



VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: October 10, 2012

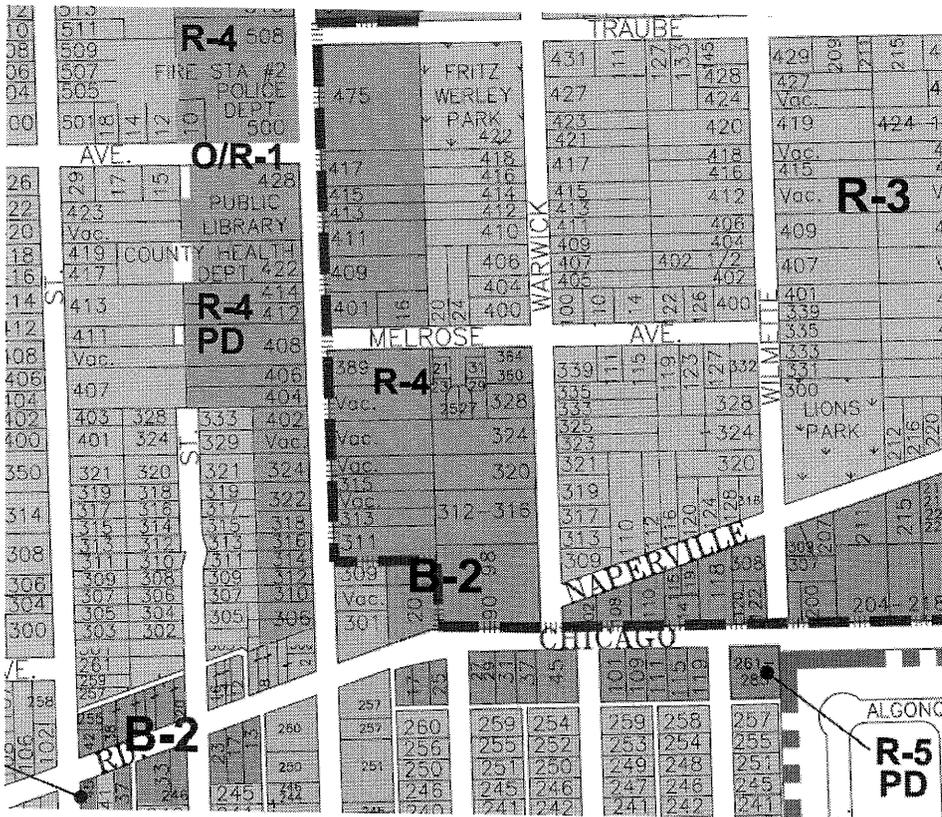
P/Z 12-035

TITLE: Dave Wisbrock regarding the property located at 325 North Warwick Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to permit lot coverage greater than the 30% maximum allowed in a defined development moratorium area.

BACKGROUND OF ITEM

The subject lot is the north 1/2 of Lot 12 in Arthur T. McIntosh and Company's Westmont Acres, which was recorded on November 4, 1920. The property is located at the east side of Warwick Avenue, between Melrose Avenue and Naperville Road.



ZONING ANALYSIS

The subject property is located in the R-3 Single Family Detached Residence District. Properties to the north, east, and south are similarly zoned. To the west are residential properties zoned R-4 General Residence District.

The property is located within the boundary of the development moratorium placing a 30% lot coverage limitation on this area of the Village. That moratorium went into effect on September 20, 2010.

The petitioner proposes a 2,581 square foot building addition, that would be built behind the existing home and in place of part of the existing driveway. Current lot coverage is estimated at 34.6% where 30% is permitted by ordinance. Proposed lot coverage is estimated to increase to 40.9%, which would exceed the 35% permitted in all other single family districts as well as the 40% maximum allowed prior to November of 2010.

The property measures approximately 51.5' x 297.25' for a total area of 15,308.4 square feet which exceeds the minimum lot area of 7,800 square feet in the R-3 District. A lot of this size is entitled to 4,592.5 square feet of impermeable surface coverage based on the 30% maximum requirement.

