

AGENDA 1  
NUMBER:  
CASE NUMBER: PZC 26-2020  
TYPE: VARIANCE



# Planning & Zoning Commission Staff Report June 10, 2020

## **Item for Planning & Zoning Commission Consideration:**

Granting a Variance for Floor Area Ratio to allow the construction of a second story expansion on an existing residence in the R-3 District.

## **Recommended Action:**

To consider the Variance application based on the following considerations:

- A. 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.
- B. The plight of the owner is due to unique circumstances.
- C. The variation, if granted, will not alter the essential character of the locality.

Based on the above considerations as outlined in this staff report, staff recommends approval of this request.

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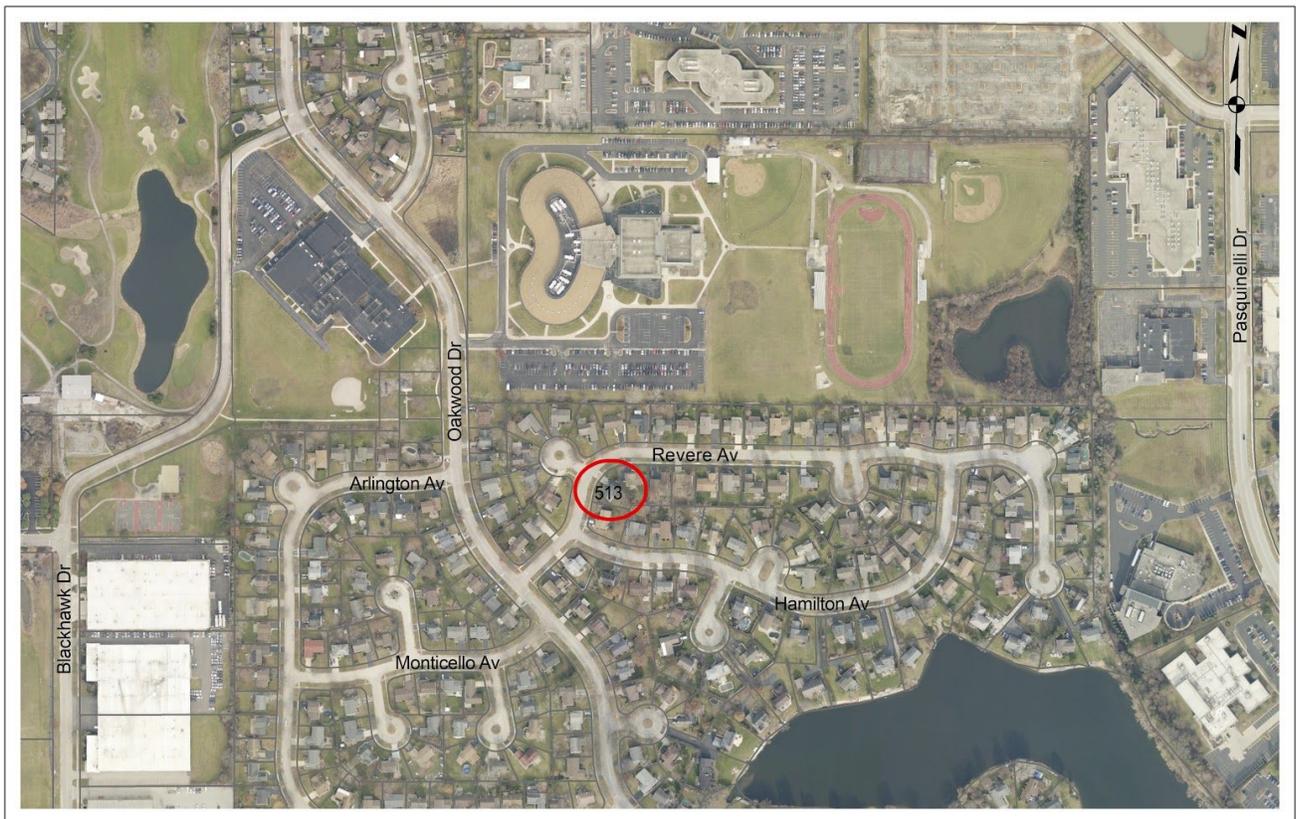
## **CASE SUMMARY AND BASIS FOR RECOMMENDATION**

TITLE: Christopher Lavoie regarding the property located at 513 Revere Ave., Westmont, IL 60559 for the following:

(A) Zoning Code Variance request to the Floor Area Ratio to allow the construction of a second story expansion on a property in the R-3 Single Family Detached Residence District.

### A. Background

The subject lot is located in the heart of the Oakwood neighborhood in Westmont, which is generally located west of Kingery Highway (83), north of Ogden, east of Ty Warner Park and south of the Westmont High School.



**Aerial Map of the Subject Property showing existing buildings, nearby developments and natural features.**

The applicant seeks relief from the maximum allowable Floor Area Ratio (FAR) in the R-3 Single Family Detached Residence District in order to finalize construction plans for a second story expansion on the residential property.

The property is zoned R-3 Single Family Detached Residential District and contains an existing single family residence. Properties to the east, west, north and south are zoned similarly and contain single-family homes.

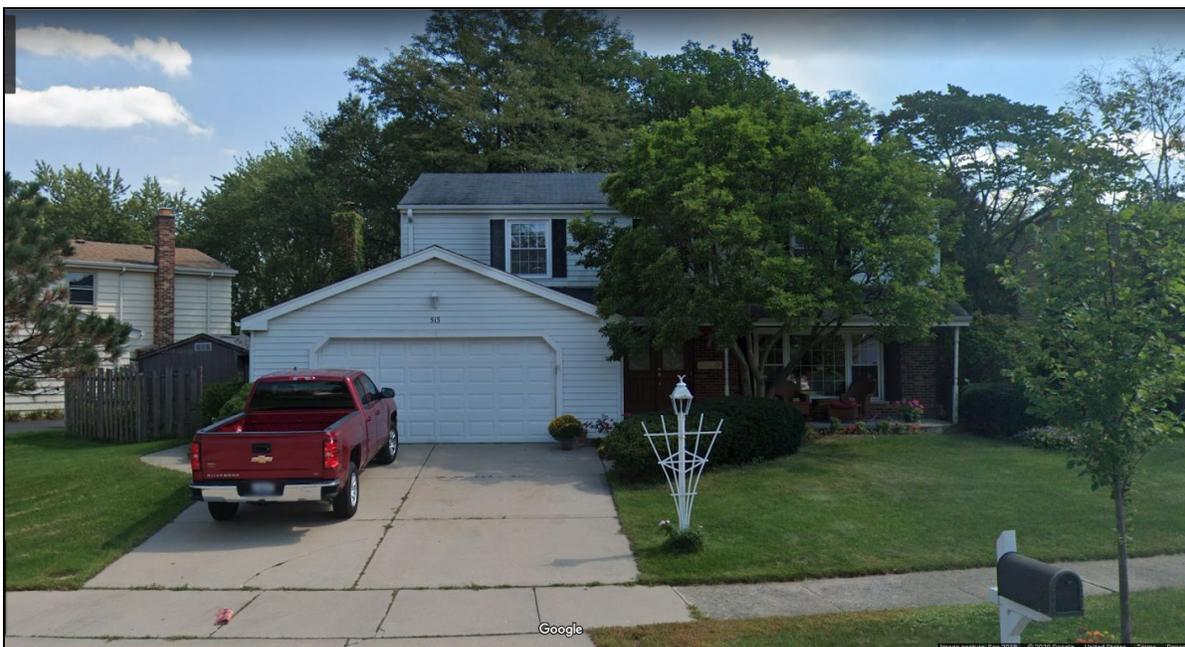
### **ZONING ANALYSIS**

The subject property is located in the R-3 Single Family Detached Residence District. The proposed construction will add a second story expansion, along with a rear yard expansion which has been approved through the permitting process.

The architectural character of the addition will match the existing residence and fits in with the character of the neighborhood. Additionally, the resulting character and bulk of the approved rear-yard addition and the proposed second-story expansion are consistent with the character and bulk of similar properties in the area.

The expansion will increase the property's floor area ratio (F.A.R.) and lot coverage as defined in Appendix "A", Section 6.04 - Bulk and development standards in residence districts, Subsection C, which states that the Maximum Floor Area Ratio for properties in the R-3 Single Family Residence District is 0.40 for the first 9,000 square feet of lot area plus 0.20 for the lot area greater than 9,000 square feet. At 8,615 square feet, the lot is less than 9,000 square feet. Therefore, the maximum floor area ratio for this property is capped at .40. However, due to the pie-shaped nature of the lot, which also has a wider width at the street frontage, the size is slightly smaller than lots in the neighborhood.

