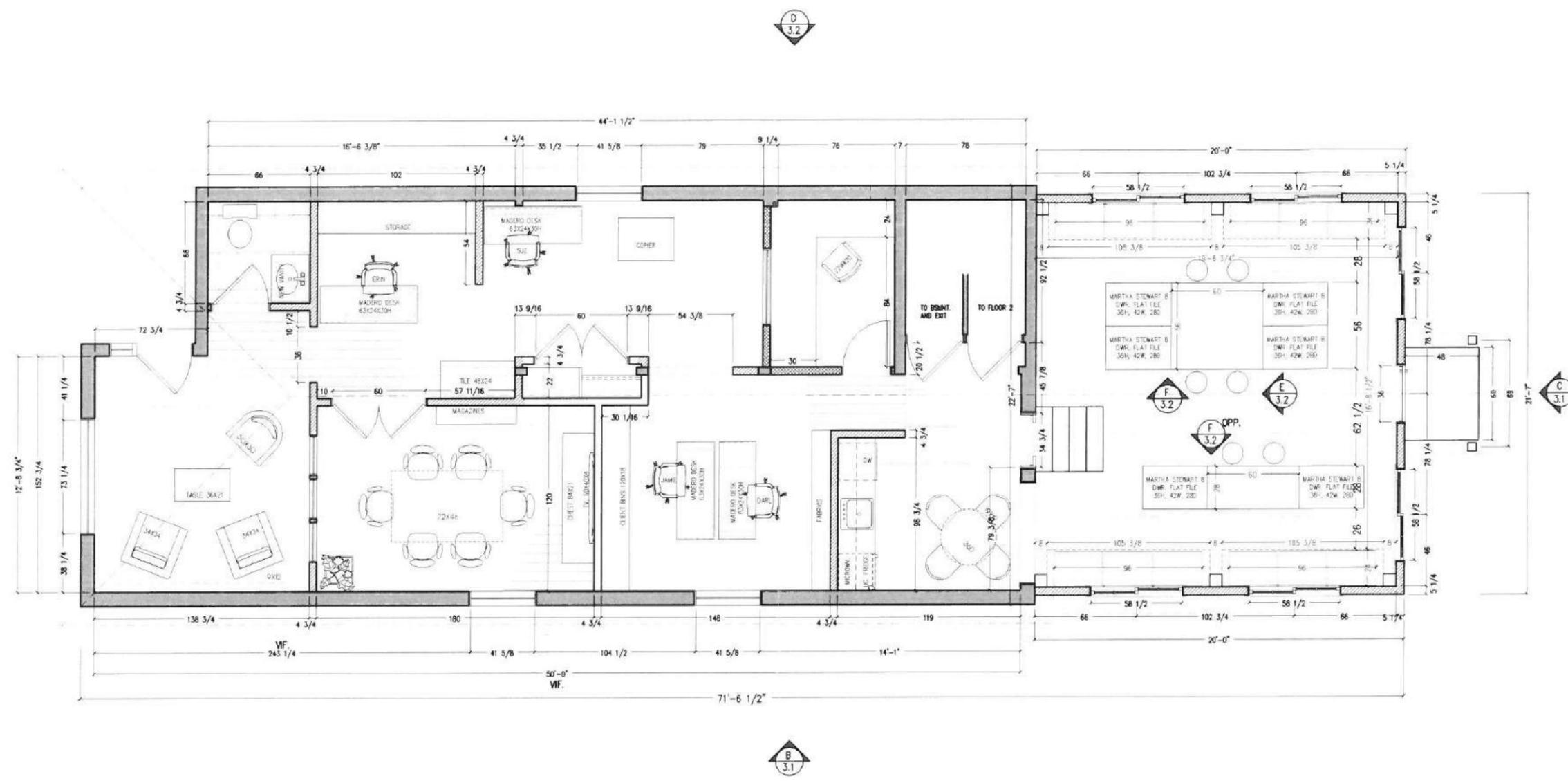
OFFICE OF DARL GROOTERS, LTD.

FILE NUMBER: DGD11814

DATE/REV.	
3-16-16	-
3-22-16	-
-	-

**DARL GROOTERS, LTD**  
 INTERIOR DESIGN SERVICES  
 143 S. Cass Avenue Westmont, IL 60559  
 P:(630)796-2792 F:(630)796-2788  
 www.darlgrootersltd.com

SHEET:  
**1.1**



**A PLAN- NEW ADDITION**  
SCALE: 1/4"=1'-0"

- GENERAL NOTES:  
 1. ALL DIMENSIONS SHOWN IN INCHES (UON)  
 2. VERIFY ALL DIMENSIONS AT SITE PRIOR TO CONSTRUCTION.  
 3. DO NOT SCALE DRAWINGS.  
 4. VERIFY ALL DIMENSIONS WITH ACTUAL APPLIANCES AND FIXTURES PRIOR TO CONSTRUCTION.