Figure 1: Lot Coverage Analysis

Zoning District	Lot square footage	Maximum lot coverage	As-built lot coverage	Proposed lot coverage
R-3	15,308.4 s.f.	4,592.5 s.f. (30%)	~5,296.7 s.f. (34.6%)	~6,261.1 s.f. (40.9%)

ENGINEERING COMMENTS

Planning Engineer Kim Nicoll has concerns about the location of the new addition, which could potentially block drainage patterns. She would review any building plans that would be submitted subject to a variation approval, and engineering requirements could change the placement of the addition. Staff would also review the proposed drainage stormwater system to ensure it is adequate. The additional impervious surface could trigger a requirement for adding capacity to the existing system.

ADDITIONAL COMMENTS

The applicant explains in the attached memo that part of the existing driveway will be removed in order to add the building addition. He also notes that he has added a dry well and drains throughout the property in order to alleviate the flooding that has occurred in this neighborhood.

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 allow a single family addition to the rear of the existing home. Proposed lot coverage is estimated at 40.9% where limited to 30% in this building moratorium area and 35% in all other single-family districts.

DOCUMENTS ATTACHED

1. Publication notice appearing in the September 26, 2012 Westmont Progress.
1. Application for variation dated September 13, 2012, and associated attachments.
 - a. Plat of Survey, dated June 8, 1994, prepared by Tri-Angle Land Surveyors & Engineering Assoc., denoting existing conditions and proposed building addition.
 - b. Draft building addition sketch, dated January 27, 2012
2. Planning Engineer Nicoll's comments dated October 2, 2012.



**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, October 10, 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 Dave Wisbrock regarding the property located at 325 North Warwick Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to permit lot coverage greater than the 30% maximum allowed in a defined development moratorium area.

Legal Description:

THE NORTH 1/4 BLOCK OF LOT 12 IN BLOCK 15 IN ARTHUR T. MCINTOSH AND COMPANY'S WESTMONT ACRES, BEING A SUBDIVISION OF THE SOUTH WEST 1/4 (EXCEPT THAT PART OF THE EAST 1/4 OF THE SOUTH WEST 1/4 LYING SOUTH OF THE CENTER LINE OF NAPERVILLE ROAD) ALSO THE WEST 1/4 SOUTH EAST 1/4, ALL IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1920 AS DOCUMENT 145100, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-03-309-025

More Common Location: 324 North Warwick Avenue, Westmont, Illinois 60559

Village Code(s) Applicable: Appendix "A", Section 6.04(D)
Appendix "A", Section 13.07
Ordinance Nos. 10-156, 10-165, 11-146 and 12-145

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

September 26, 2012
Suburban Life Publications 2750 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, October 10, 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 Xuan Hong of Yu's Mandarin Restaurant regarding the property located at 665 Pasquinelli Drive, Unit A, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to increase the number of allowable signs.
- (B) Zoning Code Variance Request to increase the maximum gross square footage of signage.

Legal Description:

UNIT A, IN INTERNATIONAL PLAZA CONDOMINIUM, IN PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND PLAT OF SURVEY THEREOF RECORDED JANUARY 21, 1985, AS DOCUMENT NO. R85-04816, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-02-109-001

More Common Location: 665 Pasquinelli Drive, Unit A, Westmont, IL 60559

Village Code(s) Applicable: Appendix "A", Section 11.11(A)
Appendix "A", Section 11.14(b)(2)
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

September 26, 2012
Suburban Life Publications 2748 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, October 10, 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 Cathleen Keating of Martin, Craig, Chester & Sonnenschein LLP, representing SpineCraft, regarding the property located at 777 Oakmont Lane, Suite 200, Westmont, IL 60559 for the following:

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

Legal Description:

PARCEL 1: LOT 1 IN OAKMONT CENTRE UNIT V, BEING A RESUBDIVISION OF LOT 1 IN OAKMONT CENTRE UNIT III, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID UNIT V RECORDED JUNE 14, 1985 AS DOCUMENT NO. R85-46166, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY EASEMENT AGREEMENT FROM AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 21, 1981 AND KNOWN AS TRUST NUMBER 4622 TO THE MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 8, 1985 AND KNOWN AS TRUST NUMBER 85-024-617, DATED JUNE 17, 1985 AND RECORDED JUNE 19, 1985 AS DOCUMENT NO. R85-47907, FOR INGRESS AND EGRESS OVER A 43 FOOT STRIP OF LOT 2 IN OAKMONT CENTRE UNIT V AS SHOWN ON THE PLAT OF SURVEY.

PIN: 06-35-304-004

More Common Location: 777 Oakmont Lane, Suite 200, Westmont, IL 60559

Village Code(s) Applicable: Appendix "A", Section 11.11(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

September 26, 2012
Suburban Life Publications 2751 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, October 10, 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 Cory Feign of China Cat Productions, LLC, regarding the Marriott hotel property located at 3500 Midwest Road, Oak Brook, IL 60523 for the following:

- (A) Zoning Code Variance Request to permit more than three antennas on a structure in the B-3 Special Business District.

Legal Description:

THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF 35TH STREET (EXCEPT THAT PART LYING WEST OF THE EAST LINE OF CASS AVENUE HERETOFORE DEDICATED PER DOCUMENT NO. 370308 AND EXCEPT THAT PART OF 35TH STREET HERETOFORE DEDICATED PER DOCUMENT NO. 390524, AND EXCEPT THAT PART HERETOFORE DEDICATED FOR PUBLIC ROADWAY PURPOSES PER DOCUMENT NO. R84-77532); ALSO THE WEST 96.50 FEET (MEASURED PERPENDICULAR TO THE WEST LINE THEREOF), OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF 35TH STREET, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-34-300-009

More Common Location: 3500 Midwest Road, Oak Brook, IL 60523

Village Code(s) Applicable: Appendix "A", Section 4.05(E)(33)
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

September 26, 2012
Suburban Life Publications 2749 WSM

NOTICE OF PUBLIC MEETING

uesday, October 9, 2012 at 3:00 p.m. a meeting icted by Maercker School District 60 will take at Maercker School District 60 Administration r, 1 S. Cass Avenue. Suite 202, Westmont, IL). The purpose of the meeting will be to discuss district's plans for providing special education es to students with disabilities who attend private/ hial schools or who are home-schooled within t 60 for the 2012-2013 school year. If you are a t of a home-schooled student who has been or be identified with a disability and you reside the boundaries of Maercker School District 60, re urged to attend. Please call 630-515-4860 to te your intention to attend this meeting or if you any questions p etaining to this meeting.

September 26, 2012
Suburban Life Publications 2685 DG

**JUDICIAL COURT OF THE 18TH JUDICIAL CIRCUIT
WHEATON, ILLINOIS
FOR THE CERTIFICATE HOLDERS CWABS, INC.,
SERIES 2004-10, PLAINTIFF,**

}11
}CH
}4705

**WENKO; VILLAGE SQUARE HOMEOWNER'S
/ CONDOMINIUM ASSOCIATION; COUNTY OF
SOCIATION, AS TRUSTEE FOR THE C-BASS
CERTIFICATES, SERIES 2006-SL1; DEFENDANTS
NOTICE OF SHERIFF'S SALE**

rsuant to a Judgment entered in the above entitled matter on May 21,

/ Farm Rd., Wheaton, IL 60187, will on October 18, 2012 at 10:00AM, at o the highest bidder for cash (ten percent (10%) at the time of sale and ours), the following described premises situated in Dupage County,

taxes, special assessments or special taxes levied against said real ages. The subject property is offered for sale without any representation se to Plaintiff.

haser tendering said bid in cash or certified funds, a receipt of Sale will s required, which will entitle the purchaser to a deed upon confirmation ty is legally described as follows:

WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON IV CONDOMINIUM IN THE WEST 1/2 OF THE NORTHEAST 1/4 ORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN OF CONDOMINIUM AND PLAT OF SURVEY ATTACHED TO DEED NUMBER 16, 1972 AS DOCUMENT R72-70547, AND CERTIFICATE OF INTEREST R74-20356, IN DUPAGE COUNTY, ILLINOIS.