A summary of requirements and requested variance are discussed below.



**513 Revere Avenue**

**F.A.R. Variance Request**

Article XVI of the Zoning Code states:

*Floor area: For determining floor area ratio: The sum of the gross horizontal areas of the several floors including also the basement floor of a building (Note: this is only for commercial buildings), measured from the exterior faces of the exterior walls, or from the centerlines of walls separating two buildings. The "floor area" shall also include the horizontal areas on each floor devoted to:*

- (a) Elevator shafts and stairwells;*
- (b) Mechanical equipment, except if located on the roof, when either open or enclosed, i.e., bulkheads, water tanks and cooling towers;*
- (c) Habitable attic space as permitted by the building code of the Village of Westmont;*
- (d) Interior balconies and mezzanines;*
- (e) Enclosed porches; and*
- (f) Accessory uses.*

*Floor area for single-family detached dwellings in the R-1, R-2, R-3 and R-4 zoning districts shall not include the horizontal area of any garage, basement, crawl space, cellar or attic; but shall include any other attached structure on the lot having a roof.*

*Floor area ratio: The numerical value obtained by dividing the floor area within a building or buildings on a lot by the area of such lot. The floor area ratio as designated for each district, when multiplied by the lot area in square feet, shall determine the maximum permissible floor area for the building or buildings on the lot.*

The subject property 0.19 acres (8,615 square feet) is located in the Oakwood Subdivision and is zoned R-3 with a maximum Floor Area Ratio (F.A.R) of 0.40. The subject property is a pie shaped lot on an inside radius on Revere Avenue and is one of the smaller lots within the subdivision. The current code requirements for F.A.R. includes any area under any roof top including porches which accounts for 160 square feet of the building area. The proposed addition will be contained within all required setbacks. The allowable square footage for the lot according to the current code is 3,292 square feet and the proposed square footage is 3,788 square feet which exceeds the allowable by 496 square feet.

The applicant is requesting a Zoning Code Variance of 500 square feet for the purposes of completing a floor area expansion on the home. Because the reduced size is located at the rear of the property, the

increased Floor Area Ratio is imperceptible from the street. Furthermore, the proposed architectural design is of the same or similar character, size and bulk as many of the homes in the area. The existing building on the site has an FAR of .38, which falls just under the .40 allowable by code. The addition increases the overall F.A.R. to .44. The allowable F.A.R. for this property is .40, representing a .04 increase in the F.A.R. for this property.

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

<i>R-3 District</i>	<i>Maximum floor area ratio</i>
Single-family detached dwelling	.40
<b>Variance Requested:</b>	<b>.44 (increase of 4% from the allowable F.A.R., or 6% from existing)</b>



**Architectural rendering showing proposed second floor expansion over the garage**

## **REVIEW COMMENTS**

*Engineering Synopsis* - Village staff has determined prior to submission that the scope of the project would not trigger any additional engineering requirements from the Village. The proposal is part of an existing permit review for the rear addition and engineering for the second story expansion is deferred to permitting.

## **SUMMARY**

The applicant requests a variance for relief from the maximum FAR as required in the R-3 Single Family Detached Residential District.

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## **DOCUMENTS ATTACHED**

1. Public notice as published in the May 22, 2020 edition of the Westmont Suburban Life.

2. Application for variance, with associated application materials, dated May 5, 2020.
    - a. Application
    - b. Cover Letter
    - c. Plat of Survey
    - d. Site Plan dated March 25, 2020
    - e. F.A.R. Exhibits and Architectural Rendering, dated May 13, 2020
    - f. Permit plat for rear addition, dated February 2, 2020
    - g. Architectural Drawings for rear addition, dated January 8, 2020
- 

B. Legal

Notification: *Westmont Village codes require the proposal to be advertised with a Class Two Legal Notices and to be considered by the Planning and Zoning Commission at a public hearing. Public notice was provided in the Westmont Suburban Life on May 22, 2020.*

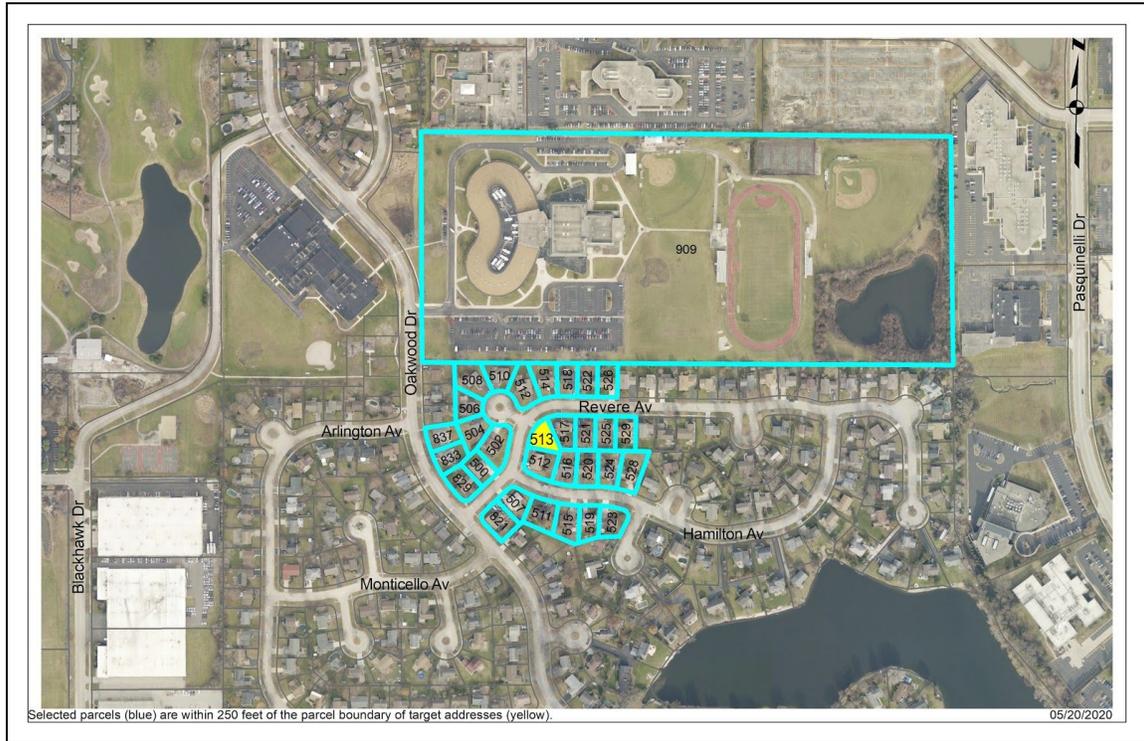
Other Required Actions: *Village Board action is required for these proposed Ordinance Amendments. After the Planning and Zoning Commission has made a recommendation, the Special Use Permit and Variance requests will be taken to the Village Board of Trustees for review and a final decision on July 2, 2020.*

Code Reference: *Village Code Section 6.05 Variations. specifies the requirements to follow when requesting variances to the Zoning Code.*

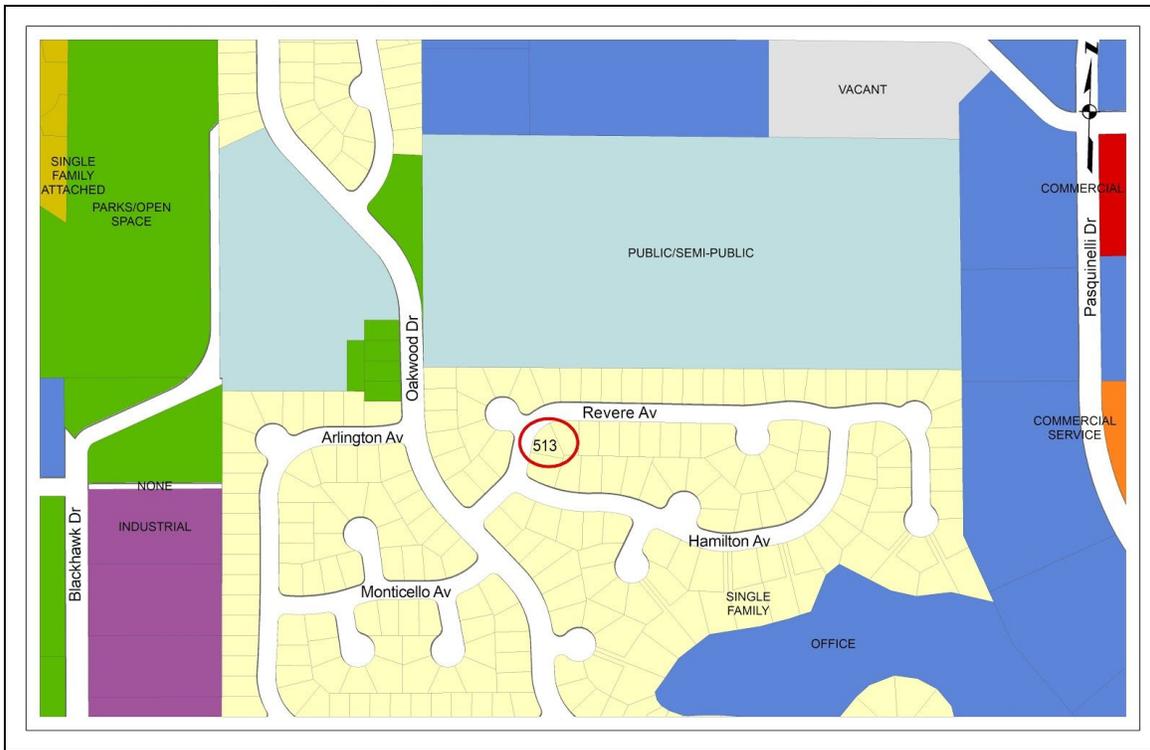
C. Principal Parties Expected at Meeting

