



VILLAGE OF WESTMONT
 PLANNING AND ZONING COMMISSION
 AGENDA ITEM

P/Z 12-029

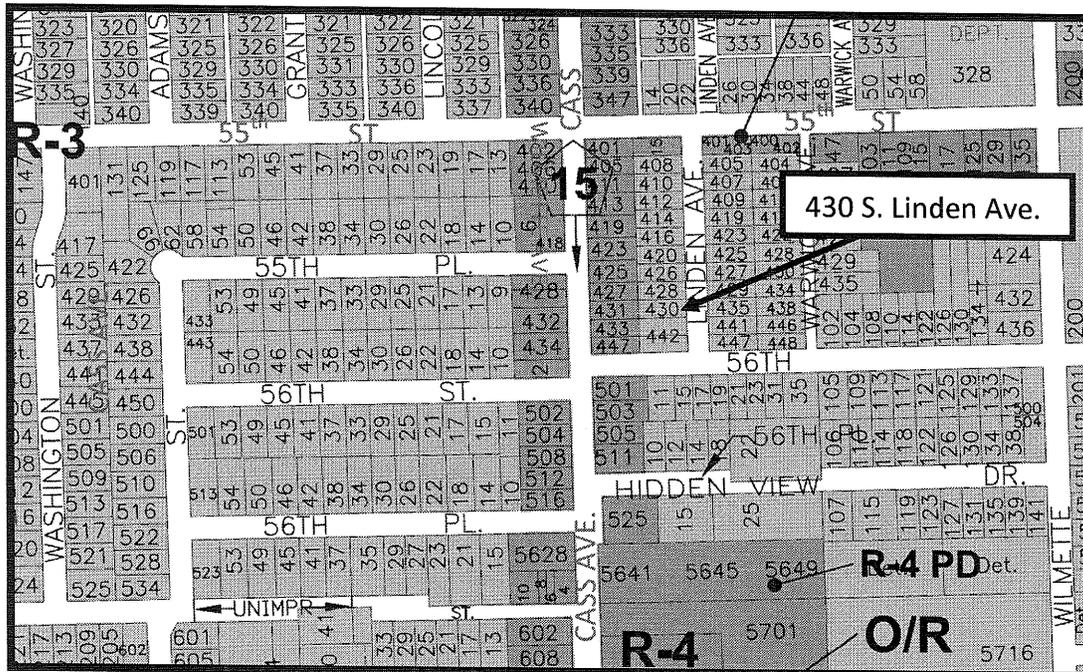
MEETING DATE: September 12, 2012

TITLE: Molly Tang regarding the property located at 430 South Linden Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to permit the replacement of an existing non-conforming driveway which encroaches into the required side yard setback. The proposed setback is approximately zero feet and Code requires 3’.
- (B) Zoning Code Variance Request to permit lot coverage greater than the 35% maximum allowed in the R-3 Single Family Detached Residence District for the purpose of reconstructing a driveway and replacing a one-car garage.
- (C) Zoning Code Variance Request to permit a reduction in the minimum required lot area for an existing non-conforming lot. Code requires 7,800 square feet and 6,719 square feet is proposed.

BACKGROUND OF ITEM

The subject parcel is located on the west side of Linden Avenue, south of 55th Street. It is lot 10 in the Clarendon Park Subdivision which was recorded May 12, 1924.



The applicant is requesting to resurface the existing driveway, and potentially construct a new one-car garage and patio in the rear yard. The applicant purchased the lot in its existing configuration, which does not meet the lot width and lot size requirements for the R-3 zoning district in which it is located. In addition, the driveway was originally constructed without the required 3' separation from the property line, and the as-built lot coverage is approximately 56% of the lot (35% is allowed).

The home was constructed prior to lot coverage requirements, and a building permit was issued erroneously by a former staff member in 2000, when an addition was made to the existing house, doubling its size and putting it over lot coverage requirements.

The applicant has applied for the variation in order to improve the condition of the driveway, which is deteriorating in places and becomes slippery with ponding water during rain events. Staff was unable to issue a permit to resurface the driveway because the impervious surface exceeds the 40% administrative waiver provision by 16%. There is no evidence of a previous lot coverage variance having been granted for this property.

ZONING ANALYSIS

The subject property is zoned R-3 Single Family Detached Residence District. The surrounding properties are similarly zoned. This lot measures 50' x 134' for a total area of 6,719 square feet. A lot of this size is entitled to 2,352 square feet of impermeable surface coverage based on the 35% maximum requirement. Currently, lot coverage is estimated at 56% or 3,745 square feet.