ENJOYMENT GRANTED BY DECLARATION OF COVENANTS, EASEMENTS OF VILLAGE SQUARE HOMEOWNERS ASSOCIATION '1, AS DOCUMENT R71-60960 AND BY SUPPLEMENTARY DEED NUMBER 16, 1972 AS DOCUMENT R72-70548.

ly, Unit 5, Downers Grove, IL 60516
300
ium Association
J, Bedrooms UNKNOWN, Garage UNKNOWN
VN

ction prior to the sale. The judgment amount was \$190,969.11.
l to check the court file and title records to verify this information.
st community or a condominium unit under subsection (c) of Section shall state that the purchaser of the unit other than a mortgagee shall s required by subdivisions (g)(1) and (g)(4) of Section 9 of the Illinois ent of assessment account issued by the association to a unit owner he Illinois Condominium Property Act, and the disclosure statement : Section 22.1 of the Illinois Condominium Property Act, shall state the al fees, if any, required by subdivisions (g)(1) and (g)(4) of Section 9 of

ium, you are admonished to read the responsibilities created under perty Act.
piro, LLC, Attorneys for Plaintiff
ckburn, IL 60015

DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR ED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS RGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED

September 12, 19, 26, 2012
urban Life Publications 2285 DG

LEGAL NOTICE / PUBLIC NOTICE

**NOTICE FOR PARENTS OF HOME-SCHOOLED STUDENTS
NOTICE OF PUBLIC MEETING**

On October 1, 2012, at 8:00 a.m. a meeting conducted by Community Unit School District No. 201 will take place in the Community Room of Manning Elementary School located at 200 North Linden Avenue, Westmont, Illinois. The purpose of the meeting will be to discuss the district plan for providing special education services to students with disabilities who attend private schools and home schools within the district for the 2012-2013 school year. If you are a parent of a home-schooled student who has been or may be identified with a disability and you reside within the boundaries of Community Unit School District No. 201, you are invited to attend. If you have further questions pertaining to this meeting, please contact Linda McCarthy Klawitter, Director of Student Services, at (630) 468-8250.

September 26, 2012
Suburban Life Publications 2457 WSM

LEGAL NOTICE / PUBLIC NOTICE

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

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, October 10, 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 September 12, 2012 meeting
7. Open Hearing

New Business

PZ 12-033 Mia L. Curtiss of Cash Closet regarding the property located at 37 W. Quincy Street, Unit B, Westmont, IL 60559 for the following:

- (A) Special Use permit request to operate a resale/consignment shop in the B-1 Limited Business District.

PZ 12-034 Brent Sikula regarding the property located at 120 North Grant Street, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to permit lot coverage greater than the 35% maximum allowed in the R-3 Single Family Detached Residence District for the purpose of reconstructing a driveway and patio and replacing the concrete surface with pavers.

PZ 12-035 Dave Wisbrock regarding the property located at 325 North Warwick Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to permit lot coverage greater than the 30% maximum allowed in a defined development moratorium area.

PZ 12-036 Cathleen Keating of Martin, Craig, Chester & Sonnenschein LLP, representing SpineCraft, regarding the property located at 777 Oakmont Lane, Suite 200, Westmont, IL 60559 for the following:

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

PZ 12-037 Xuan Hong of Yu's Mandarin Restaurant regarding the property located at 665 Pasquinelli Drive, Unit A, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to increase the number of allowable signs.
- (B) Zoning Code Variance Request to increase the maximum gross square footage of signage.

PZ 12-038 Cory Feign of China Cat Productions, LLC, regarding the Marriott hotel property located at 3500 Midwest Road, Oak Brook, IL 60523 for the following:

- (A) Zoning Code Variance Request to permit more than three antennas on a structure in the B-3 Special Business District.

