



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

MEETING DATE: May 11, 2016

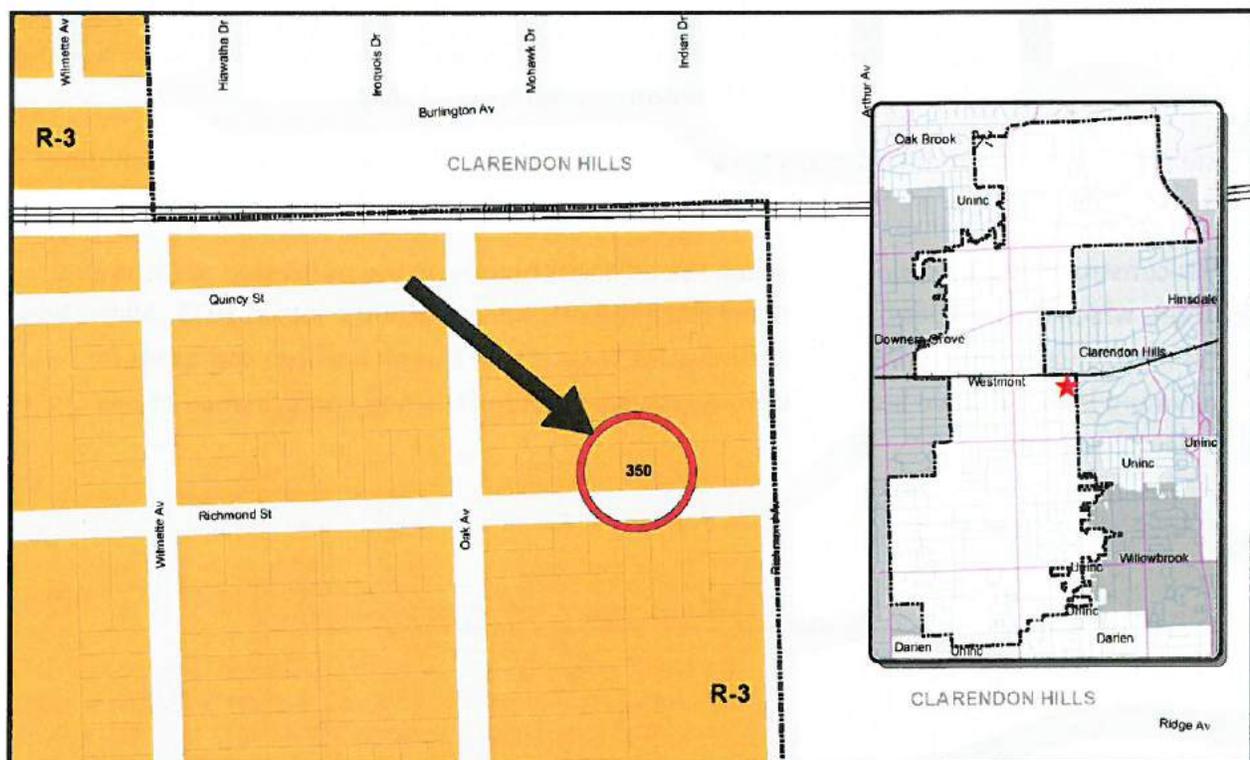
P/Z 16-006

TITLE: 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.