1. *Christopher and Marielena Lavoie, property owner / applicant.*

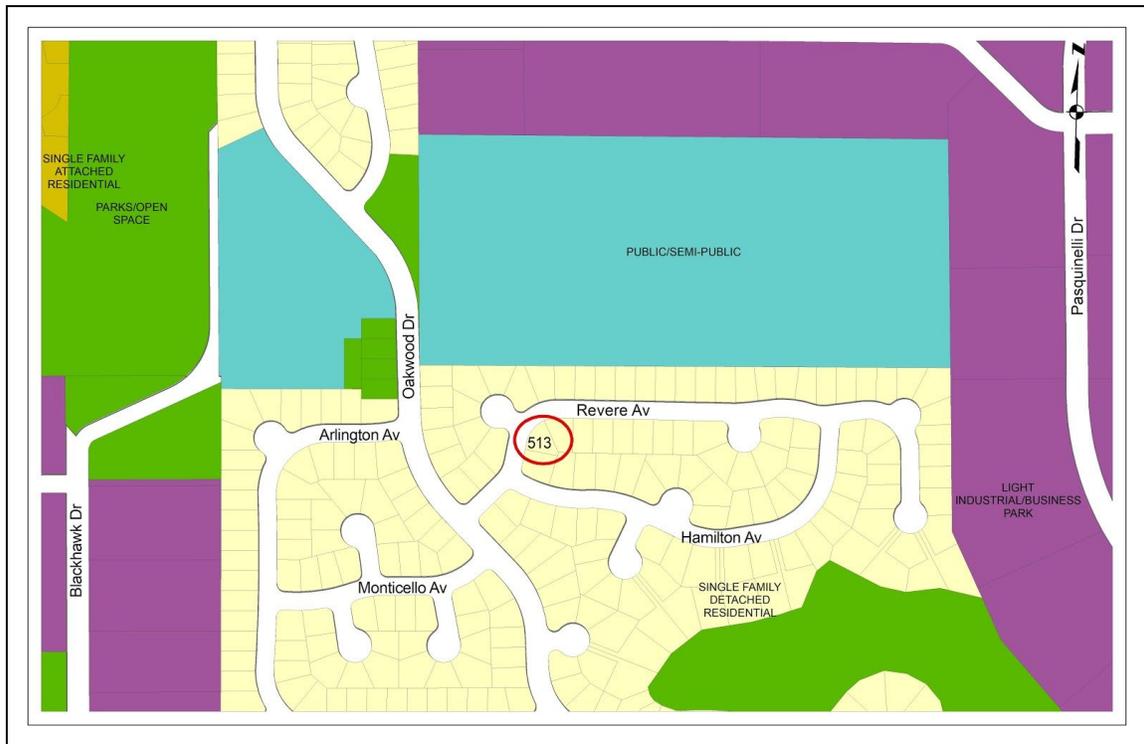
## MAP SERIES



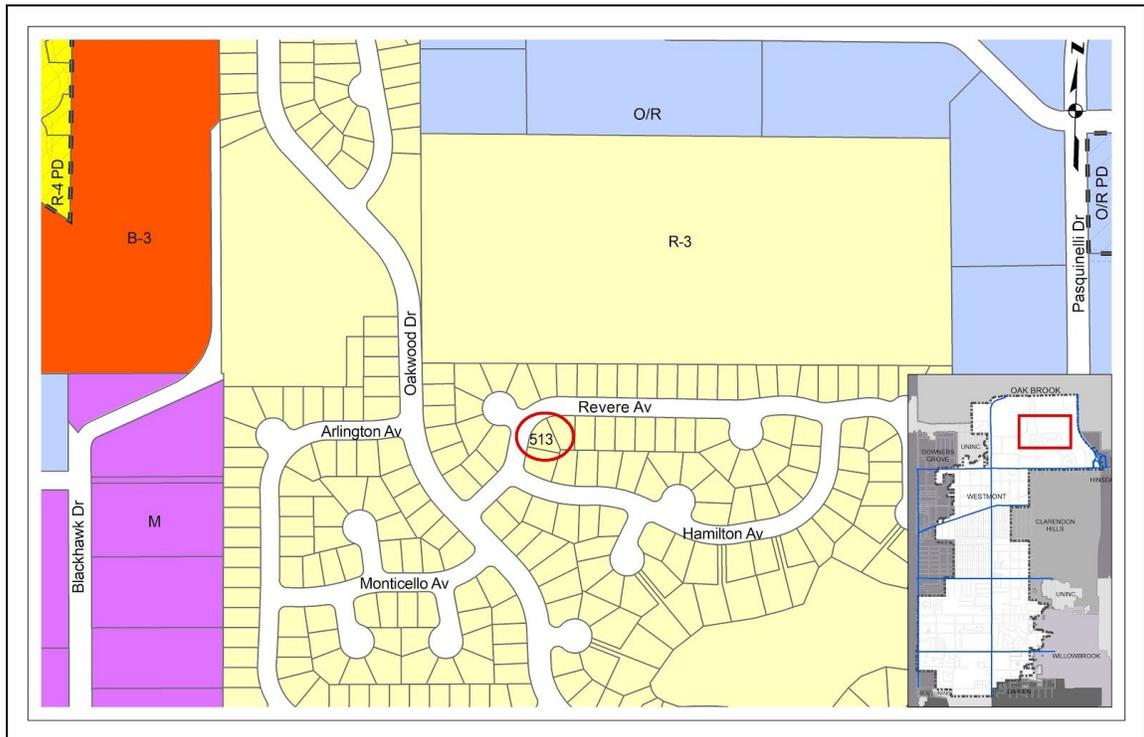
**Aerial Image of Subject Property at 513 Revere Avenue showing the notification area.**



**The Existing Land Use Map shows 513 Revere Ave. as “Single Family Detached Residential” Designation. The proposed second story expansion is compatible with the properties in the area.**



**The Proposed Land Use Map (2013) shows the subject property as “Single Family Detached Residential” and surrounded on all sides by the same designation.**



**The Zoning Map shows the subject property as R-3 Single Family Detached Residence District, and surrounded on all sides by the same zoning districts, consistent with the proposed use.**

**STIPULATIONS RECOMMENDED BY PLANNING STAFF FOR PZC CASE # 26-2020**

None

## STAFF AND TECHNICAL REVIEW REPORTS

### Planning and Zoning

The following zoning approvals will be required:

1. Zoning Code Variance of 500 square feet for the purpose of constructing a second story expansion.

### **Zoning Standards:**

- **Use:** R-3 Single Family Detached Residence District
  1. Maximum height allowed: 35 feet  
Proposed height: unchanged. The addition to the second story will add floor area to an existing second floor and no increase in height is proposed.

A preliminary review indicates that the proposed expansion meets the requirement of the code.

### **Site Plan Review:**

- **Required Minimum Lot area and Width:** Complies
- **Maximum FAR:** .40 Proposed: .44
- **Building Height:** Complies
- **Yards: Complies.**
- **Site Access:** No changes. Complies.
- **Parking Requirements:** No changes. Complies.
- **Elevations:** Basic elevations of the proposed building were provided.

### **Recommended Stipulations:**

1. None
2. Note: Applicant must comply with all applicable Village of Westmont regulations, including all the Building Codes.