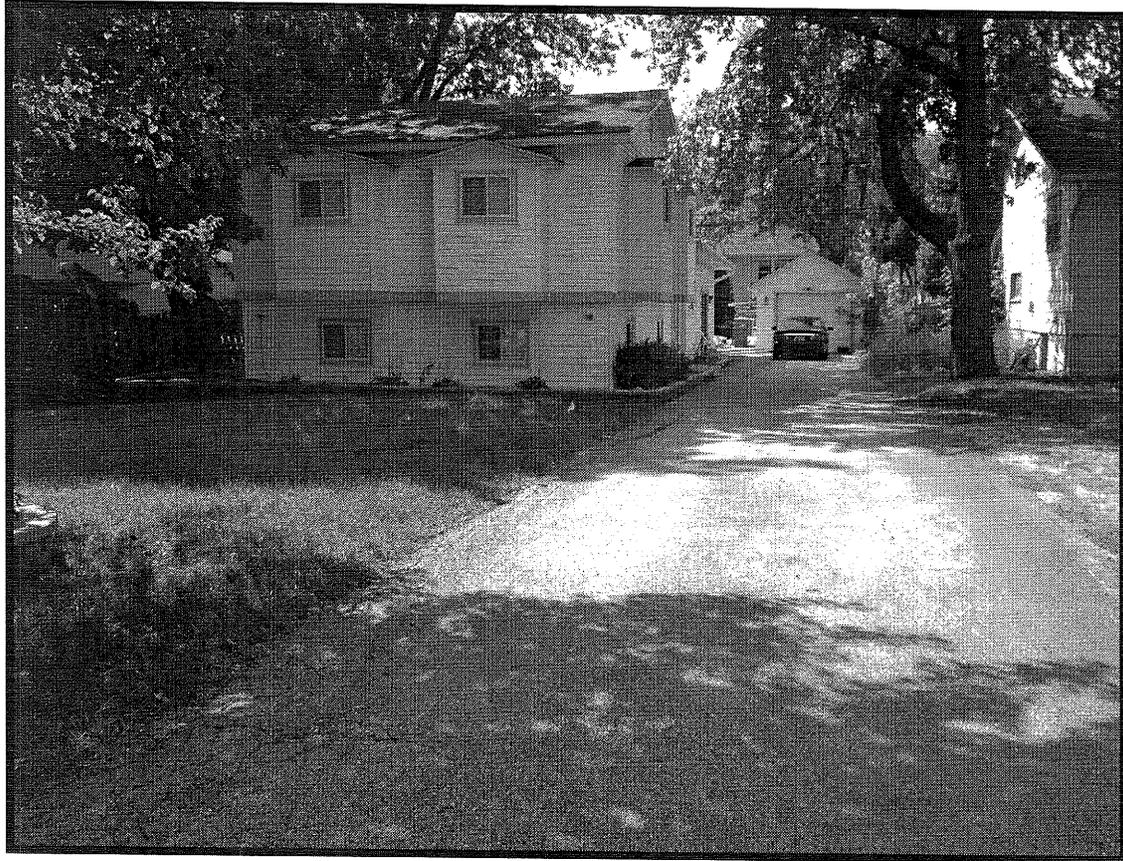
The house was built prior to lot coverage requirements, which were implemented at 40% in 1998, and reduced to 35% in November of 2011. The property was non-conforming with the original text amendment, and this non-conformity became more severe with the recent Code change in 2011.

The applicant proposes to resurface the driveway, particularly next to the side entrances and near the garage, which is in the worst shape. The applicant would also like to install a replacement one-car garage, as well as possibly replace the existing patio with pervious paver patio, that would allow water to infiltrate the ground better. Currently Westmont's engineering standards do not allow pervious pavers to be counted toward helping reduce impervious surface.

Figure 1: Lot Coverage Analysis

Zoning District	Lot square footage	Maximum lot coverage (35%)	Estimated as-built lot coverage	Proposed lot coverage
R-3	6,719 sq. ft.	2,352 s.f.	3,745 s.f. (≈56%)	3,745 s.f. (≈56%)

Staff and the applicant discussed how to mitigate the non-conformity. As noted in the table above, the applicant is proposing to keep the impervious lot coverage at the same amount that it is currently. The variance request is for 56% and exceeds 40% (the amount that staff is allowed to administratively approve if the lot is not in a drainage study area).



430 South Linden, front yard and driveway

Currently the driveway is adjacent to the property line, which is not permitted by code (3' separation from the property line is required for driveways), and is part of the variation request so the applicant can continue the asphalt up to the north property line.

The petitioners have been informed of recent actions taken by the Village in response to the drainage study undertaken by Christopher Burke Engineering and the Village Board's desire to hold the line at 35-40% lot coverage in single family residential districts.

The petitioner has indicated there is a grade change in the lot which may make creating a swale difficult, but there are several other options listed below which staff recommends the applicant take into consideration.

Engineering Review

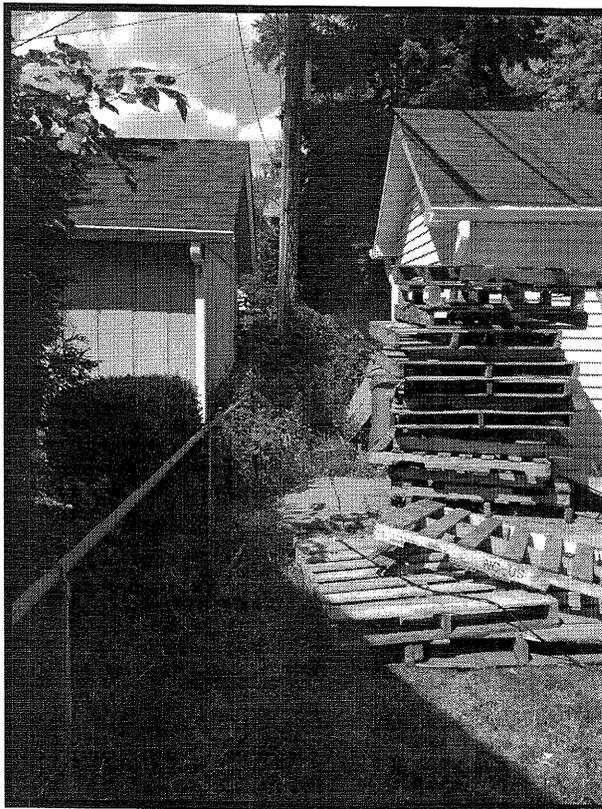
Planning Engineer Nicoll's comments are attached for your review. Revisions will be coordinated through the permit submittal.

Engineering comments note that the drainage patterns on the site have been adversely impacted by the retaining wall to the north, by the debris behind the garage, blocked by the garage and blocked by the raised patio.

Because the drainage patterns have been adversely impacted by the existing lot improvements, a full engineering submittal would be required if the applicant follows through with the request to raise the garage foundation. Raising the garage foundation would likely improve the applicant's runoff problem, but would probably negatively impact the adjacent neighbors, which would not be permitted. Instead of raising the garage and the driveway, staff recommends instead improving upon the existing site conditions to help the storm water be better absorbed on the subject property. The recommend improvements are listed below, with associated pictures to illustrate the property.

With these improvements taken into consideration, staff would support the variation. If none of the recommended improvements are made, and the property owner is able to resurface the existing asphalt driveway, the situation will likely remain the same or become worse, and staff would not support the variation. The runoff in the rear yard will be reviewed by staff to ensure it does not adversely impact surrounding property owners and that the new improvements do not block drainage channels.