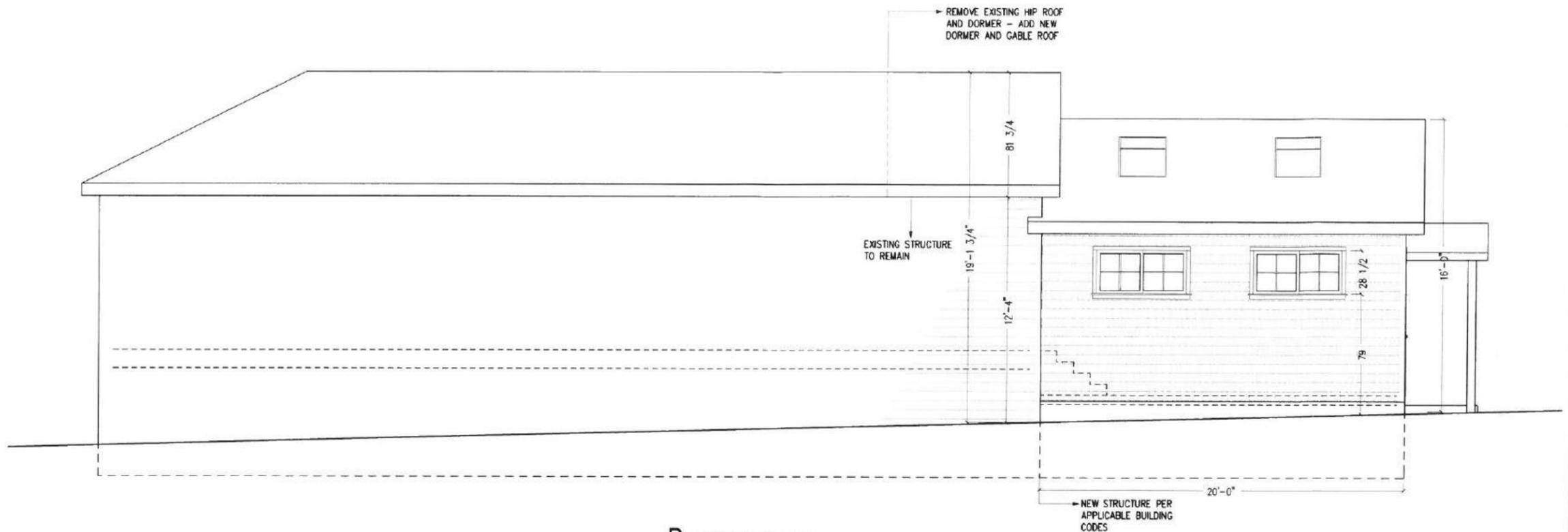
ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO FABRICATION

OFFICE OF DARL GROOTERS, LTD.