#### **A. Landscape Plan Comments (Monica Goshorn-Maroney, 630-668-719)**

Not required.

#### **B. Fire Prevention Bureau Comments (Larry Kaufman, 630-981-6428)**

Deferred to permitting.

#### **C. Engineering/Public Works (Noriel Noriega, 630-981-6295)**

No comments at this time.

#### **D. Water Department Comments (Jim Cates, 630-981-6271)**

Deferred to permitting.

**E. Consulting Engineer Comments (James Patterson, 630-724-3293)**

Not required.

**F. Police Comments (Jim Gunther, 630-981-6341)**

Not required.

**G. Forestry Comments (Jon Yeater, 630-981-6285)**

Deferred to permitting.

## CONCURRENCY SUMMARY REPORT

**Project Name:** Christopher Lavoie FAR Variance - PZC Case # 26-2020

**Report Date:** June 10, 2020

The proposal is consistent with the Comprehensive Plan, the Proposed Land Use Plan, and the Codes and Ordinances for the Village of Westmont.

**PLANNING COMMISSION FINDINGS OF FACT FOR VARIANCE REQUEST PZC CASE  
NO. 26-2020**

The applicant submitted the following responses:

**P/Z 26-2020 Christopher and Marielena Lavoie, 513 Revere Avenue, Westmont**

**Request for a variance to allow lot coverage greater than 40%**

**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:**

**Lot Coverage:**

The subject property 0.19 acres (8,615 square feet) is located in the Oakwood Subdivision and is zoned R-3 with a maximum Floor Area Ratio (F.A.R) of 0.40. The subject property is a pie shaped lot on an inside radius on Revere Avenue and is one of the smaller lots within the subdivision. The current code requirements for F.A.R. includes any area under any roof top including porches which accounts for 160 square feet of the building area. The proposed addition will be contained within all required setbacks. The allowable square footage for the lot according to the current code is 3,292 square feet and the proposed square footage is 3,788 square feet which exceeds the allowable by 496 square feet. If the proposed addition was placed on neighboring lots within the Oakwood Subdivision including properties adjacent to our lot, a variation would not be needed.

The existing home contains a 10 x10 dining room and the 4 bedrooms are approximately 10 x 12. The Applicant intends on remaining in Westmont for years to come if their space needs can be addressed. The Applicant has a strong desire to upgrade the home to current standards including room sizes and design features that would be equivalent to neighboring properties on slightly larger lots.

**Criteria No. 2 :** *The plight of the Owner is due to unique circumstances.*

The Applicants have eight children, two grandchildren, and one grandchild on the way. The Applicants also have elderly parents that may need assistance in the near future. Their family was raised here in Westmont and this is home to their entire family. The size of the lot and house is a hardship to their family. Holidays are spent at local hotels. If this request is denied, we will be forced to move to a larger home.

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

The proposed building expansion will be contained to an increase in footprint in the rear yard and the remainder will be built as a second story above the garage and family room. The home will receive new siding, stone façade, roof, windows, garage door, walks, landscaping, and a new driveway. The upgrades will be an attractive addition to the neighborhood and will blend in nicely to the character of the Oakwood Subdivision.



# Village of Westmont Planning and Zoning Application and Instructions

Community Development Department  
31 West Quincy Street  
Westmont, Illinois 60559  
630-981-6260

<i>Office Use Only</i>	
Date Received:	_____
By:	_____

**Incomplete Applications will not be accepted. All fields are required. If Not Applicable, write "N/A" in the field.**

**PETITIONER INFORMATION (Agent and Project Manager for the Petition):**

Petitioner (and corporation if applicable): CHRISTOPHER LAVOIE  
Address: 513 REVERE AVE  
Phone: 630 885 5050 Email: CHRIS@CHLAVOIE.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): \_\_\_\_\_  
CHRISTOPHER LAVOIE (MARILENA)  
Address: 513 REVERE AVE  
Phone: 630 885 5050 Email: CHRISTOPHERM.LAVOIE@GMAIL.COM

**PROJECT STAFF:**

Developer: C.M. LAVOIE  
Phone: SEE ABOVE Email: \_\_\_\_\_  
Attorney: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Engineer: CM LAVOIE  
Phone: SEE ABOVE Email: \_\_\_\_\_

Architect: CMLAVOIE

Phone: 630 381 0819 Email: CHRIS@CMLAVOIE.COM

Landscape Architect: CM LAVOIE

Phone: 630 381 0819 Email: TPARMENTER@CMLAVOIE.COM

NAME OF PROJECT: RESIDENTIAL ADDITION

BRIEF PROJECT DESCRIPTION: PROPOSED RESIDENTIAL ADDITION  
THAT EXCEEDS FAR;

PRE-APPLICATION meeting date: \_\_\_\_\_

**APPLICATION TYPE** (Engineering and/or landscape plan reviews may be required. See Fee worksheet for details):

- ZONING CODE**
- Map Amendment (Proposed District): \_\_\_\_\_
  - Special Use Permit
  - Variance(s)
  - Text Amendment:
  - Parking Waiver
  - Masonry Waiver

- AGREEMENTS**
- Pre-Annexation Agreement
  - Planned Development (PD) / PD Amendment

- PLATS**
- Preliminary Subdivision/Consolidations and Resubdivision Plat (Number of Lots \_\_\_\_\_).
  - Final Plat Review
  - Final Plat Recording

- PLAN REVIEWS**
- Site Plan
  - Landscape Plan

Common Description (Street Address): 513 REVERE AVE.

PIN Number(s): 0903211001 Current Zoning District: R-3

Short Legal Description: SEE ATTACHED DEED AND WORK DOCUMENTS

NOTE--Applicant must provide the FULL Legal Description for the subject property in a text format, such as Microsoft Word, Google Docs, or in the body of an email (See Application Checklist).

Existing Structures & Signs: SINGLE FAMILY HOME

Significant natural amenities (slope, vegetation, water bodies, floodplain, and other development restrictions):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Prior PZC Case Numbers: NONE

Applicable Ordinances: ZONING CODE

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 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 requests approval of this petition and further certifies on oath that the information contained herein and in all documents submitted in support hereof, is true and correct to the best of my knowledge and belief. By signing below, the applicant and/or property owner grant express permission to Village of Westmont staff and officials to enter onto the site and to inspect the premises as necessary in relation to this application.

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

**PETITIONER SIGNATURE:**

Type or print name: MARIELENA LAVOIE

Signature: *[Handwritten Signature]*

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 4<sup>th</sup> DAY OF May, 20 20  
Marielen Lavoie  
Notary Public

**OWNER SIGNATURE:**

Type or print name: MARIELENA LAVOIE

Signature: *[Handwritten Signature]*

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 4<sup>th</sup> DAY OF May, 20 20  
Marielen Lavoie  
Notary Public



**APPLICATION MATERIALS CHECKLIST**

The application filed with the Village of Westmont for consideration by the Commission shall contain the following items which are pertinent to the application. Staff may amend the requirements as necessary.

**These forms and all application materials MUST be delivered in person. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED.**

Submit:

- A. Two FULL SIZED, SCALED COPIES of Preliminary plans for larger projects (See *Site Plan Checklist*)
- B. High Resolution PDF Digital Copies of Preliminary and Final plans (Flash Drive required).
- C. 12 high-resolution 11" X 17" scaled reductions of FINAL plans, individually folded.
- D. **DO NOT SUBMIT ROLLED PLANS.**

**FOR ALL APPLICATIONS:**

REQUIRED    SUBMITTED

- |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Completed application form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Cover letter narrative to Community Development Department, explaining request, including a brief description of the project and <b>justification (for variances, comply with Sections 6.05 and 13.07. Special Uses must comply with Section 13.09 of the Zoning Code.)</b>                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <b>Non-refundable</b> filing fee. Please see attached Fee Schedule for Public Hearings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legal description. Email to staff in text format ( <i>not pdf</i> ) <a href="mailto:njohnson@westmont.il.gov">njohnson@westmont.il.gov</a>                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Proposed site plan (Min. 11"x17") Properly labelled and to scale (See "Site Plan Checklist").                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Copy of Plat of Survey.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Full list of all PIN Numbers involved (for mailing of notices).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Proof of ownership or site control.<br>Note: Copies of recorded deeds are available through the DuPage County Recorder's Office, <a href="http://dupageco.org/recorder">http://dupageco.org/recorder</a> . If the property is in Trust, a beneficiary Disclosure statement must be submitted. The applicant(s) must disclose the directors and 20% of the shareholders if it is a corporation. When applicant is not the owner, a copy of a contract, option, or document establishing leasehold interest is required. Copy must be reduced to a LEGIBLE 8.5" x 11". |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Proof of submitted application to Kane-DuPage Soil and Water Conservation District for Land Use Opinion (Separate application form).                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Other information or data to complete evaluation of the application such as photos, renderings, building material samples, adjacent property owner consent, etc. List these items here:<br><u>EXHIBITS, PROPERTY COMPARISONS,</u><br><u>RENDERINGS, PETITIONS</u>                                                                                                                                                                                                                                                                                                    |

**In addition to the above requirements, submit the following items:**

**For Plats and Planned Developments:**

- \_\_\_\_\_ Plat of Subdivision (preliminary)
- \_\_\_\_\_ Preliminary Engineering Plans

Note: There is an additional final plat step following preliminary plat approval. Once the preliminary plat is approved by the Village Board, final engineering documents and a letter of credit will need to be submitted with the final plat before being sent to the Village Board for a final approval, and final recording by DuPage County.