Recommended improvements:

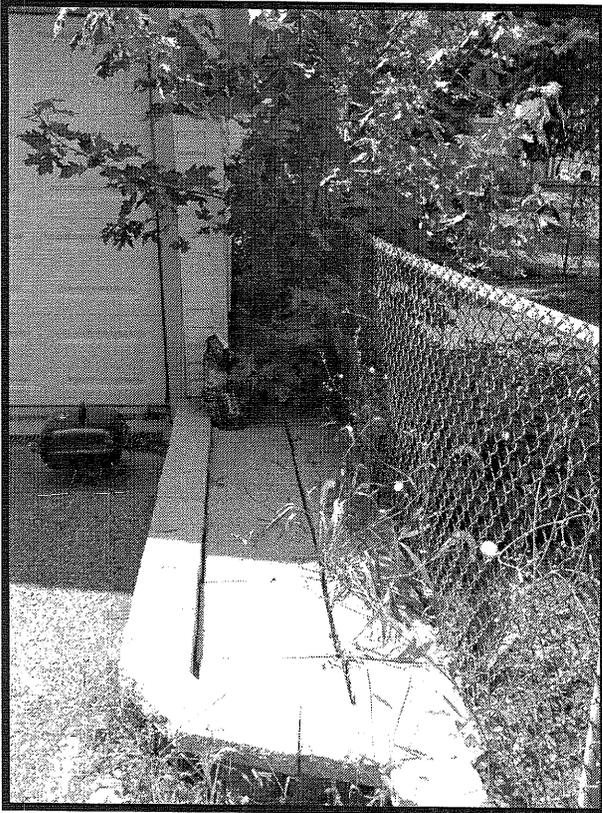


1. Staff recommends removing the pavers, building debris, and overgrown plant materials behind the garage to clear the natural surface water runoff flow.

2. Staff recommends providing a well- defined rear yard swale which connects to the neighbor's swale to the south.

3. If possible, staff recommends adding a storm structure and storm sewer along the north property line if elevations permit and connect to the existing storm structure at the northeast corner of the lot.

430 South Linden, rear yard and garage

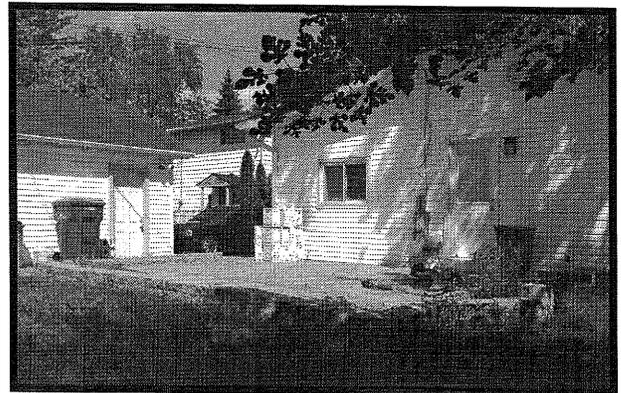


4. Staff recommends removing the retaining wall and brick pavers along the north property line, to clear the natural surface water runoff flow.

430 South Linden, north property line and garage



5. Staff recommends removing part of the brick paver patio, to clear the natural surface water runoff flow. If the variation is approved, the patio could be removed and replaced with permeable pavers at a lower elevation, or replaced with a deck.



430 South Linden, rear yard paver patio

SUMMARY

The petitioner seeks approval of a Zoning Code Variance to exceed the allowable lot coverage in the R-3 Single-Family Detached Residence District in order to construct a repave an existing driveway, replace an existing one car garage, and potentially reconstruct a rear yard patio area. The proposal appears to meet all other bulk regulations of the district with the exception of the encroachment of the non-conforming driveway, the exceeded lot coverage, the non-conforming lot size, and the non-conforming lot width.

With the previous recommended improvements taken into consideration, staff would support the variation. If none of the recommended improvements are made, and the property owner is able to resurface the existing asphalt driveway, the situation will likely remain the same or become worse, and staff would not support the variation.

DOCUMENTS ATTACHED

1. Engineering Review from Planning Engineer Nicoll, dated August 30, 2012.
2. Agenda and publication notice published in the August 29, 2012 edition of the Westmont Progress.
3. Application for variance dated August 19, 2012.
 - a. Proposed site plan, prepared by Tech Team, LLC, dated August 8, 2012.
 - b. Plat of Survey, prepared by Schomig Land Surveyors, Ltd., dated March 18, 2012.

MEMORANDUM



*The
Progressive
Village*

Community Development
Department

DATE: August 30, 2012
TO: Jill Ziegler, Village Planner
FROM: Kim Nicoll, Planning Engineer
SUBJ: 430 S Linden Ave – Lot Coverage Variance – Preliminary Review

1. This project is not located within a subbasin which is tributary to a drainage project as delineated in the 2010 Westmont Stormwater Master Plan.
2. Per the DuPage County 2 foot contour map and a site visit, it appears that the surface water runoff drains from the neighboring properties to the north and then is choked off by the garage, debris to the rear of the garage, and retaining wall along the north side of the driveway of 430 S Linden Avenue. It appears that it makes its way through the garage and then is blocked further by the raised brick paver patio in the rear yard of 430 S Linden Avenue. Past the brick paver patio to the south, the surface water runoff continues to a swale that is located along the north property line of 442 S Linden Avenue and then to a parkway ditch along the west side of Linden Avenue.
3. Staff has concerns that raising the garage would further block the natural flow of the surface water runoff onto the rear yard of 428 S Linden Avenue, which is not allowed by General Drainage Law. Therefore, full engineering plans would be required to be submitted with a garage building permit.
4. As part of this full engineering submittal, the applicant would be required to show that:
 - a. The garage foundation would not be allowed to be raised higher than the neighboring building foundations.
 - b. Methods would be provided to ensure that the natural surface water runoff was not blocked. For instance:
 - i. Removing the debris from behind the garage and providing a well defined rear yard swale which connects to the existing swale along the north property line of 442 S Linden Avenue.

- ii. If elevations permitted, adding a storm structure and storm sewer along the north property line adjacent to the garage to pick up the surface water runoff from the north and connecting it to the existing storm structure at the northeast corner of 430 S Linden Avenue.
- iii. Removing the rear brick paver patio in order that surface water runoff may progress through the rear yard of 430 S Linden Avenue to the south.
- iv. Lowering the rear brick paver patio and replacing with permeable pavers, in order that surface water runoff may progress through the rear yard of 430 S Linden Avenue. The permeable pavers could also help with the drainage issue.
- v. Removing the rear brick paver patio and replacing with a deck.