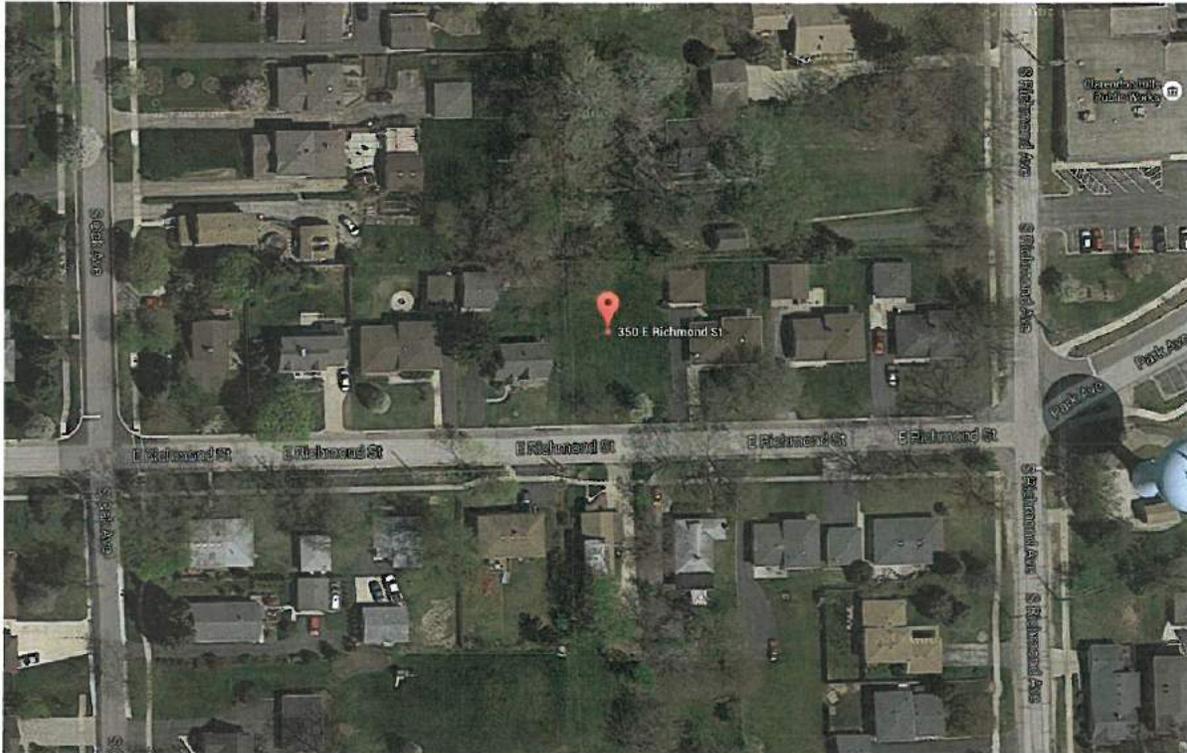
BACKGROUND OF ITEM

The subject lot is located on the north side of East Richmond Street midway between Oak and Richmond Avenues. Having been previously subdivided in 1973, the lot is approximately 74.29' x 100' and is approximately 7,429 square feet or 0.17 acres.



350 East Richmond Street Zoning Map

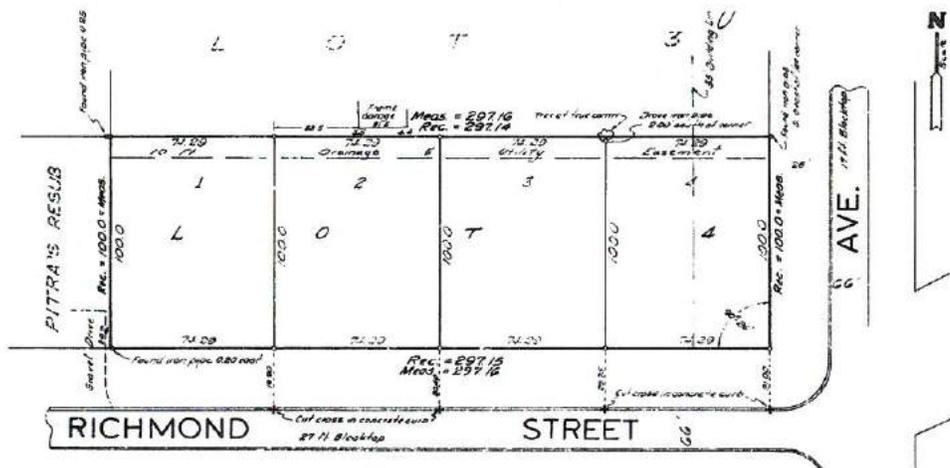
The property is zoned R-3 Single Family Detached Residential District, as are the adjacent properties to the north, south, east and west. The property had previously been owned by the village and was sold as surplus property in 2007, so no residence has ever been constructed.



350 East Richmond Street - Aerial Map

The petitioner has submitted plans for a proposed single family detached residence on the property and requests a variance from the minimum lot size requirement.

This construction would similarly match the adjacent homes on the north side of Richmond Street, which have all been constructed since the resubdivision of the lots in 1973. All the lots in this resubdivision were platted with similar lot areas. Since this plat, village standards for minimum lot areas have become more restrictive, creating the non-conformance of this undeveloped lot.



Portion of Resubdivision Plat

ZONING ANALYSIS

The subject property is located in the R-3 Single Family Detached Residence District. The proposed construction is permitted in the zoning district and matches the character of the surrounding neighborhood.

Minimum lot sizes for the district are defined in Appendix "A", Section 6.04 - Bulk and development standards in residence districts. A summary of requirements and requested density variances are discussed below.



350 East Richmond Street

Density summary for variance requests

The existing property contains a lot area of 7,429 square feet where code requires all R-3 lots to have a minimum lot size of 7,800 square feet. This property is 371 square feet deficient based on those standards. When considering this in units of dwelling units per acre, code would permit 5.6 du/ac. Based on lot area, the request is for 5.9 du/ac.

Sec. 6.04. - Bulk and development standards in residence districts.

<i>R-3 District</i>	<i>Minimum Lot Area</i>	<i>Requested Lot Area</i>
Single-family detached dwelling	7,800 square feet	7,429 square feet
Variance Requested:		Deficient 371 square feet or 4.8% variance



Adjacent home at 15' setback

Other R-3 District Standards

As only one variance is requested, the proposed construction meets all other requirements of the R-3 District, including setbacks and lot coverage. The applicant will be utilizing the recent text amendment that allows a 25' setback when an adjacent home has set precedent. The result will be a home that better fits the context of the street, and maintains a useable rear yard on this 100' deep lot.