**For Site and Landscape Plan Reviews:**

- \_\_\_\_\_ Tree Survey, Tree Preservation Plan, and Landscape Plans, in accordance with Ordinance No. 07-181.
- \_\_\_\_\_ Architectural Renderings, if applicable; showing landscaping, trees, topographical and other features.
- \_\_\_\_\_ Preliminary Engineering Plans
- \_\_\_\_\_ Site Signage Plans showing location of monument and wayfinding signs only (Separate sign permit is REQUIRED for all signs, including wall and window signs).

**For Variances:**

- \_\_\_\_\_ Tree Survey, Tree Preservation Plan, and Landscape Plans, in accordance with Ordinance No. 07-181.
- \_\_\_\_\_ Architectural Renderings, if applicable; showing landscaping, trees, topographical and other features.
- \_\_\_\_\_ Preliminary Engineering Plans
- USA Site Signage Plans (**Separate sign permit is REQUIRED**).
- For an application for a variance, please address the Findings of Fact for variance as part of the cover letter (see "Findings of Fact" guidelines). See Sections 6.05 and 13.07.

**For Special Use Permits:**

- \_\_\_\_\_ Tree Survey, Tree Preservation Plan, and Landscape Plans, in accordance with Ordinance No. 07-181.
- \_\_\_\_\_ Architectural Renderings, if applicable; showing landscaping, trees, topographical and other features.
- \_\_\_\_\_ Preliminary Engineering Plans
- \_\_\_\_\_ Site Signage Plans showing location of signs (**a sign permit is REQUIRED for all signs**).
- \_\_\_\_\_ Traffic Impact Study (if requested).
- For a special use permit, please include, in the cover letter, a statement indicating how the standards and conditions will be met pursuant to the Zoning Ordinance (See Zoning Code Section 13.09).

**FEE SCHEDULE**

**(Application fees are non-refundable. Unused portion of Escrow fees are returned upon project close.)**

**Variations (per each requested variance):**

Residential:	
R-1, R-2, R-3.....	\$250.00 + Escrow Fee*
Other Zones:	
R-4, R-5, R-6, B-1, B-2, B-3, M, O/R, PD.....	\$500.00 + Escrow Fee*

**Special Use Permit** ..... \$350.00 + Escrow Fee\*

**Temporary Use Permit**..... \$50.00

**Zoning Code Amendment, Text or Map**..... \$500.00

**Planned Development Agreement**..... \$500.00 + Escrow Fee\*

**Pre-Annexation Agreement:**

Residential:	
R-1, R-2, R-3.....	\$100.00
All Other Zones.....	\$500.00

**Subdivision:**

Initial Lot Split (1 to 2).....	\$150.00
Each Lot Thereafter.....	\$50.00
Preliminary Plat/Final Plat Review.....	Escrow Fee*
Final Plat Recording.....	\$250.00

**Site Plan / Landscape Plan Review**..... \$150.00 + Escrow Fee\*

\* **IMPORTANT NOTE:** *REVIEW FEES* for outside consulting engineering and landscape architects are due with the application. Escrow fees are determined on a case by case basis and are based on the scope and complexity of the project. These fees are paid directly to the consultant and unused portions of the escrow amount are returned to the applicant upon project close. Please contact the Community Development Department for an estimate of review fees before submitting the application.

**FEE WORKSHEET**  
 (Insert total due on Page 1 of Application Form)

	<b>Application Fee Due</b>	<b>Escrow Fees Due</b>
<b>ZONING CODE</b>		
<input type="checkbox"/> Zoning Map Amendment:	\$ _____	
<input type="checkbox"/> Special Use Permit:	\$ _____	
<input type="checkbox"/> Engineering Review Required		\$ _____
<input type="checkbox"/> Landscape Review Required		\$ _____
<input type="checkbox"/> Zoning Variance:		
District:		
R-1, R-2, R-3	\$ _____	
R-4, R-5, R-6, B-1, B-2, B-3, M, O/R, PD	\$ _____	
<input type="checkbox"/> Engineering Review Required		\$ _____
<input type="checkbox"/> Landscape Review Required		\$ _____
<input type="checkbox"/> Zoning Text Amendment:	\$ _____	
<b>AGREEMENTS</b>		
<input type="checkbox"/> Pre-Annexation Agreement		
R-1, R-2, R-3	\$ _____	
All Other Zones	\$ _____	
<input type="checkbox"/> Planned Development (PD) / PD Amendment	\$ _____	
<input type="checkbox"/> Engineering Review Required		\$ _____
<input type="checkbox"/> Landscape Review Required		\$ _____
<b>PLATS</b>		
<input type="checkbox"/> Preliminary Subdivision/Consolidations and Resubdivision Plat		
<input type="checkbox"/> Initial Lot Split (1 to 2)	\$ _____	\$ _____
<input type="checkbox"/> Each Lot Thereafter	\$ _____	\$ _____
<input type="checkbox"/> Engineering Review Required		\$ _____
<input type="checkbox"/> Final Plat Review	\$ _____	\$ _____
<input type="checkbox"/> Final Plat Recording	\$ _____	\$ _____
<input type="checkbox"/> Engineering Review Required		\$ _____
<b>SITE PLAN REVIEWS</b>		
<input type="checkbox"/> Site Plan		\$ _____
<input type="checkbox"/> Landscape Plan		\$ _____
<b>TOTALS</b>	\$ _____	\$ _____
<b>(Submit separate checks, payable to Village of Westmont)</b>		

**FINDINGS OF FACT - FOR VARIANCES ONLY**

In order to process your request, the Village of Westmont is obligated to make specific findings of fact for all variance applications according to the Village Zoning Ordinance and Illinois State Statutes. The Planning and Zoning Commission must find evidence that the request meets the three standards of variance defined in the Zoning Ordinance. **Applicants are required to submit written evidence and/or analysis of the standards for variation below** as an addendum to their application materials. Additionally, **applicants are strongly encouraged to review the standards of variance in preparation of a defense for their variance request** during the Planning and Zoning Commission public hearing:

- (A) 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.
- (B) The plight of the owner is due to unique circumstances.
- (C) The variation, if granted, will not alter the essential character of the locality.

Additional review considerations are listed in Village Code Appendix A, Article XIII, Section 13.07(D).

**Your request will not be placed on the Planning and Zoning Commission Agenda unless the Findings of Fact are submitted with the application.**

**SPECIAL USE STANDARDS - FOR SPECIAL USE PERMITS ONLY**

A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the Planning and Zoning Commission and approval of the Board of Trustees:

- (1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.