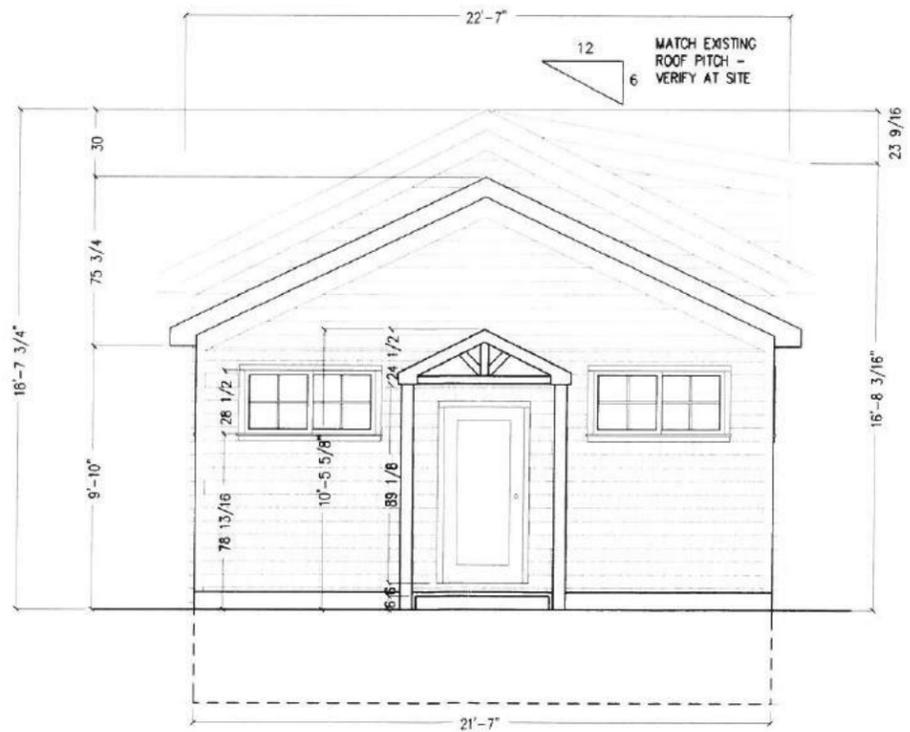
FILE NUMBER: D0011514
DATE/REV: 3-22-18

**DARL GROOTERS, LTD**  
 INTERIOR DESIGN SERVICES  
 143 S. Cass Avenue Westmont, IL 60559  
 P: (630) 796-2792 F: (630) 796-2788  
 www.darlgrootersltd.com