REVIEW COMMENTS

Engineering Synopsis - Village Engineer Noriega's comments are attached for review. The review highlights no significant issues and includes requirements for Best Management Practices.

SUMMARY

The applicant requests a variance for relief from the minimum lot size to construct a single family detached residence in the R-3 District.

DOCUMENTS ATTACHED

1. Public notice as published in the April 27, 2016 edition of the Westmont Progress.
2. Staff review comments from Village Engineer Noriel Noriega dated April 19, 2016.
3. Application for variance, with associated application materials, dated April 08, 2016.
 - a. Plat of Survey, prepared by Lambert & Associates, dated May 24, 2007.
 - b. Building Plan and Elevations, prepared by IMJ Architects, dated October 02, 2015.
 - c. Removal and Grading Plan, prepared by MARTIN M. Engineering, Inc., dated March 25, 2016.

PUBLIC NOTICES PUBLIC NOTICES PUBLIC NOTICES PUBLIC NOTICES PUBLIC NOTICES PUBLIC NOTICES PUBLIC NOTICES

NOTICE

SCHOOLED STUDENTS MEETING

Meeting conducted by Community Center in the Conference Room of Westmont, Illinois. The purpose of the meeting is to provide special services for the 2016-2017 schooled student who has been or will reside within the boundaries of the school district. If you are invited to attend, please contact Lin-services at (630) 468-8015

in Life 1181596

C NOTICE

GROVE HEARING

Meeting will be held by the Committee of 7:00 pm on Yorks Facility, 5101 Walnut Street, PIN 09-18-308-008. Code Section 26.505.B. re-detached garage located in Westmont, Illinois. The hearing will be held. The hearing further public notice.

in Life

in Life 11609

NOTICE

GROVE HEARING

Meeting will be held by the Architectural Commission of Downers Grove at 7:00 p.m. in the Village Hall Council Room, 3969 Sterling Road, Downers Grove, IL. The purpose of the hearing is to consider a request for a variance from the zoning ordinance for the property commonly known as the Westmont Community Center, located at 31 W. Quincy St., Westmont, IL. The hearing will be held. The hearing further public notice.

Community Development Department. If a disability requiring reasonable accommodation to participate in the meeting should contact the Village of Westmont, Illinois, at (630) 981-6210, Monday through Friday, or telephone (630) 981-6210 TDD, within a reasonable time before the meeting.

in Life 1613



**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, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider a request from 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.

Legal Description:

LOT 1 IN THE VILLAGE OF WESTMONT, BEING A SUBDIVISION OF LOT 4 IN BLOCK 1 OF ARTHUR T. MCINTOSH AND COMPANY'S SECOND ADDITION TO WESTMONT, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JUNE 22, 1973 AS DOCUMENT R73-37189, DUPAGE COUNTY, ILLINOIS

More Common Location: 350 East Richmond Street, Westmont, IL 60559
PIN: 09-10-305-013

Village Code(s) Applicable: Appendix "A", Section 6.04 (A)(1)
Appendix "A", Section 13.07

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 1181567

**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, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider a request from 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.

Legal Description:

LOTS 10 THRU 18 IN BLOCK 4 AND LOTS 21 THRU 24 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO WESTMONT, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 10, 1921 AS DOCUMENT 150101, IN DUPAGE COUNTY, ILLINOIS.

More Common Location: 200 North Linden Avenue, Westmont, IL 60559
PIN: 09-10-100-017, 09-10-100-304, 09-10-101-017, 09-10-101-018, 09-10-101-019

Village Code(s) Applicable: Appendix "A", Section 6.04 (C)(3)
Appendix "A", Section 6.04 (D)

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 1181579

before October 27, 2016, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.

Chris Kachiroubas
Clerk of the Eighteenth
Judicial Circuit Court
Eileen R. Fitzgerald
DuPage Attorney No. 2190
Attorney For: Executor
1561 Warren Avenue
Downers Grove, IL 60515
630/493-4380

April 27, May 4, 11, 2016
Downers Grove Suburban Life
1181604

**LEGAL NOTICE
PUBLIC NOTICE**

TAX DEED NO. 16-YD-24
FILED April 11, 2016

TAKE NOTICE

TO: PAUL HINDS, DUPAGE COUNTY CLERK; DOW REALTY INC.; FEDERAL HOME LOAN MORTGAGE CORPORATION; OCCUPANT; LANDY MCBRIDE; LYDIA MCBRIDE; U.S. ATTORNEY GENERAL; U.S. ATTORNEY GENERAL-NORTHERN DISTRICT; JEFFERY D. PAPPENDICK; JOLENE M. PAPPENDICK; DOWNERS GROVE SANITARY DISTRICT; UNKNOWN OWNERS OR PARTIES INTERESTED; AND NONRECORD CLAIMANTS.

This is NOTICE of the filing of the Petition for Tax Deed on the following described property:

LOT 110 IN BURLINGTON HIGHLANDS, BEING A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 26, 1953, AS DOCUMENT 693133, IN DUPAGE COUNTY, ILLINOIS.