PROPERTY ADDRESS:
426 S LINDEN AVE
WESTMONT IL 60559

DuPageMaps

Navigation

Report

Pan

Zoom

DuPage County

Map View

Help

Zoom Previous

Zoom N

Illinois

Tools

Overview Map

View Coord

0915100020
PROPERTY ADDRESS:
428 S LINDEN AVE
WESTMONT IL 60559

0915100021
PROPERTY ADDRESS:
430 S LINDEN AVE
WESTMONT IL 60559

0915100022
PROPERTY ADDRESS:
442 LINDEN AVE
WESTMONT IL 60559

10 m

50 ft

Linden Av

67

Sara Hogan aka Sara C. Hogan; West Suburban Bank; Plaintiffs, Defendants.

Westmont, Illinois 60559

NOTICE OF SHERIFF SALE

Pursuance of a judgment of said Court entered in the above-entitled case, the Sheriff of DuPage County, Illinois, will hold a sale on October 4, 2012 at the DuPage County Sheriff's Office, 501 North County Farm Road, Wheaton, Illinois, to sell the following described real estate, or so much thereof as may be necessary to satisfy the judgment.

RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 (EXCEPT THE S 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 1 AND LOTS 2, 3, 4, 5, 6 IN SUBDIVISION OF THE EAST 20 ACRES OF LOT 1 OF SCHOOL SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD QUARTER SECTION 16 TO THE PLAT OF SAID NEWFIELD MANOR RESUBDIVISION DOCUMENT NUMBER 825850, IN DUPAGE COUNTY, ILLINOIS. Westmont, Illinois 60559. P.I.N.: 09-16-204-012. Judgment Amount \$145,716.07

5/15-1507(c)(1)(H-1) AND (H-2), 765 ILCS 605/9(g)(5), AND 765 ILCS 605/9(g)(6) REBY NOTIFIED THAT THE PURCHASER OF THE PROPERTY, ALL PAY THE ASSESSMENTS AND LEGAL FEES REQUIRED BY SECTION 9 AND THE ASSESSMENTS REQUIRED BY SUBSECTION (c) OF THE CONDOMINIUM PROPERTY ACT.

at the time of sale and the balance due within 24 hours of the sale. All cash proceeds in certified funds payable to the Sheriff of DuPage County.

regarding this property is: SELMO LINDBERG LLC 1807 West Diehl Road, Naperville, IL 60563, call 630-453-6713 25 hours prior to sale. All information collected a debt and any information obtained will be used for that purpose.

August 22, 29, 2012 September 5, 2012
Suburban Life Publications 1802 WSM

**COURT FOR THE 18TH JUDICIAL CIRCUIT
DU PAGE COUNTY - WHEATON, ILLINOIS**

Plaintiff, PLAINTIFF)2011
)CH
)628

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

that pursuant to a Judgment of Foreclosure and Sale entered in the case of Sara Hogan aka Sara C. Hogan, West Suburban Bank, Plaintiff, vs. Sara C. Hogan, Defendant, the Sheriff of DuPage County, Illinois will on 9/27/12 at the hour of 10:00 a.m. at the DuPage County Sheriff's Office 501 North County Farm Road, Wheaton, IL 60187, or in a place other than the County of DuPage and State of Illinois, sell at public auction to the highest bidder, the following described real estate:

VILLAGE SQUARE V CONDOMINIUM IN THE WEST HALF OF TILE SECTION 16, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD QUARTER SECTION 16 TO THE DECLARATION OF CONDOMINIUM OWNERSHIP THERETO AS EXHIBIT "A" RECORDED JANUARY 4, 1974 AS DOCUMENT NO. R74-05157, IN DUPAGE COUNTY, ILLINOIS, AND THE PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ENJOYMENT GRANTED BY DECLARATION OF COVENANTS, CONDITIONS AND BASEMENTS FOR VILLAGE SQUARE HOMEOWNERS ASSOCIATION, INC. MEMBER 26, 1971 AS DOCUMENT NO. R71- 60960 AND BY DECLARATION OF COVENANTS, CONDITIONS AND BASEMENTS RECORDED JANUARY 4, 1974 AS DOCUMENT NO. R74-00805 IN DUPAGE COUNTY, ILLINOIS.

Condo/Townhouse
Creek Way Unit #1 Downers Grove, IL 60516
The balance, including interest, shall be paid by certified funds at the close of the auction; The balance, including interest, shall be paid to the Plaintiff. The balance, including interest, shall be calculated at the time of the sale. The balance, including interest, shall not exceed \$300, in any event. The subject property is subject to general real estate taxes levied against said real estate and is offered for sale without any warranty of title and without recourse to Plaintiff and in "AS IS" condition. The sale shall be final and binding on all parties. The sale shall take place after 1/1/2007, purchasers other than the Plaintiff shall be responsible for the assessment and legal fees due under The Condominium Property Act, 765 ILCS 605/18.5(g-1).

Interested parties, purchasers other than mortgagees will be required to pay the assessment and legal fees due under The Condominium Property Act, 765 ILCS 605/18.5(g-1). Purchaser at the sale shall be entitled only to a return of the deposit if the mortgagee does not exercise its right of recourse against the Mortgagee, the Mortgagee or the Mortgagee's assignee.

The purchaser shall receive a Certificate of Sale, which will entitle the purchaser to the possession of the property. The successful purchaser has the sole responsibility for the payment of the taxes and other individuals presently in possession of the subject property.

The Plaintiff makes no representation as to the condition of the property. The Plaintiff is not responsible for the payment of the taxes and other individuals presently in possession of the subject property.

NOTICE: YOU HAVE THE RIGHT TO REMAIN IN POSSESSION OF YOUR PROPERTY UNTIL YOU RECEIVE A COURT ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 9-3 OF THE CONDOMINIUM PROPERTY ACT.

For more information, please contact Plaintiff's attorney: Codilis & Associates, P.C., Burr Ridge, IL 60527, (630) 794-9876.