8. 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

September 26, 2012
Suburban Life Publications 2754 WSM



VILLAGE OF WESTMONT
ECONOMIC DEVELOPMENT DEPARTMENT
630-981-6264

Office Use Only

Applicant #: PZ 12-035

Submission Date: 9-14-12

Title: Wisbrock variation - lot coverage in moratorium area.

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

PAID
SEP 13 2012

VILLAGE OF WESTMONT
*** CUSTOMER RECEIPT ***
DATE: 09/13/12 TIME: 16:41:51

DESCRIPTION	PAY CD	AMOUNT
ZSF-ZONE/SUBDVN 325 N WARWICK	CK 1263	250.00
TOTAL AMOUNT DUE		250.00
AMOUNT TENDERED		250.00
CHANGE DUE		.00

TRANS #: 75 CASHIER CODE: GN2
BATCH #: C120913 REGISTER ID: 002

DESCRIPTION OF SITE:

Common Description (Street Address): 325 N. warwick Avenue

PIN Number: 09-03-309-025 Current Zoning and Land Use: R-3 single family

Existing Structures: Residential house and garage

Significant natural amenities (slope, vegetation, water bodies, rock outcroppings, floodplain, and other development restrictions): Na

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

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

PETITIONER INFORMATION:

Petitioner: Dave B. wisbrock

Corporation: _____

Street Address: 325 N. warwick Avenue

City: Westmont

State and Zip Code: IL 60559

Daytime Telephone Number: [REDACTED]

**REDACTED
BY LAW**

Fax Number: _____

Email Address: _____

Relationship of Petitioner to Property: Self

**REDACTED
BY LAW**

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Names (list all beneficiaries of Trust): Same as petitioner

Corporation: _____

Street Address: _____

City: _____

State and Zip Code: _____

Daytime Telephone Number: _____

Fax Number: _____

Email Address: _____

PROJECT STAFF (if applicable):

Developer: _____

Telephone Number: _____ Email: _____

Attorney: _____

Telephone Number: _____ Email: _____

Land Planner: _____

Telephone Number: _____ Email: _____

Engineer: _____

Telephone Number: _____ Email: _____

Architect: _____

Telephone Number: _____ Email: _____

Landscape Architect: _____

Telephone Number: _____ Email: _____

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

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

PETITIONER SIGNATURE:

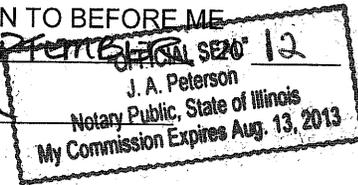
Type or print name: David B. Wisbrock

Signature: *David B. Wisbrock*

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 19 DAY OF SEPTEMBER, 2012

J. Peterson
Notary Public



OWNER SIGNATURE: Same as petitioner

Type or print name: _____

Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME

THIS _____ DAY OF _____, 20____

Notary Public

Office Use Only

Provisions of zoning or land development ordinances which apply: _____

David B. Wisbrock

325 N. Warwick Avenue

Westmont, IL 60559

Phone # (630) 846-1109

Email: wisbrockroofing@yahoo.com

September 13th, 2012

ATTN: Shannon Malik and Jill Ziegler
Village of Westmont

RE: Addition to 325 N. Warwick Avenue, Westmont, IL 60559

I am requesting a variance to my property at 325 N. Warwick Avenue in Westmont, IL as I am trying to put an addition onto the current house/structure and without the variance this is not a possibility. I would like to add more bedrooms and bathrooms to my home so that I have more room for my family.

I am submitting the documents attached which include: 12 copies of the plat of survey showing the drawings of the addition to my current structure/house with the measurements, the completed application, the filing fee of \$250.00, and a copy of the email sent with the Legal Description of my property.