Property Index Number
09-06-111-003

On August 17, 2016 at 9:00 a.m., Courtroom 2009 the Petitioner intends to make application for an order on the petition that a Tax Deed be issued. The real estate was sold on November 21, 2013 for special assessment taxes of the year 2012. The period of redemption will expire August 12, 2016.

Heather Ottenfield,
Attorney for Petitioner
(312) 251-1333

Please mail bill to:
SABRE VENTURES, LLC,
P.O. Box 3074,
Carbondale, IL 62902,
Telephone (618) 457-4334
Cert. # 02779

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

Notice is given of the death of DOLORES J. SINDER whose address was 748 QUEBEC PLACE WESTMONT, IL 60559 Letters of Office were issued on APRIL 21, 2016 to Phyllis Graczyk, 748 Quebec Place, Westmont, IL 60559 as:

INDEPENDENT EXECUTOR
whose attorney is HUBENY & ZABA, LLC, 200 E. CHICAGO AVE., STE. 200, WESTMONT, IL 60559

NOTICE TO HEIRS AND LEGATEES
Notice is hereby given to and Unknown Heirs, who are heirs or legatees of the above proceeding. Claims against the estate may be filed in the Office of Chris Kachiroubas, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before October 27, 2016, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.

CHRIS KACHIROUBAS
Clerk of the Eighteenth
Judicial Circuit Court
JOHN R. HUBENY
DuPage Attorney No.: 38620
Attorney For: ESTATE
200 E. CHICAGO AVE., STE 200
WESTMONT, IL 60559
630-455-0500

April 27, May 4, 11, 2016
Downers Grove Suburban Life
1181621

ASSUMED NAME

PUBLIC NOTICE

LEGAL NOTICE

CERTIFICATE NO. 0074090 was filed in the office of the County Clerk of DuPage County on APRIL 19, 2016, wherein the business firm of

BETTER RECYCLING SOLUTIONS

LOCATED AT
3969 STERLING ROAD
DOWNERS GROVE, IL 60515
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:
BRYAN R STICHA
3969 STERLING ROAD
DOWNERS GROVE, IL 60515

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal of my office in Wheaton, Illinois, this 19th day of APRIL, 2016.

Paul Hinds
DuPage County Clerk

Downers Grove Suburban Life
April 27, May 4, 11, 2016
1181633

PUBLIC NOTICE

LEGAL NOTICE

CERTIFICATE NO. 0074049 was filed in the office of the County Clerk of DuPage County on APRIL 8, 2016, wherein the busi-

**LEGAL NOTICE
UNITED STATES OF AMERICA
STATE OF ILLINOIS**



**Public Works Department
Engineering Division**

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

Date: April 19, 2016

To: Mrs. Jill Ziegler, AICP
Community Development Director

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

RE: Proposed Single Family Residence
350 E. Richmond Street, Westmont
Preliminary Review #1

We are in receipt of the following items for the proposed single family residence at 350 E. Richmond Street:

1. Kane-Dupage Soil & Water Conservation District approved Land Use Opinion Application dated 04/08/2016.
2. Martin M. Engineering, Inc. transmittal letter dated 03/25/2016
3. FIRM Map
4. Martin M. Engineering Engineer's Opinion of Probable Cost dated 03/28/2016
5. DuPage County Stormwater Management Certification Application
6. Plat of Easement prepared by Morrison Surveying Co. Inc. dated 03/25/2016
7. Preliminary Engineering Plans prepared by Martin M. Engineering, Inc. dated 03/25/2016

A preliminary review of the submitted documents has no significant issues that we feel would prevent the project from continuing. Our listed comments below can be addressed during the Permit Application Process. It should be noted that additional comments should be anticipated when a full Permit Application Review is performed.

1. We have no comments on the submitted Proposed Plat of Easement. During the permit review process, we will require the Plat to be created on mylar with required signatures and recorded.
2. During the permit process, complete and submit a Village of Westmont Site Development Permit Application.
3. Complete and submit a DuPage County Wetland Inventory Map indicating the site location and approximate distance to the nearest wetland.
4. Lot coverage for this lot shall be allowed not to exceed 40%.
5. Extend the proposed public sidewalk to the west property line.
6. Relocate the sump pump discharge a minimum of 25' from Village ROW.
7. VCBMP and PCBMP may be required. Design criteria may be taken from the DuPage Appendix E Water Quality Best Management Practices Technical Guidance Manual. Confirm impervious calculations as our preliminary calculations differ.
8. Review and approvals will be required from Mr. Jon Yeater, Public Works Foreman - Village Forester, regarding any tree requirements. Mr. Yeater's review comments shall be forwarded under



**Public Works Department
Engineering Division**

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

- separate cover. If you have any specific questions, Mr. Yeater can be contacted at 630-981-6285.
9. Please note the Village is planning to replace the watermain along Richmond Street between Richmond Avenue and Wilmette Avenue. Our current schedule is to bid the project in May 2016 with construction to begin in mid-June. Revise plans to accommodate new watermain location. Please contact Mr. Ray Koenig, Baxter & Woodman, at 708-478-2090 to coordinate new location of watermain.