## SITE PLAN CHECKLIST

### BASIC INFORMATION

- A. Greater than 5,000 sq. ft. of ground disturbance? If so, 2 full size set of plans.
- B. 11" x 17" Size Paper (Must be legible at this size for Ordinance recording purposes.)
- C. 12 hard copies of 11" x 17" (for PZC Commission)
- D. Titled: Address without abbreviations - Project Name. e.g. 400 North Cass - Dutch Hamburgers
- E. Subtitled: Binding / Non-Binding Site Plan.
- F. Note: For projects with greater than 5,000 sq. ft. of ground disturbance, or at the discretion of the Community Development Director, site plan must be "binding", i.e. becomes part of the Ordinance Exhibits and must be constructed as approved.
- G. Graphic Scale
- H. Text - Uppercase and Minimum Size 1/16"
- I. North Arrow Labeled as "North"
- J. Legend - Key for Symbols
- K. Exterior Boundary of Property Shown as Dashed Line with Two Dots (Standard Symbol)
- L. Interior Property Boundary Lines as Broken Line Types of Finer Solid Lines
- M. Type of Easements Represented by Fine Dashed Lines
- N. Black & White (preferred)
- O. Date
- P. If More than One Page, Include Page Numbers on Each, e.g., Page 1 of 2 Site Date Table:

### SITE DATA TABLE

- Q. Gross Acreage
- R. Number of Lots or Units
- S. Density
- T. Amount of Open Space Required & Provided
- U. Non-Residential Building Area in Square Footage
- V. FAR and Calculations (exclude non-building coverage)
- W. Existing Impervious Area
- X. Existing Impervious Area to Be Removed
- Y. Proposed Impervious Area
- Z. Required & Additional Parking
- AA. Existing & Proposed Zoning
- BB. Existing & Proposed Uses Site Development:

### SITE DEVELOPMENT

- CC. Structures Existing & Proposed
- DD. Access, Access Points to Adjacent Parcels, Access Points Opposite Side of the Street
- EE. Public or Private Roads Within/Adjoining the Property and Roadway Easements, Existing & Proposed
- FF. Stormwater Facilities (Existing, if applicable, and proposed)
- GG. Zoning and Land Uses on Adjoining Properties
- HH. Wells(s) & Septic System(s), Existing & Proposed - (may be shown on a separate map)
- II. General Layouts of Proposed Lots & Square Footage
- JJ. All Required Landscape Buffers, Location & Dimension
- KK. Significant Natural Areas to be Preserved or Conserved (Wetlands, Habitat)
- LL. Heritage Trees & Significant , Larger Trees or Groups to be Retained (may be shown on a separate map)
- MM. Off-Street Parking & Loading Areas
- NN. Passenger Drop-off/Pick-up Points
- OO. Drive-Through Windows

## PZC REQUEST REVIEW PROCESS

There are a number of lengthy and involved steps in the review process in order to ensure that all requirements are completely satisfied. Timeframes are for illustrative purposes only in order to provide an estimate; actual time may vary depending on project type, responsiveness of the applicant, and completeness of the submittal materials.

### **PROCEDURAL STEPS**

Applicant formulates project following the Village of Westmont's Zoning Code, Comprehensive Plan, and applicable Design Guidelines.

**Pre-Application Meeting with Village Staff:** Community Development Department staff will meet with the petitioner to discuss the proposed project and provide recommendations on how to proceed with the project and meet Village Code requirements. Staff will discuss the development review application submission requirements and process provided that the project does not appear to present any major obstacles which must be addressed prior to submission.

**Initial Material Submittal and Preliminary Project Review:** Once the petitioner has compiled all of the required documents, they submit them to the Staff for initial project review. The purpose of this review is to make sure that all required documents are complete and in order. The materials are to be submitted in accordance with the attached filing deadline schedule. ***Late or incomplete submissions will not be scheduled by the PZC until all items are submitted, per staff instructions. All plans must be folded individually with the title block facing outward. Rolled plans will not be accepted. Submittal fees are required when staff deems application COMPLETE, and are non-refundable.***

**Project Review Comments to Petitioner / Revised Material Submittal:** Following the initial submittal, staff will review the materials and verify that all information is complete and correct. It is the responsibility of the petitioner to correct any irregularities as indicated by staff and return the required materials in a timely manner. ***Staff will not place the request on the Planning and Zoning Commission agenda if a revised material submittal is incomplete.***

**Planning and Zoning Commission Hearing:** Once application materials have been satisfactorily reviewed by staff, the requests are placed on the Planning and Zoning Commission agenda for a public hearing. The Commission will hear testimony from the applicant related to the petition and make a recommendation which is forwarded for consideration by the Village Board.

- *The Planning and Zoning Commission convenes on the second Wednesday of every month at 7:00pm at Village Hall. **Applicant attendance and presentation required.***

**Village Board Hearing:** Once the Planning and Zoning Commission has given their recommendation on a project, the petitioner is scheduled to present their request to the Village Board, where the Board will consider the project and discuss public input. The Village Board is the final decision making authority charged with voting on all development review petitions brought before it. Once the Village Board has received all pertinent information a final binding vote will be made.

- *The Village Board typically meets approximately 3 Thursdays after the Planning & Zoning Commission meeting, at 6 pm at Village Hall. **Applicant attendance the Village Board is required, in case there are questions or comments for the applicant.** Staff will advise applicant of the Village Board meeting date.*

Mr. Bruce Silvester  
Community Development Director  
Village of Westmont  
31 West Quincy Street  
Westmont, Illinois 60559

Re: Variation Request  
513 Revere  
Avenue

Dear Mr. Sylvester,

The subject property is located in the Oakwood Subdivision at 513 Revere Avenue and the base zoning is R-3 Single Family Detached Residence. We have lived in the home since 1998 and have a strong desire to live at this location for many years to come. We have an unusually large family with eight children, and three grandchildren. We expect our family to grow significantly over the next ten years and it is vitally important to us to accommodate our family during holidays and during transitional relocations once our children see how much this area has to offer.

At times, we have nearly thirty people at our family gatherings and our current home is just not large enough to keep everyone under one roof. At a minimum, we need a bigger common area with the ability sit our entire family at the dinner table along with additional bedrooms for weekend guests. The proposed addition will provide the much-needed space and much of the second story addition will be built over the existing one story portion of the house. Existing room sizes are very small in our home and it is very difficult to be comfortable when our children visit.

Based on the most efficient floor plan and the utilization space, the addition we are proposing meets all requirements set forth by the Village of Westmont with exception to the Floor Area Ratio (F.A.R.). The allowable F.A.R is 40 percent of the lot area and based on our small inside corner lot, the allowable lot coverage is 3,450 square feet. We are proposing a lot coverage of 3,788 square feet which exceeds the maximum allowable lot coverage by 496 square feet.

Our proposed addition will blend into the neighborhood like other homes in Oakwood that have been upgraded over the past few years. Our hardship is based on the sheer size of our

wonderful family and the size and shape of our property is very limiting. Our bedrooms are very small and our lot is significantly smaller than neighboring properties. Attached is an exhibit showing the DuPage County GIS map for our subdivision. Our neighboring lots are significantly larger in square footage and if our home with our proposed addition was located on any of the lots highlighted in the attached exhibit, a variation to the F. A. R. would not be necessary.

We have made the decision to stay in Westmont for years to come if we are able to provide space for our family. We love Westmont and all that it has to offer including our schools, parks, restaurants, and our new natatorium. Our only other option is to move to a larger home elsewhere. We have neighbors who have set the example. The property located 837 Revere Court in Oakwood is a much larger three-story home that clearly exceeds the F.A.R. Several other homes in Oakwood appear to exceed the F.A.R. requirements. We also have other neighbors on Oakwood Drive that have invested in a total remodel and similar expansion of the same model home. Our intensions are to do the same and expand our home with complimentary architecture and style.

Finally, we request to expand our home to be the same size as the allowable homes in our neighborhood. Should you have any questions on these plan revisions, please reach out to me.