August 15, 22, 29, 2012
Suburban Life Publications 1816 DG

VILLAGE OF DOWNERS GROVE

NOTICE OF PUBLIC HEARING

A public hearing will be held on Tuesday, September 18, 2012 at 7:00 p.m. at a Village Council Meeting located at the Village of Downers Grove Village Hall, 801 Burlington, Downers Grove, Illinois to consider a Community Development Block Grant Application to be submitted by the Village of Downers Grove. This public hearing will consider a grant application to DuPage Community Development Commission Neighborhood Investment Program for Community Development Block Grant (CDBG) funds for the installation of a watermain loop along Francisco Avenue, Drendel Road and Granville Avenue. Funding in the amount of \$400,000 will be requested for this project. Persons interested in commenting on the above projects may do so in person at the public hearing.

Linda Brown

Deputy Village Clerk

August 29, 2012
Suburban Life Publications 2128 DG

**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, September 12, 2012 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 August 12, 2012 meeting
- (7) Open Hearing

New Business

PZ 12-028 Ruth Askren of Lamborghini Chicago regarding the commercial property located at 209 East Ogden Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request for number of signs in the B-2 general business district
- (B) Zoning Code Variance request for square footage of signs in the B-2 general business district

PZ 12-029 Molly Tang regarding the residential property located at 430 South Linden Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to permit the replacement of an existing non-conforming driveway which encroaches into the required side yard setback. The proposed setback is approximately zero feet and Code requires 3'.
- (B) Zoning Code Variance Request to permit lot coverage greater than the 35% maximum allowed in the R-3 Single Family Detached Residence District for the purpose of reconstructing a driveway and replacing a one-car garage.
- (C) Zoning Code Variance Request to permit a reduction in the minimum required lot area for an existing non-conforming lot. Code requires 7,800 square feet and 6,719 square feet is proposed.

PZ 12-030 Paul McNaughton of McNaughton Development regarding the residential property located at 243 E. 56th Street, Westmont, IL 60559 for the following:

- (A) Preliminary Plat of Subdivision request to subdivide 8 residential lots in the R-3 Single Family Detached Residence District.

PZ 12-031 Anthony Julian of Julian Electric, Inc. regarding the commercial property located at 400 Plaza Drive, Westmont, IL 60559 for the following:

- (A) Site and landscaping plan approval for an addition in the M-Manufacturing District.

PZ 12-032 Village of Westmont regarding the detention area located at 1006 Beninford Lane, Westmont, IL 60559 for the following:

- (A) Preliminary Plat of Subdivision request to subdivide a detention basin out of Falcon Villas Lot 23 in the R-4 General Residence District.

(B) Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Mon. through Fri., Village of Westmont, IL, 60559; or (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

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

WESTMONT PLANNING AND ZONING COMMISSION
Ed Richard Chairperson

August 29, 2012
Suburban Life Publications 2010 WSM

**LEGAL NOTICE / PUBLIC NOTICE
VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLICATION**

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, September 12, 2012 at 7:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider a request from Molly Tang regarding the property located at 430 South Linden Street, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to permit the replacement of an existing non-conforming driveway which encroaches into the required side yard setback. The proposed setback is approximately zero feet and Code requires 3'.
- (B) Zoning Code Variance Request to permit lot coverage greater than the 35% maximum allowed in the R-3 Single Family Detached Residence District for the purpose of reconstructing a driveway and replacing a one-car garage.
- (C) Zoning Code Variance Request to permit a reduction in the minimum required lot area for an existing non-conforming lot. Code requires 7,800 square feet and 6,719 square feet is proposed.

Legal Description:

LOT 10 IN BLOCK 2 IN CLARENDON PARK, BEING A RESUBDIVISION OF LOTS 7 AND 8 OF BRANIGAR BROTHERS 55TH STREET FARMS, LOCATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CLARENDON PARK, RECORDED MAY 12, 1924 AS DOCUMENT NUMBER 177533, IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 09-02-103-007

More Common Location: 430 South Linden Street, Westmont, IL 60559

Village Code(s) Applicable: Appendix "A", Section 6.01(H)(2) and (3)
Appendix "A", Section 6.04 (D)
Appendix "A", Section 12.02(A)
Appendix "A", Section 13.07

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

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

WESTMONT PLANNING AND ZONING COMMISSION
Ed Richard Chairperson

August 29, 2012
Suburban Life Publications 2011 WSM



VILLAGE OF WESTMONT
ECONOMIC DEVELOPMENT DEPARTMENT
630-981-6264

Office Use Only	
Applicant #:	PZC 12-029
Submission Date:	8-10-12
Title:	Tang driveway variations

APPLICATION FOR:

- Annexation/Pre-Annexation Hearing
- Appeal from Decision of Zoning Official
- Map Amendment
- Planned Development
- Right-of-Way Dedication
- Site/Landscaping Plan
- Special-Use Permit
- Subdivision/Consolidation/Lot Split (Preliminary)
- Text Amendment
- Variation from Zoning Requirement/Land Development Code

VILLAGE OF WESTMONT
*** CUSTOMER RECEIPT ***
DATE: 08/13/12 TIME: 16:26:06

DESCRIPTION	PAY CD	AMOUNT
ZSF-ZONE/SUBDVN 430 S LINDEN	CK	250.00
ZSF-ZONE/SUBDVN 430 S LINDEN	CK	250.00
TOTAL AMOUNT DUE		500.00
AMOUNT TENDERED		500.00
CHANGE DUE		.00

TRANS #: 47 CASHIER CODE: 6M2
BATCH #: C120813 REGISTER ID: 002

DESCRIPTION OF SITE:

Common Description (Street Address): 430 S Linden
 PIN Number: 09-15-100-024 Current Zoning and Land Use: R-3 sg residential
 Existing Structures: _____
 Significant natural amenities (slope, vegetation, water bodies, rock outcroppings, floodplain,
 and other development restrictions): _____

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

North: R-3 East: R-3
 South: R-3 West: R-4

PETITIONER INFORMATION:

Petitioner: Molly Tang
 Corporation: _____
 Street Address: 3539 S. Wenonah Ave.
 City: Berwyn 2L 60402
 State and Zip Code: 60402
 Daytime Telephone Number: ~~XXXXXXXXXX~~

PAID
AUG 13 2012
Rid

REDACTED
BY LAW

Fax Number: _____

Email Address: _____

Relationship of Petitioner to Property: _____

Mother

REDACTED
BY LAW

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Names (list all beneficiaries of Trust): _____

Tiffany Tang

Corporation: _____

Street Address: _____

401 N. Wabash Blvd., 65B

City: _____

Chicago

State and Zip Code: _____

IL 60601

Daytime Telephone Number: _____

Fax Number: _____

Email Address: _____

REDACTED
BY LAW

PROJECT STAFF (if applicable):

Daver Contractor

Developer: _____

Blackout Sealcoating Co.