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

Thank you.

Cc: Mr. Mike Ramsey, PO - Director of Public Works (via email)
Mr. Jim Gates - Public Works Supervisor, Water Operations / Facilities Manager (via email)
Mr. Jon Yeater - Public Works Foreman, Village Forester (via email)
Ms. Melissa Brendle - Municipal Services Office Supervisor (via email)
Mr. Joe Hennerfeind - Village Planner II (via email)
Mrs. Rose Gross - Municipal Services (via email)
Mr. Anthony Bryan, PE - Burns & McDonnell (via email)



VILLAGE OF WESTMONT
COMMUNITY DEVELOPMENT DEPARTMENT
630-981-6260

Office Use Only

Applicant #: _____
Submission Date: _____
Title: _____

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 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 checked="" type="checkbox"/> Zoning Variation /Land Development Code Variance |

DESCRIPTION OF SITE:

Common Description (Street Address): 350 E RICHMOND
 PIN Number: 09-10-305-013 Current Zoning and Land Use: _____
 Existing Structures & Signs: _____
 Significant natural amenities (slope, vegetation, water bodies, floodplain, and other development restrictions): _____

BY: _____

PETITIONER INFORMATION:

Elliott Carpentry LLC

Petitioner (and corporation if applicable): ~~Elliott Properties~~
 Address: 14236 S Union Ave Oakland Park 60462
 Phone: 708515 8375 Email: Elliott Builders at 6 mail.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): _____
FRED AND KELLY BONANNO
 Address: 4934 STONEWALL AVE DOWNERS GROVE ILL 60515
 Phone: _____ Email: _____

PROJECT STAFF (if applicable):

Developer: _____
 Phone: _____ Email: _____

VILLAGE OF WESTMONT
*** CUSTOMER RECEIPT ***
DATE: 04/08/16 TIME: 15:24:21

DESCRIPTION	PAY CD	AMOUNT
ZSF-ZONE/SUBDVN 350 E RICHMOND	CK 2029	250.00
TOTAL AMOUNT DUE		250.00
AMOUNT TENDERED		250.00
CHANGE DUE		.00

TRANS #: 40 CASHIER CODE: 042
 BATCH #: C160408 REGISTER ID: 002

Attorney: _____

Phone: _____ Email: _____

Engineer: _____

Phone: _____ Email: _____

Architect: Ian McDonnell

Phone: 708 404 4451 Email: IMcDonnell@gartoo.com

Landscape Architect: _____

Phone: _____ 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: Thomas Elliott

Signature: Thomas Elliott

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th DAY OF April, 2016

[Signature]
Notary Public



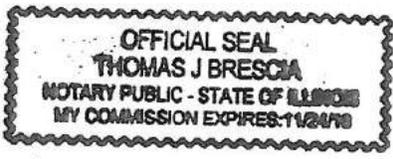
OWNER SIGNATURE:

Type or print name: FRED BONANNO KELLY BONANNO

Signature: Fred Bonanno Kelley Bonanno

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11 DAY OF APRIL, 2016

Thomas J. Brescia
Notary Public



I.J.M. Group, Inc.

708-404-4451 imcdonne@yahoo.com
82 S. La Grange Rd. Suite 205
La Grange IL. 60525

April 7, 2016

Re: 350 E. Richmond

To Whom it may Concern,

The Petitioner of 350 E Richmond Ave., SKE Properties will be seeking a variance to allow the construction of a single family residence on the address above.

1. The Municipal code only allows for an r-3 lot to be a minimum of 7800 sq. ft. The existing platted lot has a square footage of 7429 sq. ft.

What the petitioner is proposing is very similar to other neighboring buildings that were built with same type of restrictions this property has. The petitioner looks forward to working with the village on this matter

Respectfully Submitted,

Ian James McDonnell

Ian J. McDonnell
License # 001-020866

April 7, 2016

Re: 350 E Richmond Ave.

To Whom it may Concern,

Please see below the finding of facts 350 E Richmond

1. Existing platted lot is 74.29' x 100.00' = 7429 total square feet
The Municipal Zoning code requires for any r-3 lot to be a minimum of 7800 s.f. the property would not yield a reasonable return if permitted to only be used under the current zoning code standards.
2. The plight to the owner is unique in the fact that it is an existing platted lot before the current zoning codes were put into place
3. The variation would not alter the character of the locality because lots adjacent to this property are being used in the same manor in which the contractor intends to use.

Respectfully Submitted,

Ian James McDonnell

Ian J. McDonnell
License # 001-020866

PLAT OF SURVEY

OF LOT 1 IN THE VILLAGE OF WESTMONT, BEING A RESUBDIVISION OF LOT 4 IN BLOCK 1 OF ARTHUR I. MORTOSH AND COMPANY'S SECOND ADDITION TO WESTMONT, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 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 RESUBDIVISION RECORDED JUNE 22, 1973 AS DOCUMENT R73-37189, DUPAGE COUNTY, ILLINOIS.