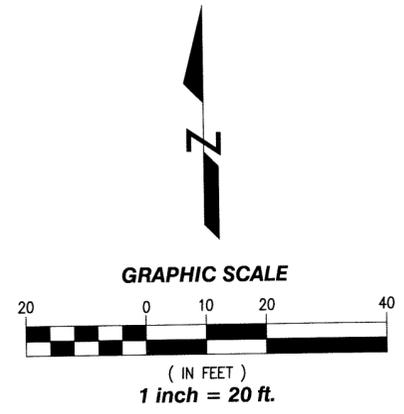
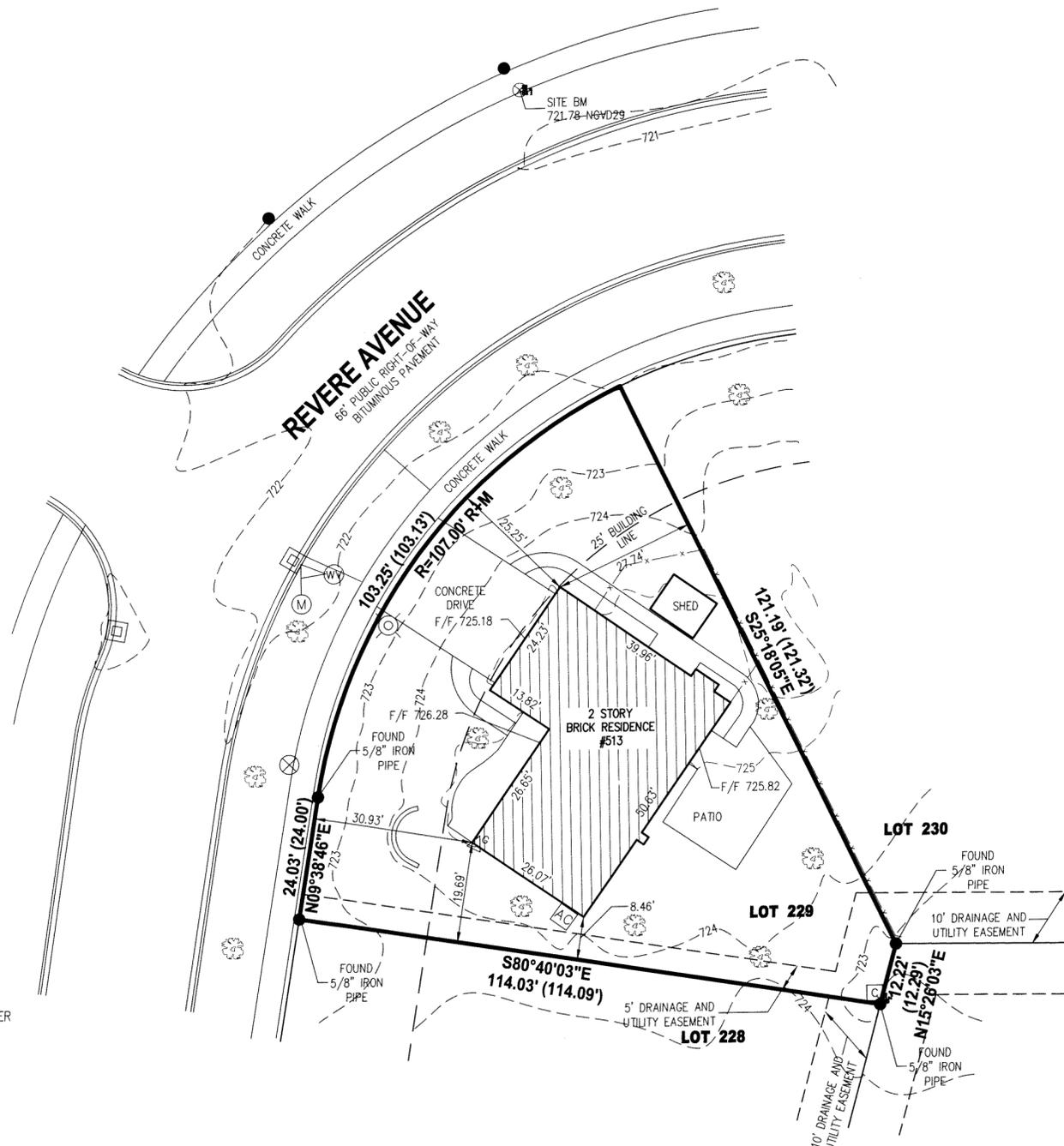
Marielena and Christopher Lavoie  
513 Revere Avenue  
Westmont, Illinois 60559

# PLAT OF SURVEY

OF  
 LOT 229 IN OAKWOOD UNIT TWO-B, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2 AND PART OF THE NORTHEAST QUARTER OF SECTION 3, ALL IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 34 TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 4, 1974 AS DOCUMENT R74-05283, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 1, 1974 AS DOCUMENT R74-50636, IN DUPAGE COUNTY, ILLINOIS.

## LEGEND

- 0.00' MEASURED DATA
- (0.00') RECORD DATA
- LIMIT OF SURVEY
- - - SECTION LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING CENTER LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING SETBACK LINE
- - - EXISTING CONTOUR LINE
- EXISTING MONUMENTATION
- SET MONUMENTATION
- AC EXISTING AIR CONDITIONING UNIT
- ⊗ EXISTING B-BOX
- EXISTING CABLE PEDESTAL
- EXISTING CATCH BASIN
- EXISTING CLEAN OUT
- ⌒ EXISTING CULVERT
- ⊙ EXISTING DRAIN
- ⊕ EXISTING ELECTRIC MANHOLE
- ⚡ EXISTING ELECTRIC METER
- ⊞ EXISTING ELECTRIC PEDESTAL
- ⊗ EXISTING FIRE HYDRANT
- ⚑ EXISTING FLAG POLE
- ◁ EXISTING FLARED END SECTION
- ⚙ EXISTING GAS METER
- ⊕ EXISTING GAS VALVE
- ⊞ EXISTING INLET
- ⊗ EXISTING LIGHT STANDARD
- ⊙ EXISTING MAILBOX
- ⊕ EXISTING MANHOLE
- ⊗ EXISTING POWER POLE
- ⊗ EXISTING POWER POLE W/ LIGHT
- ⊗ EXISTING POWER POLE W/ TRANSFORMER
- ⚡ EXISTING SIGN
- ⊗ EXISTING TREE
- ⊞ EXISTING VALVE BOX
- ⊕ EXISTING VALVE VAULT
- ⊗ EXISTING WATER VALVE
- ⊗ EXISTING WELL



### SURVEYOR'S NOTES

1. DIMENSIONS SHOWN THUS: 50.25' ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90°00'00" INDICATES DEGREES, MINUTES AND SECONDS.
2. NORTH ARROW AND BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES NAD83 (2007 ADJUSTMENT).
3. IMPROVEMENT LOCATIONS ARE BASED ON A FIELD SURVEY BY C.M. LAVOIE AND ASSOCIATES, INC. ON 4/20/11.
4. COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.
5. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.

### BENCHMARK INFORMATION

DUPAGE COUNTY BENCHMARK DGN03001 BRONZE DISK IN BASE OF TRAFFIC CONTROL LIGHT AT NORTH EAST CORNER OF STATE ROUTE 34 AND CASS AVE, DOWNERS GROVE, ILLINOIS. ELEVATION 746.50 NGVD 29

DUPAGE COUNTY BENCHMARK YK35004 BRONZE DISK IN SIDE 5" PIPE NORTHWEST CORNER OF STATE ROUTE 83 AND OAKMONT LN., WESTMONT, ILLINOIS. ELEVATION 720.44 NGVD 29

SITE BENCHMARK SET CUT CROSS ON WALK NORTH SIDE OF REVERE AVENUE AS DEPICTED ON THE DRAWING ELEVATION 721.78 NGVD 29

STATE OF ILLINOIS )  
 )SS  
 COUNTY OF KENDALL)

WE, C.M. LAVOIE AND ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-003041, HEREBY CERTIFY THAT THE PLAT DRAWN HEREON AND THE SURVEY THAT IT REPRESENTS, WERE PREPARED AND PERFORMED BY US, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

DATED AT PLAINFIELD, ILLINOIS THIS 25TH DAY OF APRIL, 2011.

*[Signature]*  
 C.M. LAVOIE AND ASSOCIATES, INC.  
 KEITH E. BOLLINGER, IPLS NO. 35-3592  
 LICENSE EXPIRES 11-30-2012



<b>PROVENZALE</b>																
513 REVERE AVENUE WESTMONT, IL																
<b>PLAT OF SURVEY</b>	DRAWN BY: <i>KB</i> CHECKED BY: <i>TB</i>															
	SCALE: 1"=20'      DATE: 04/25/11															
	JOB NUMBER: 11-125      SHEET: 1 OF 1															
 <b>C.M. Lavoie</b> & Associates, Inc.	Consulting Civil Engineering Land Planning & Surveying 1050 W. Route 126 Plainfield, Illinois 60544 voice 815-454-0505 fax 815-436-5158															
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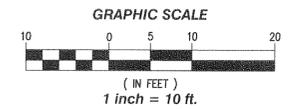
# SITE PLAN

## LEGEND

- 0.00' MEASURED DATA
- (0.00') RECORD DATA
- LIMIT OF SURVEY
- SECTION LINE
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AREA OF PARCEL: 8,230 S.F.



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4. COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.
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SITE BENCHMARK SET CUT CROSS ON WALK NORTH SIDE OF REVERE AVENUE AS DEPICTED ON THE DRAWING. ELEVATION 721.78 NVD 29 (721.51 NAVD 88) REDUCE ALL ELEVATIONS ON PLAN BY 0.27' TO MATCH NAVD 88

- 2<sup>ND</sup> STORY ADDITION ONLY
- BASEMENT, 1<sup>ST</sup> FLOOR, 2<sup>ND</sup> FLOOR ADDITION
- EXISTING FOUNDATION (BUILDING LIMITS)

**REVERE AVENUE**  
66' PUBLIC RIGHT-OF-WAY  
BITUMINOUS PAVEMENT



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } S.S.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, AND AT ONCE REPORT ANY DIFFERENCE. BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON THE DOCUMENTS PROVIDED TO US. REFER TO YOUR DEED OR TITLE POLICY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.