Telephone Number: _____

708-430-2988

Email: _____

Attorney: _____

Telephone Number: _____

Email: _____

Garage Contractor

Land Planner: _____

Bator Construction, Inc - Jim Bator

Telephone Number: _____

630-878-1810

Email: _____

Jim@batorconstruction.com

Engineer: _____

Telephone Number: _____

Email: _____

Architect: _____

Tech Team LLC - Leon Sarantos

Telephone Number: _____

773-288-1944

Email: _____

Techteam.leon@gmail.com

Landscape Architect: _____

Telephone Number: _____

Email: _____

Each Applicant is solely responsible for compliance with the provisions of the Village of Westmont Zoning Ordinance, Land Development Ordinance, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of matters coming before the Planning and Zoning Commission and Village Board. **Should this be an application for a parking variance in the B-1 Limited Business District, the applicant acknowledges that Ordinance No. 10-67 requires the payment of a cash-in lieu fee for waived parking spaces.**

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

PETITIONER SIGNATURE:

Type or print name: Molly Tang

Signature: [Handwritten Signature]

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5 DAY OF August, 20 12

[Handwritten Signature]
Notary Public



OWNER SIGNATURE:

Type or print name: Tiffany Tang

Signature: [Handwritten Signature]

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5 DAY OF August 20 12

[Handwritten Signature]
Notary Public



Office Use Only

Provisions of zoning or land development ordinances which apply: _____

To: Shannon Malik - Director of Community Development

From: Molly Tang - 430 S. Linden Street

The reasons I am requesting to resurface portion of the driveway for this property (430 S. Linden Street) are as follows:

- A. The garage is too low, so many times, rain will come inside, we have put pallettes inside the garage to try and temporanly fix the problem.**
- B. The driveway has many holes that ice over on cold winter days.
It's very easy to slip and fall when walking on it.**
- C. When it rains, the water sits on driveway and doesn't drain out, it's very unsanitary.**
- D. The whole driveway has detoriated and in bad condition. This reflects poorly on the community.**

That's why I am requesting to repair this driveway and garage; so that it has better drainage.

Thanks!

Blackout Sealcoating, Inc.

7440 West 87th Place

Bridgeview, IL 60455

Phone # 708-430-2988 Fax # 708-430-6910

Proposal/Contract

Date	Contract #
7/15/12	12-10412

Name / Address
Molly Tang 430 South Linden Street Westmont, IL 60559

Ship To
Molly Tang 430 South Linden Street Westmont, IL 60559

P.O. No.	Terms	On Receipt	Account #	630-744-6439	
Item	Description	Qty	Total		
FDR 6-2.5	Repair at Rear of Driveway by Garage Excavate 8.5 inches existing asphalt, stone, dirt and debris. Remove and dispose of all debris from job site. Install stabilization fabric on existing sub-grade. Install 6 inches of new CA-6 stone needed to achieve proper base. Compact new stone base with vibratory roller for maximum compaction. Install 2.5 inches of new surface asphalt. Tamp accessible edges of new asphalt at 45degree angle. Compact the new asphalt with a vibratory roller for maximum compaction.	645	3,025.00		
GENERA...	** NOTES ** >Contractor is not responsible for any damage caused by trucks and/or equipment to existing surfaces within the access points to location of work. >Owner is responsible to secure and pay for all necessary permits. >All material and workmanship guaranteed for one (1) year. >50% deposit required after completion of stone work. >Balance due in full immediately upon completion. >Prices quoted are based on current asphalt prices at \$55.00 per ton. Due to volatile asphalt pricing Additional material increases may occur and will become an additional charge only upon presentation of supporting documents of the extra charges.				
		Total	\$3,025.00		

ACCEPTANCE OF PROPOSAL

You are hereby authorized to commence work as described herein from which the undersigned agrees to pay the contract price according to the terms set forth above and on reverse side of this contract.

Signature: _____

Date: _____

Proposal

Bator Construction, Inc
 4100 Glendenning Rd
 Downers Grove, IL 60515

DATE July 30, 2012
Proposal #

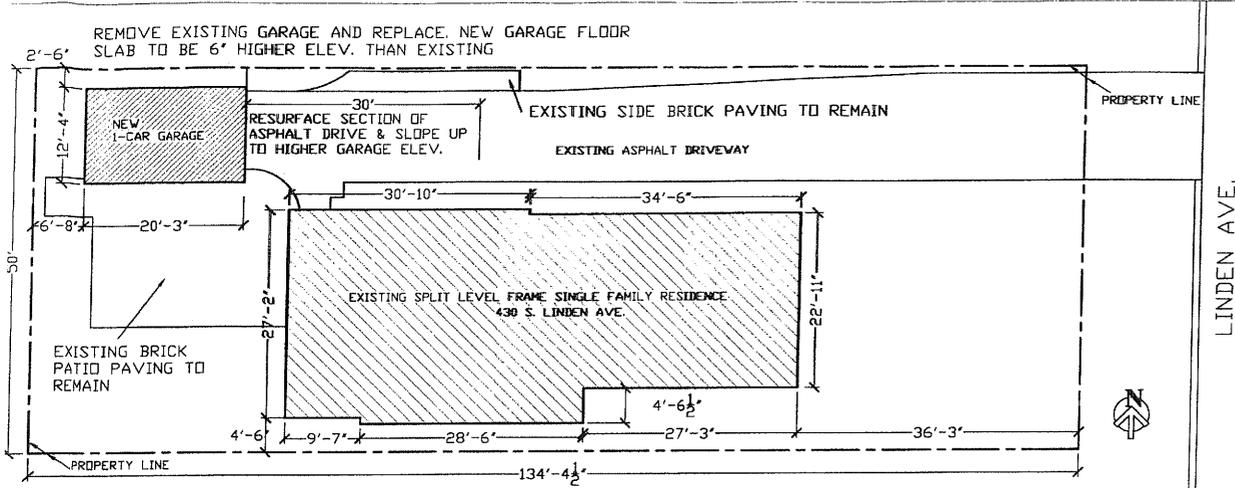
Customer:
 Molly Tang
 430 S Linden
 Westmont, IL 60559