SHEET  
**2.1**



**B ELEVATION- NORTH**  
SCALE: 1/4"=1'-0"

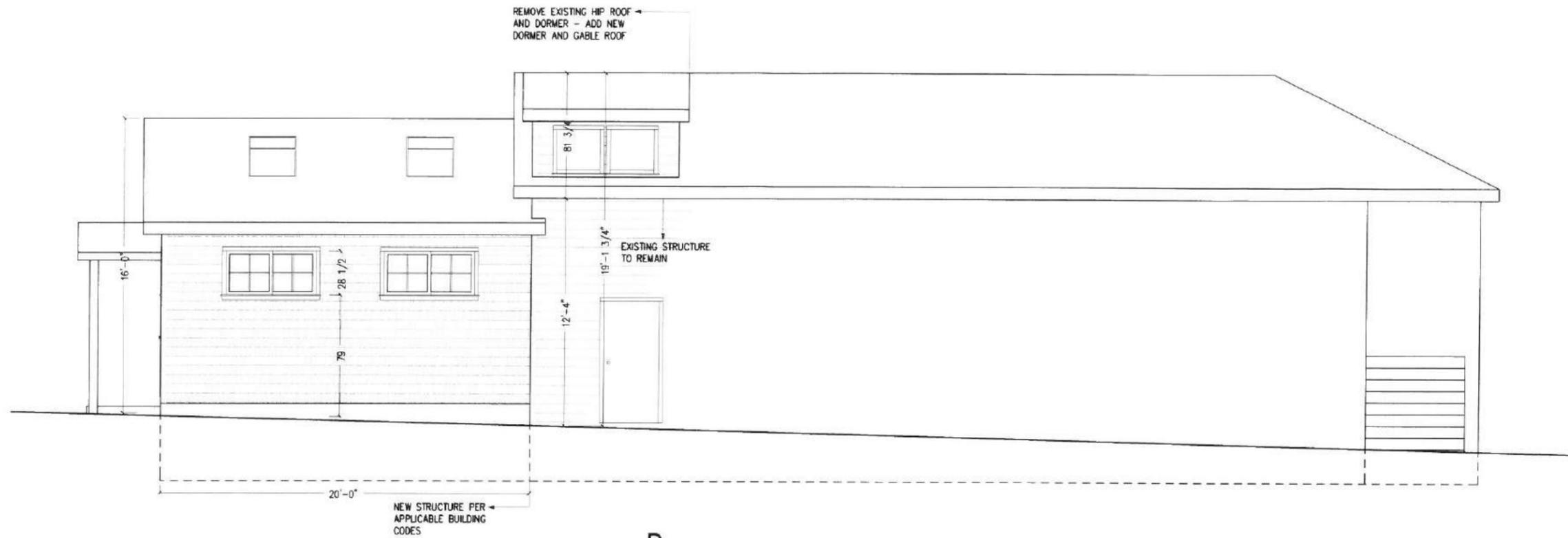


**C ELEVATION- WEST**  
SCALE: 1/4"=1'-0"

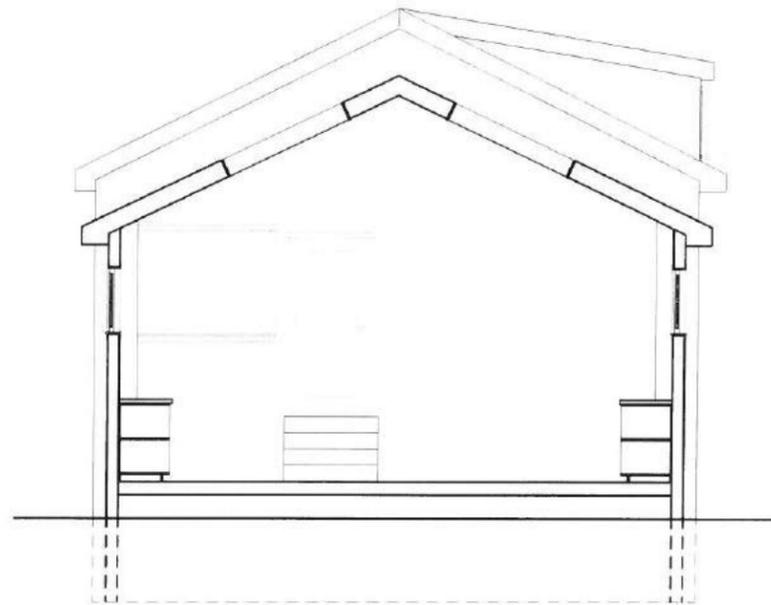
- GENERAL NOTES
1. ALL DIMENSIONS SHOWN IN INCHES (UON)
  2. VERIFY ALL DIMENSIONS AT SITE PRIOR TO CONSTRUCTION.
  3. DO NOT SCALE DRAWINGS.
  4. VERIFY ALL DIMENSIONS WITH ACTUAL APPLIANCES AND FIXTURES PRIOR TO CONSTRUCTION.

ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO FABRICATION

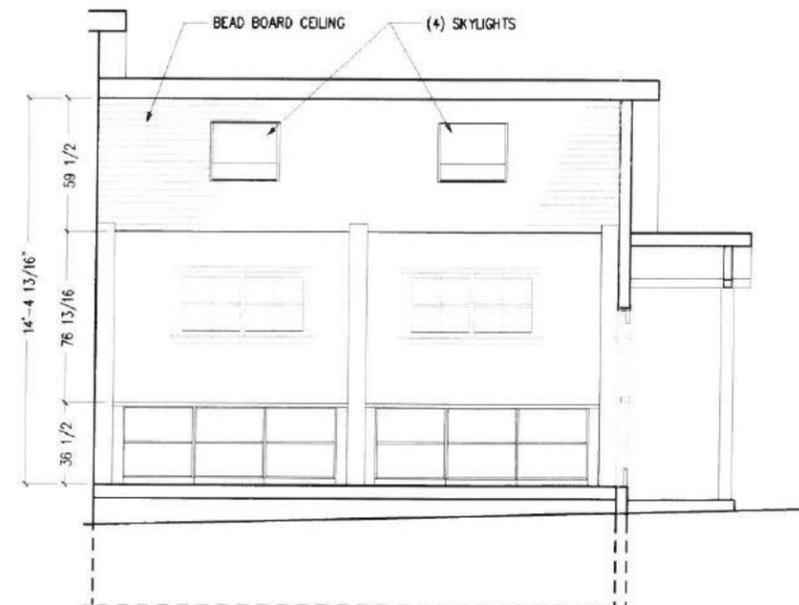
OFFICE OF DARL GROOTERS, LTD.	FILE NUMBER: DG011614 DATE/REV: 3-22-16 - -	<b>DARL GROOTERS, LTD</b> INTERIOR DESIGN SERVICES 143 S. Cass Avenue Westmont, IL 60559 P:(630)796-2792 F:(630)796-2788 www.darlgrootersid.com	SHEET: <b>3.1</b>
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**D ELEVATION- SOUTH**  
SCALE: 1/4"=1'-0"



**E ELEVATION- INTERIOR, WEST**  
SCALE: 1/4"=1'-0"



**F ELEVATION- INTERIOR, NORTH**  
SCALE: 1/4"=1'-0"

- GENERAL NOTES  
 1. ALL DIMENSIONS SHOWN IN INCHES (UN).  
 2. VERIFY ALL DIMENSIONS AT SITE PRIOR TO CONSTRUCTION.  
 3. DO NOT SCALE DRAWINGS.  
 4. VERIFY ALL DIMENSIONS WITH ACTUAL APPLIANCES AND FIXTURES PRIOR TO CONSTRUCTION.

ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO FABRICATION

OFFICE OF DARL GROOTERS, LTD.

FILE NUMBER: DG011514

DATE/REV:  
 1-22-16  
 -  
 -  
 -

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SHEET: **3.2**