350 E. RICHMOND ST.
P.I.N. 09-10-305-013



STATE OF ILLINOIS
COUNTY OF DU PAGE) s.s.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE FOREGOING PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARD STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS,
THIS 24th DAY OF MAY, A.D. 2002.

ILLINOIS LAND SURVEYOR NO. 1863

RELIEF TO DEED OR INSTRUMENT POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
CORRECT ALL RIGHTS BEFORE BUILDING AND REPORT ANY APPOINTMENT DISCREPANCIES TO THE SURVEYOR.

■ - FOUND IRON STAKE
□ - SET IRON STAKE

ORDERED BY: BACHELOR WOODWARD-CITY'S, ORDER NO. 07, 0 230, FILE NO. 07-1853

LAMBERT & ASSOCIATES
LAND SURVEYORS
320 SOUTH REBER ST WHEATON, ILL. 60187
PHONE: (630) 653-6331 FAX: (630) 653-6396

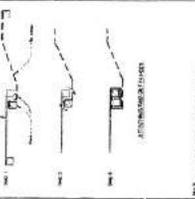
EXISTING REMOVAL PLAN

LOT 1 IN THE VILLAGE OF WESTMONT, BEING A SUBDIVISION OF LOT 4 IN BLOCK 1 OF ARTHUR T. MURPHY AND COMPANY'S SECOND 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCED AND RECORDED IN RECORD BOOK 22, 1972, AS AMENDMENT 8 (P. 31) BY DEPAUL COUNTY, ILLINOIS.

LEGEND

EXISTING	PROPOSED
1" X 4" BOARD	2" X 4" BOARD
4" X 6" BOARD	6" X 8" BOARD
8" X 12" BOARD	12" X 16" BOARD
12" X 16" BOARD	16" X 20" BOARD
16" X 20" BOARD	20" X 24" BOARD
20" X 24" BOARD	24" X 28" BOARD
24" X 28" BOARD	28" X 32" BOARD
32" X 40" BOARD	40" X 48" BOARD
40" X 48" BOARD	48" X 56" BOARD
56" X 64" BOARD	64" X 72" BOARD
72" X 80" BOARD	80" X 88" BOARD
88" X 96" BOARD	96" X 104" BOARD
104" X 112" BOARD	112" X 120" BOARD
120" X 128" BOARD	128" X 136" BOARD
136" X 144" BOARD	144" X 152" BOARD
152" X 160" BOARD	160" X 168" BOARD
168" X 176" BOARD	176" X 184" BOARD
184" X 192" BOARD	192" X 200" BOARD
200" X 208" BOARD	208" X 216" BOARD
216" X 224" BOARD	224" X 232" BOARD
232" X 240" BOARD	240" X 248" BOARD
248" X 256" BOARD	256" X 264" BOARD
264" X 272" BOARD	272" X 280" BOARD
280" X 288" BOARD	288" X 296" BOARD
296" X 304" BOARD	304" X 312" BOARD
312" X 320" BOARD	320" X 328" BOARD
328" X 336" BOARD	336" X 344" BOARD
344" X 352" BOARD	352" X 360" BOARD
360" X 368" BOARD	368" X 376" BOARD
376" X 384" BOARD	384" X 392" BOARD
392" X 400" BOARD	400" X 408" BOARD
408" X 416" BOARD	416" X 424" BOARD
424" X 432" BOARD	432" X 440" BOARD
440" X 448" BOARD	448" X 456" BOARD
456" X 464" BOARD	464" X 472" BOARD
472" X 480" BOARD	480" X 488" BOARD
488" X 496" BOARD	496" X 504" BOARD
504" X 512" BOARD	512" X 520" BOARD
520" X 528" BOARD	528" X 536" BOARD
536" X 544" BOARD	544" X 552" BOARD
552" X 560" BOARD	560" X 568" BOARD
568" X 576" BOARD	576" X 584" BOARD
584" X 592" BOARD	592" X 600" BOARD
600" X 608" BOARD	608" X 616" BOARD
616" X 624" BOARD	624" X 632" BOARD
632" X 640" BOARD	640" X 648" BOARD
648" X 656" BOARD	656" X 664" BOARD
664" X 672" BOARD	672" X 680" BOARD
680" X 688" BOARD	688" X 696" BOARD
696" X 704" BOARD	704" X 712" BOARD
712" X 720" BOARD	720" X 728" BOARD
728" X 736" BOARD	736" X 744" BOARD
744" X 752" BOARD	752" X 760" BOARD
760" X 768" BOARD	768" X 776" BOARD
776" X 784" BOARD	784" X 792" BOARD
792" X 800" BOARD	800" X 808" BOARD
808" X 816" BOARD	816" X 824" BOARD
824" X 832" BOARD	832" X 840" BOARD
840" X 848" BOARD	848" X 856" BOARD
856" X 864" BOARD	864" X 872" BOARD
872" X 880" BOARD	880" X 888" BOARD
888" X 896" BOARD	896" X 904" BOARD
904" X 912" BOARD	912" X 920" BOARD
920" X 928" BOARD	928" X 936" BOARD
936" X 944" BOARD	944" X 952" BOARD
952" X 960" BOARD	960" X 968" BOARD
968" X 976" BOARD	976" X 984" BOARD
984" X 992" BOARD	992" X 1000" BOARD