Scope of Work to be Performed	
Demo existing garage, dumpster and haul away	
Pour New garage floor approx 6" higher than existing with grade beam per code	
install drain tile to rear of garage, as needed	
Construct a 12 x 20 single car garage 16 OC walls and ceiling, 25 year asphalt	
shingles, vinyl siding to match house, 8 ' Garage door and opener with 2 remotes	
Connect existing electric to provide 2 outlets and power for garage door opener	
No windows provided	
Total contract for labor and material	
A 25% deposit at acceptance, 25% after concrete slab, 25% when framed without	
siding, Balance upon completion	
Amount Due	TOTAL:

Permits are the responsibility of the owner

430 S. LINDEN AVENUE WESTMONT, ILLINOIS

REPLACE EXISTING GARAGE IN-KIND, RESURFACE PARTIAL ASPHALT DRIVEWAY



PROPOSED SITE PLAN

1/16"=1'-0"

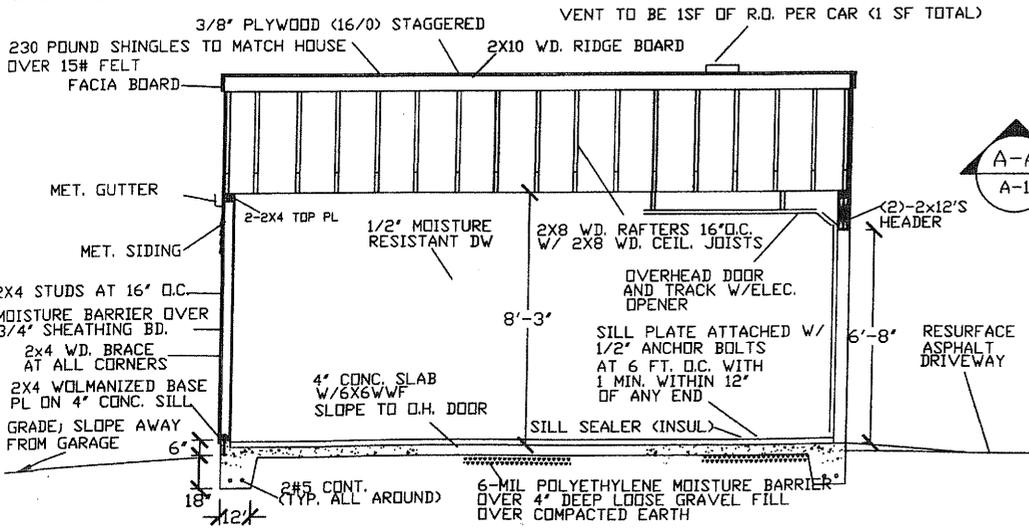
ROOF LOAD LIVE LOAD (SNOW)=30 PSF
DEAD LOAD =10PSF

ELECTRICAL SYMBOLS

- ⊕ DUPLEX OUTLET 110V
- G.F.I. GROUND FAULT INTERRUPT
- ⊖ LIGHT SWITCH
- 3-⊖ LIGHT SWITCH (3-WAY)
- ⊙ LIGHT FIXTURE CEILING MOUNTED
- ⊙ LIGHT FIXTURE WALL MOUNTED
- ⊙ 110V DOOR OPENER MOTOR

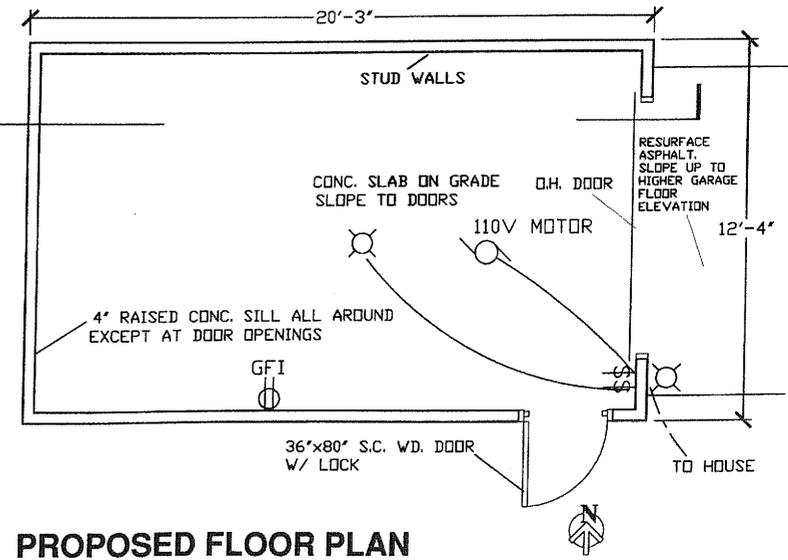
GENERAL NOTES:

- 1) ALL WORK SHALL BE DONE TO STATE AND LOCAL CODES
- 2) ALL DIMENSIONS TO BE VERIFIED IN FIELD
- 3) EACH CONTRACTOR SHALL CLEAN THEIR WORK AREA AT THE END OF EACH WORK DAY
- 4) ALL DEMOLITION AND EXCAVATION SHALL BE REMOVED FROM THE WORK SITE U. O. N.
- 5) ALL DRYWALL SHALL BE TAPED AND SANDED AND READY FOR PAINTING
- 6) ALL NEW DRYWALL SHALL RECEIVE PRIME COAT AND ONE FINISH COAT
- 7) ALL STRUCTURAL WOOD SHALL BE STRUCTURAL GRADE SOUTHERN YELLOW PINE #2
- 8) ALL STRUCTURAL CHANGES MUST BE APPROVED IN WRITING BY THE ARCHITECT
- 9) ASSUMES MIN. 3000 PSF ALLOWABLE SOIL PRESSURE
- 10) INTERIOR WALL AND CEILING FINISH TO HAVE FLAME SPREAD RATING MAX. 25
- 11) ALL EXPOSED WOOD TO BE TREATED WITH A CITY OF CHICAGO APPROVED PRESERVATIVE