Findings of Fact:

- a. The reason for the variance request is that based upon the plans that I would like to go forward with on the addition, I would not be able to accomplish this if restricted to the 30% I am currently allowed. I am planning to remove part of the concrete driveway so that would free up some of the permanent structure and allow me flexibility to put more into the actual structure of the house and addition.
- b. I am in a currently in a moratorium area due to flooding that happened in the spring of 2008. In 2010 I put in my own dry well and did major reconstruction with the draining system around the entire house. I have several drains throughout the front and back yard to avoid any flooding on the property. Since I did all of the draining reconstruction to the property I have not had any flooding in the yard or in the house. Also, in case of power outages I have a generator and am considering in the near future putting a hook up to the house where the generator would automatically start up if the power went out and no one was home. If I am able to move forward with this addition then I would add more drainage around the new part of the house as well as a few more dry wells to make sure that again there was no flooding issues in any part of the existing and/or new addition to the house.

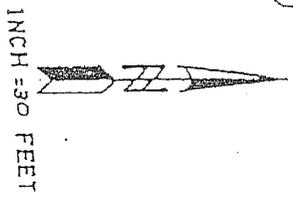
- c. I am not looking to build up an of the lot lines. I just want to improve my home and expand the space for my family, while staying within the character of the neighborhood.