SILT FENCE PLAN



EXISTING COVERAGE



ABBREVIATIONS

1" X 4" BOARD	1" X 4" BOARD
4" X 6" BOARD	4" X 6" BOARD
8" X 12" BOARD	8" X 12" BOARD
12" X 16" BOARD	12" X 16" BOARD
16" X 20" BOARD	16" X 20" BOARD
20" X 24" BOARD	20" X 24" BOARD
24" X 28" BOARD	24" X 28" BOARD
28" X 32" BOARD	28" X 32" BOARD
32" X 40" BOARD	32" X 40" BOARD
40" X 48" BOARD	40" X 48" BOARD
48" X 56" BOARD	48" X 56" BOARD
56" X 64" BOARD	56" X 64" BOARD
64" X 72" BOARD	64" X 72" BOARD
72" X 80" BOARD	72" X 80" BOARD
80" X 88" BOARD	80" X 88" BOARD
88" X 96" BOARD	88" X 96" BOARD
96" X 104" BOARD	96" X 104" BOARD
104" X 112" BOARD	104" X 112" BOARD
112" X 120" BOARD	112" X 120" BOARD
120" X 128" BOARD	120" X 128" BOARD
128" X 136" BOARD	128" X 136" BOARD
136" X 144" BOARD	136" X 144" BOARD
144" X 152" BOARD	144" X 152" BOARD
152" X 160" BOARD	152" X 160" BOARD
160" X 168" BOARD	160" X 168" BOARD
168" X 176" BOARD	168" X 176" BOARD
176" X 184" BOARD	176" X 184" BOARD
184" X 192" BOARD	184" X 192" BOARD
192" X 200" BOARD	192" X 200" BOARD
200" X 208" BOARD	200" X 208" BOARD
208" X 216" BOARD	208" X 216" BOARD
216" X 224" BOARD	216" X 224" BOARD
224" X 232" BOARD	224" X 232" BOARD
232" X 240" BOARD	232" X 240" BOARD
240" X 248" BOARD	240" X 248" BOARD
248" X 256" BOARD	248" X 256" BOARD
256" X 264" BOARD	256" X 264" BOARD
264" X 272" BOARD	264" X 272" BOARD
272" X 280" BOARD	272" X 280" BOARD
280" X 288" BOARD	280" X 288" BOARD
288" X 296" BOARD	288" X 296" BOARD
296" X 304" BOARD	296" X 304" BOARD
304" X 312" BOARD	304" X 312" BOARD
312" X 320" BOARD	312" X 320" BOARD
320" X 328" BOARD	320" X 328" BOARD
328" X 336" BOARD	328" X 336" BOARD
336" X 344" BOARD	336" X 344" BOARD
344" X 352" BOARD	344" X 352" BOARD
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392" X 400" BOARD	392" X 400" BOARD
400" X 408" BOARD	400" X 408" BOARD
408" X 416" BOARD	408" X 416" BOARD
416" X 424" BOARD	416" X 424" BOARD
424" X 432" BOARD	424" X 432" BOARD
432" X 440" BOARD	432" X 440" BOARD
440" X 448" BOARD	440" X 448" BOARD
448" X 456" BOARD	448" X 456" BOARD
456" X 464" BOARD	456" X 464" BOARD
464" X 472" BOARD	464" X 472" BOARD
472" X 480" BOARD	472" X 480" BOARD
480" X 488" BOARD	480" X 488" BOARD
488" X 496" BOARD	488" X 496" BOARD
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552" X 560" BOARD	552" X 560" BOARD
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672" X 680" BOARD	672" X 680" BOARD
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688" X 696" BOARD	688" X 696" BOARD
696" X 704" BOARD	696" X 704" BOARD
704" X 712" BOARD	704" X 712" BOARD
712" X 720" BOARD	712" X 720" BOARD
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968" X 976" BOARD	968" X 976" BOARD
976" X 984" BOARD	976" X 984" BOARD
984" X 992" BOARD	984" X 992" BOARD
992" X 1000" BOARD	992" X 1000" BOARD

EXISTING REMOVAL PLAN



NOTES

1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES IS NOT GUARANTEED BY THE ENGINEER. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE USER'S NEGLIGENCE OR MISUSE OF THIS PLAN.

2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE USER DUE TO THE LACK OF SUCH PERMITS.

3. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE USER DUE TO THE LACK OF SUCH EASEMENTS.

4. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE USER DUE TO THE LACK OF SUCH EASEMENTS.

5. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE USER DUE TO THE LACK OF SUCH EASEMENTS.