SECTION A-A

1/4"=1'-0"



PROPOSED FLOOR PLAN

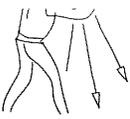
1/4"=1'-0"

SITE PLAN
FLOOR PLAN
SECTION

REPLACEMENT GARAGE
430 S. LINDEN AVE.
WESTMONT, ILLINOIS

A-1

TechTeam, LLC
5432 S. INGLESDALE AVE., CHICAGO, ILLINOIS
773-288-1944
08/08/12



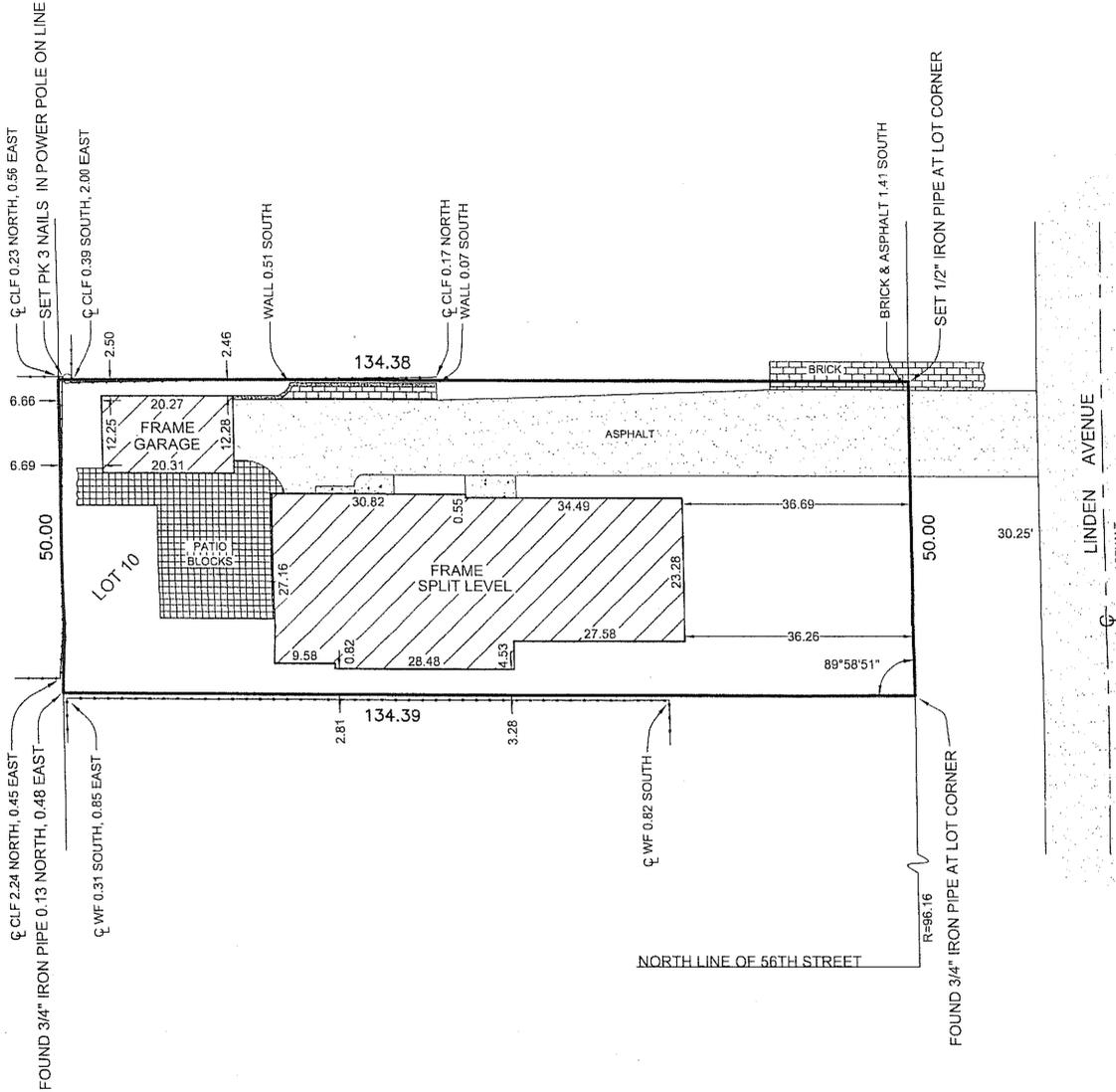
SCHOMIG LAND SURVEYORS, LTD.

PLAT OF SURVEY

909 EAST 31ST STREET
 LA GRANGE PARK, ILLINOIS 60626
 SCHOMIG-SURVEY@SBCGLOBAL.NET
 WWW.LAND-SURVEY-NOW.COM
 PHONE: 708-352-1452
 FAX: 708-352-1454

LOT 10 IN BLOCK 2 IN CLARENDON PARK, BEING A RESUBDIVISION OF LOTS 7 AND 8 OF BRANIGAR BROTHERS 55TH STREET FARMS, LOCATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CLARENDON PARK, RECORDED MAY 12, 1924 AS DOCUMENT NUMBER 177533, IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 430 SOUTH LINDEN AVENUE, CLARENDON HILLS.



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: MARCH 18TH, 2012.
 BUILDING LOCATED: MARCH 18TH, 2012.
 ORDERED BY: TANG MINGLUN
 PLAT NUMBER: 92W61 & 120616 SCALE: 1" = 20'



STATE OF ILLINOIS)
 COUNTY OF COOK) ss.

LOT AREA: 6,719 SQUARE FEET.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

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

LEGEND

B.L.	= BUILDING LINES
P.U.E.	= PUBLIC UTILITY EASEMENT
R.	= RECORDED DIMENSION
CL	= CENTER LINE
C.L.F.	= CHAIN LINK FENCE
W.F.	= WOOD FENCE



BY: *Russell W. Schomig*
 PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446