Sincerely,

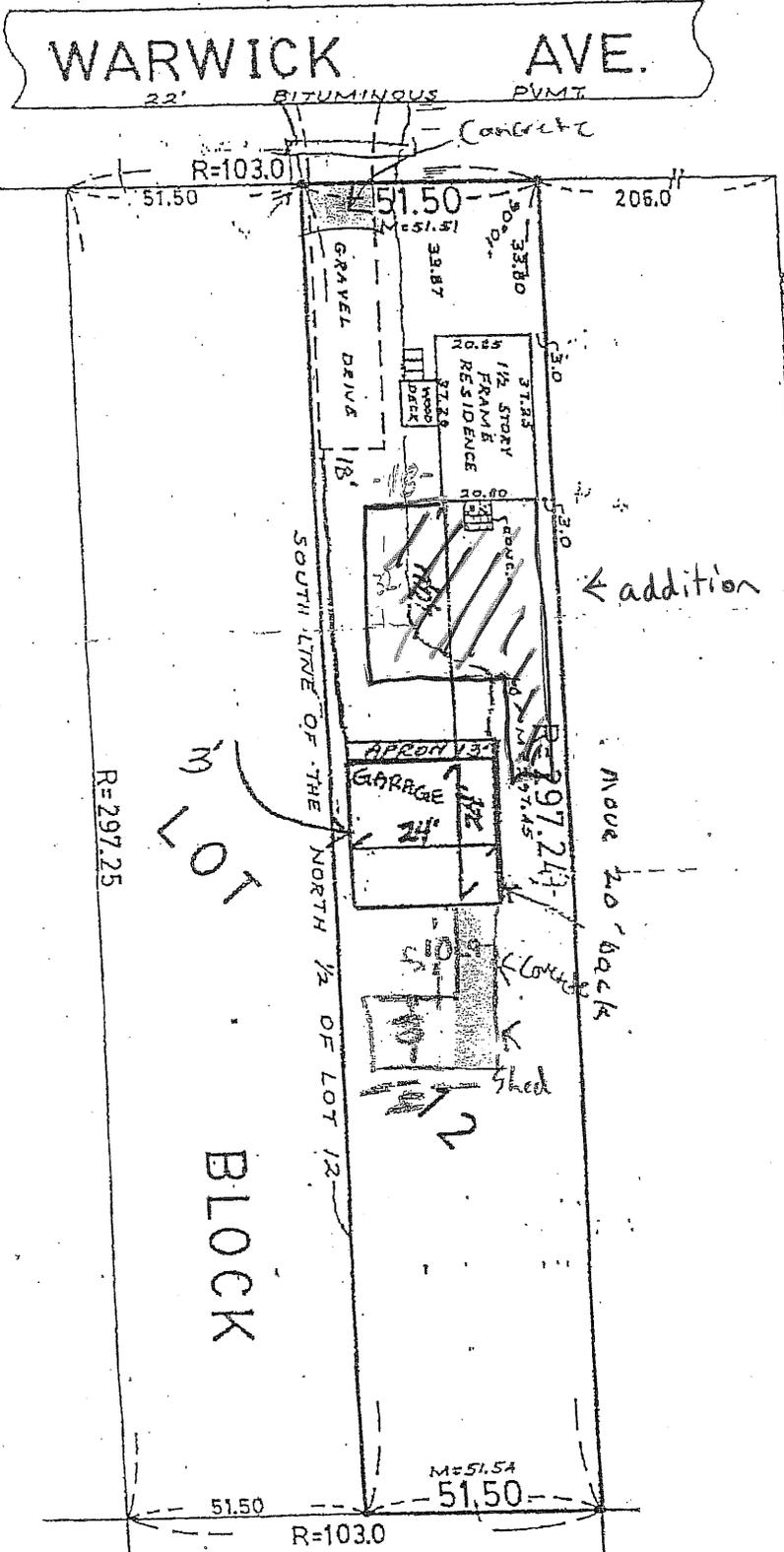
David B. Wisbrock

PLAT OF SURVEY

OF THE NORTH 1/2 OF LOT 12 IN BLOCK 15 IN SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT 1 (EXCEPT THAT PART OF THE EAST 1/2 OF THE SOUTH LINE OF MELROSE ROAD) ALSO THE WEST 1/2 SOUTH EAST 1/4, ALL IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1920 AS DOCUMENT 145100, IN DU PAGE COUNTY, ILLINOIS.

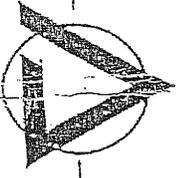


Home owner's



ADDRESS: 325 N. WARWICK AVE.
 WESTMONT
 SURVEYED FOR:
 COLUMBIA NATIONAL BANK OF CHICAGO
 FILE NO.: 94-3599
 BOOK 24 PAGE 72

LEGEND:
 * = FOUND IRON STAKE
 O = SET IRON STAKE
 R = RECORD DISTANCE
 M = MEASURED DISTANCE



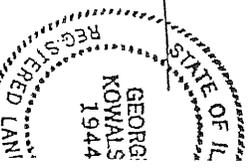
TRI-ANGLE
 LAND SURVEYORS &
 ENGINEERING ASSOC.
 799 Roosevelt Road
 Building 2, Suite 202
 Glen Ellyn, IL 60137

REFER TO DEED, TITLE POLICY AND LOCAL ORDINANCE FOR BUILDING RESTRICTIONS. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.

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

WE, TRI-ANGLE LAND SURVEYORS & ENGINEERING ASSOC., HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, AND THE DIRECTION OF A REGISTERED ILLINOIS LAND SURVEYOR, AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT.