EXISTING CONDITIONS

1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE EXISTING CONDITIONS THAT OCCUR AFTER THE DATE OF THIS PLAN.

2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE USER DUE TO THE LACK OF SUCH PERMITS.

3. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE USER DUE TO THE LACK OF SUCH EASEMENTS.

4. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE USER DUE TO THE LACK OF SUCH EASEMENTS.

5. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE USER DUE TO THE LACK OF SUCH EASEMENTS.

EXISTING COVERAGE

1. THE EXISTING COVERAGE SHOWN ON THIS PLAN IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE EXISTING COVERAGE THAT OCCUR AFTER THE DATE OF THIS PLAN.

2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE USER DUE TO THE LACK OF SUCH PERMITS.

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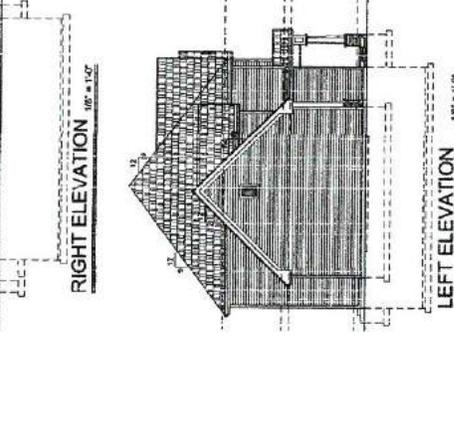
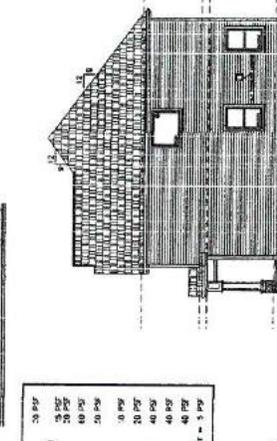
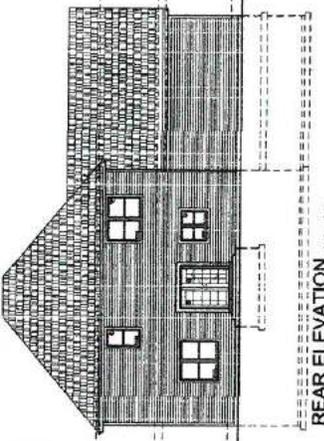
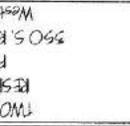
ABBREVIATIONS

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264" X 272" BOARD	264" X 272" BOARD
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288" X 296" BOARD	288" X 296" BOARD
296" X 304" BOARD	296" X 304" BOARD
304" X 312" BOARD	304" X 312" BOARD
312" X 320" BOARD	312" X 320" BOARD
320" X 328" BOARD	320" X 328" BOARD
328" X 336" BOARD	328" X 336" BOARD
336" X 344" BOARD	336" X 344" BOARD
344" X 352" BOARD	344" X 352" BOARD
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400" X 408" BOARD	400" X 408" BOARD
408" X 416" BOARD	408" X 416" BOARD
416" X 424" BOARD	416" X 424" BOARD
424" X 432" BOARD	424" X 432"

IJM ARCHITECTS
 82 S. La Grange Rd.
 Suite 100
 La Grange, IL 60525
 708-465-9674
 PR
 708-464-4454

**TWO STORY
 RESIDENCE
 FOR
 WESTMONT ILL.
 550 S. Richmond Ave.**

10.2.2015
 2015-104
 A-1.0



ROOF LOADS

UNIFORM, MIN. LOAD FOR WIND 30-PSF GUSTS
 30 PSF
 30 TO 50
 50 TO 70
 70 TO 90
 90 TO 110
 110 TO 130
 130 TO 150
 150 TO 170
 170 TO 190
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VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF MAY 11, 2016

P/Z 16-006 – Elliott Carpentry, LLC regarding 350 E. Richmond Street, Westmont

Request for a variance to allow relief from the minimum lot area for a single-family residence in the R-3 Single Family Detached Residence District.

***CRITERIA NO. 1:** The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.*

FINDINGS OF FACT: The property was subdivided in 1973 as a conforming lot, and subsequent Zoning Code amendments by the Village to the minimum lot size requirement made this lot non-conforming in the R-3 District. Without this variance, this lot is unbuildable and the owner could yield any return.

***CRITERIA NO. 2:** The plight of the owner is due to unique circumstances.*

FINDINGS OF FACT: The owner did not subdivide this lot and create this non-conformity. Other lots in the area contain similar lot areas.

***CRITERIA NO. 3:** The variation, if granted, will not alter the essential character of the locality.*

FINDINGS OF FACT: Surrounding properties contain similar lot areas as this property. The proposed house otherwise will conform to all setback and lot coverage requirements. Granting this variance will allow for a development consistent with surrounding properties and which will not adversely impact surrounding properties.

7 The Planning and Zoning Commission agrees with the above findings.

0 The Planning and Zoning Commission does not agree with the above findings.