DATE: June 8, 1984
 REGISTERED LAND SURVEYOR = 1944

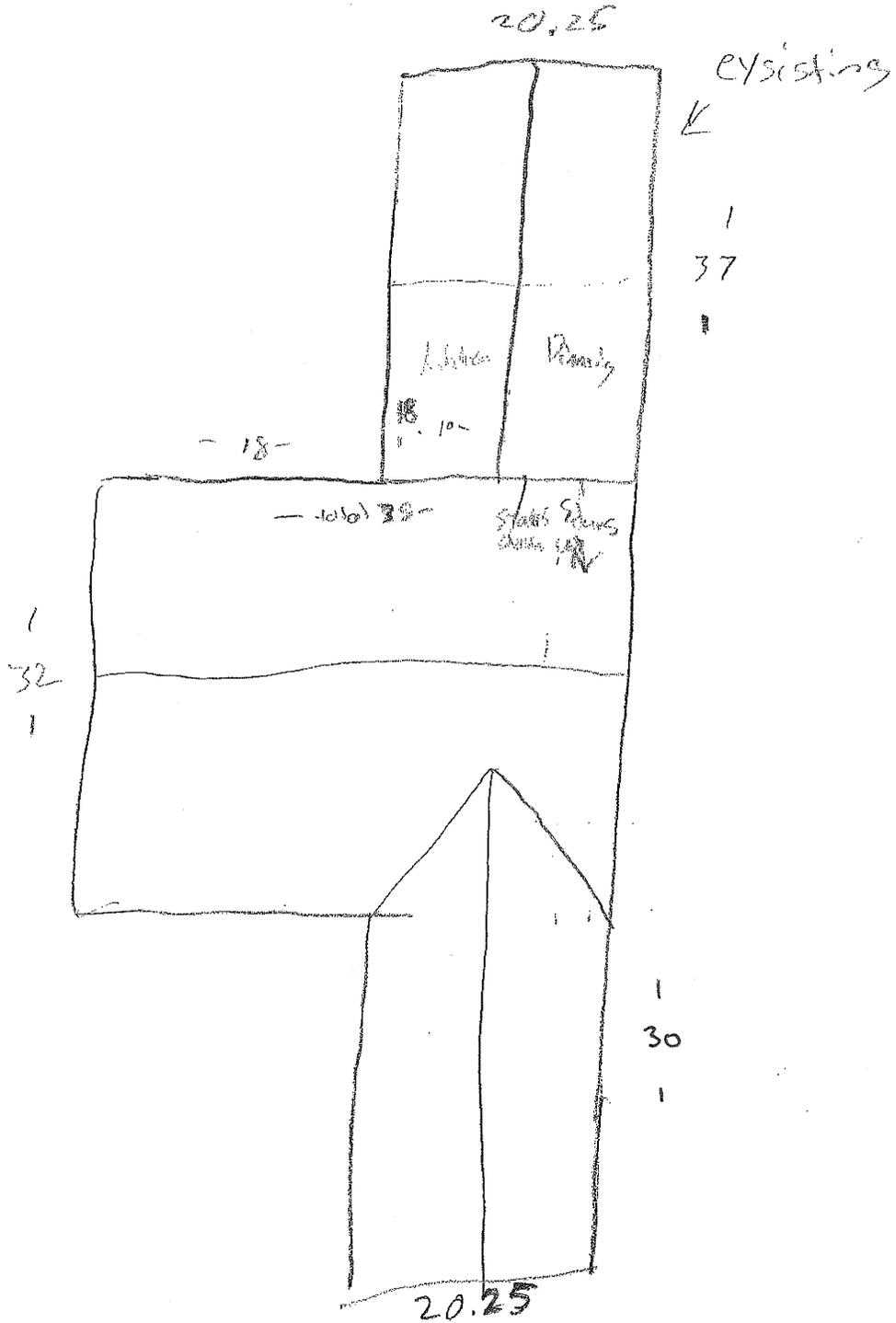


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WESTM

- 5(-





MEMORANDUM

DATE: October 2, 2012
TO: Jill Ziegler, A.I.C.P.; Village Planner
FROM: Kim Nicoll, P.E.; Planning Engineer
SUBJECT: 325 N Warwick Avenue

1. Please be advised a stormwater permit will be required if there is 5000 sf or more of land disturbance. This includes the land that is disturbed as well as the proposed addition.
2. If there is 2500 sf of net new impervious, County & Village Ordinance requires a VCBMP (Volume Control Best Management Practice). A VCBMP improves water quality, as well as providing infiltration of the surface water runoff into the ground. A dry well sized to meet County standards would meet that requirement.
3. It appears from the Village's one foot contour maps and a site visit that there is offsite tributary area coming to this site from the two properties to the north. It also appears that surface water runoff currently runs between the existing house and garage to the property to the south. See the attached one foot contour map.
4. Depending on the final configuration, dimensions, and proposed T/F elevations of the proposed addition, engineering plans may need to be submitted showing that the existing drainage patterns will not be blocked.
5. When the building permit is submitted for the addition, provide information showing the layout and capacity for the proposed and existing drainage systems.