DATED THIS 17TH DAY OF FEBRUARY, A.D. 2020

*KWJ*  
KEITH WETENDORF  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3703  
GENESIS SURVEYING AND ENGINEERING, P.C.  
LICENSE TO BE RENEWED NOVEMBER 30, 2020



## 513 REVERE AVENUE

WESTMONT, IL 60559

PLAT OF SURVEY

SCALE: 1"=10'

JOB NUMBER: 19-513

DATE: 02-13-20

REVISOR: REVISED PER VILLAGE COMMENTS

CHECKED BY: SAB

DATE: 02-13-20

SHEET: 1 of 1

DATE: 02-13-20

REVISOR: REVISED PER VILLAGE COMMENTS

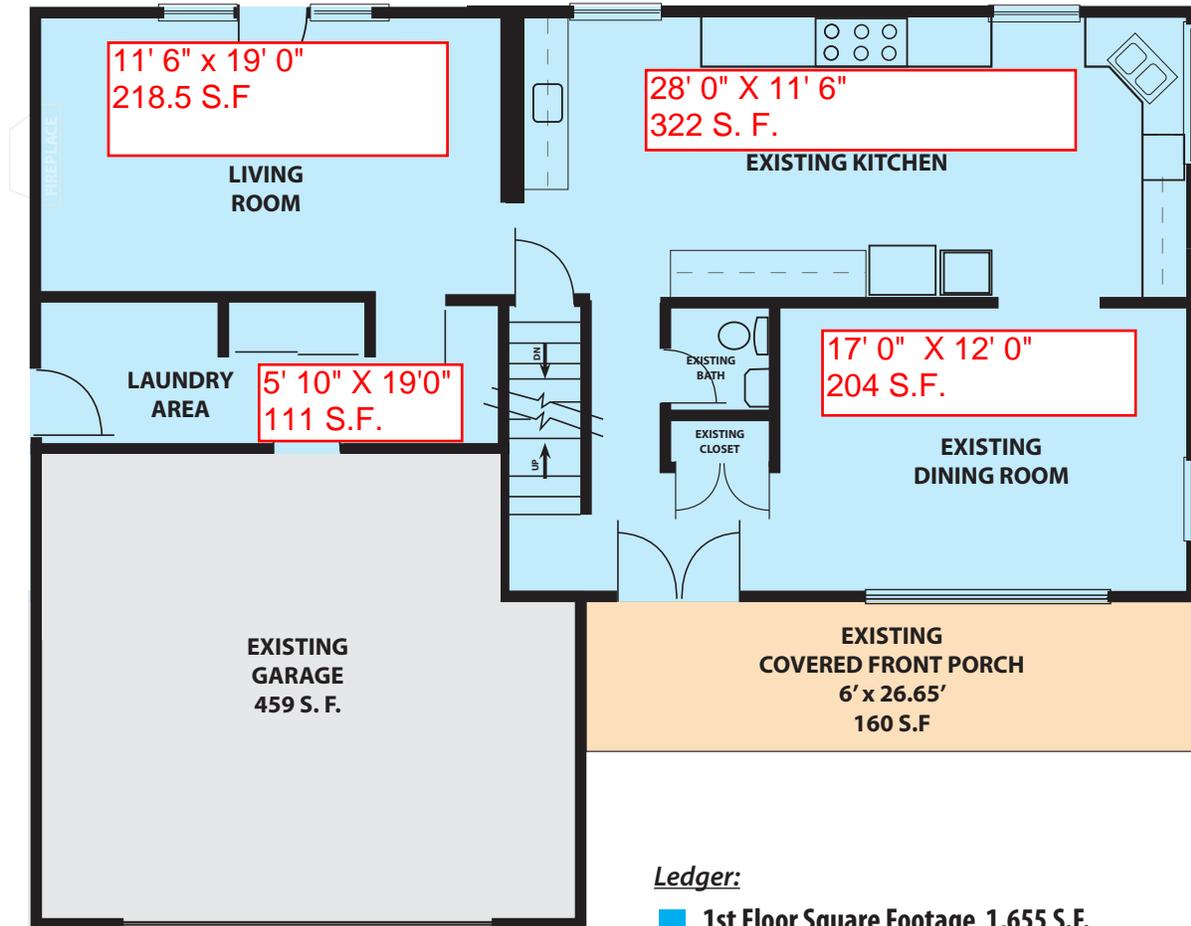


C.M. Lavoie & Associates, Inc.

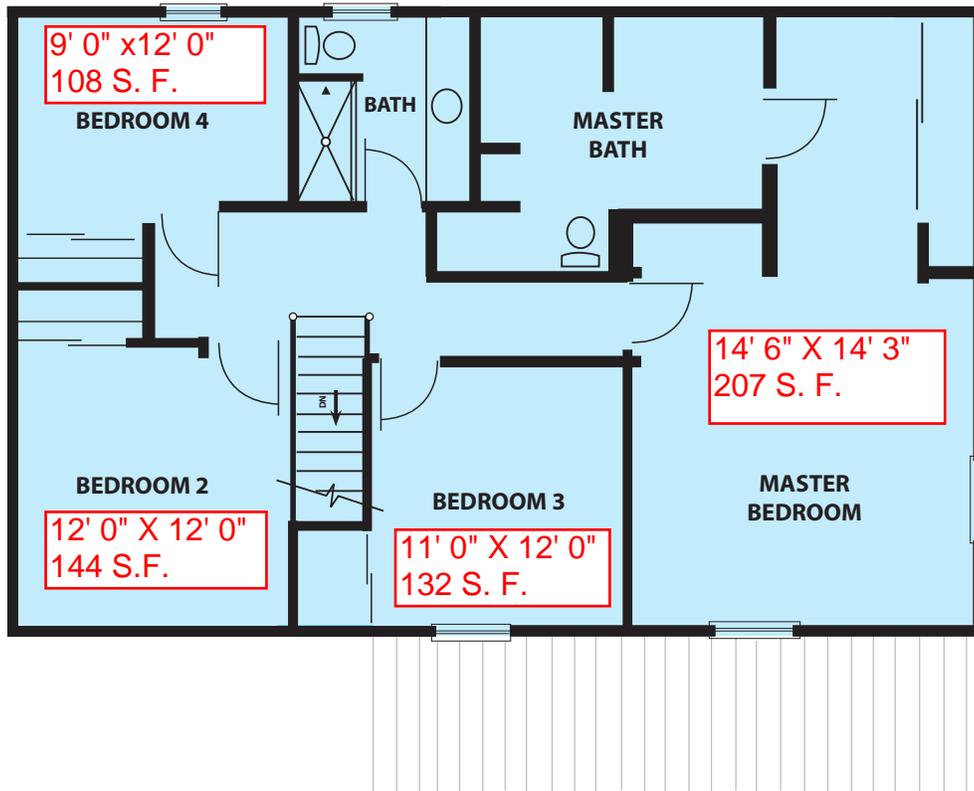
Consulting Civil Engineering  
Land Planning & Surveying  
825 N. Cass Avenue, Suite 106  
Westmont, Illinois 60559  
phone: 630-381-0819

© Copyright, 2019 C. M. Lavoie & Associates, Inc.  
These plans are protected under the copyright laws of the United States and foreign countries, and are to be used only for the construction and/or repair of the Site Improvements as defined in the contract between the Engineer and the Owner. Any use of these plans, including details and specifications, to construct and/or repair additional items not described in these plans, constitutes a violation of the Engineer's copyright of these plans and is prohibited.

# 513 Revere Ave., Westmont IL - Existing 1st Floor Plan



# 513 Revere Ave., Westmont IL - Existing 2nd Floor Plan



***Ledger:***

■ Existing 2nd Floor Square Footage **1,104 S.F.**

**Total Existing 2nd Floor Square Footage 1,104 S.F.**



# 513 Revere Ave., Westmont IL - Proposed 1st Floor Plan



**OVERHANG**  
24' 0" X 1' 6"  
36 S.F.

**Total 1st Floor w/addition = 1,772 S.F.**



# 513 Revere Ave., Westmont IL - Proposed 2nd Floor Plan



## Ledger:

- Existing 2nd Floor Square Footage = 1,104 S.F.
- Proposed Addition 2nd Floor Square Footage = 320 S.F.
- Proposed 2nd Floor Building over existing 1st Story Square Footage = 592 S.F.

Total 2nd Floor Square Footage = 2,016 S.F.



# F.A.R. Calculations

## WESTMONT MUNICIPAL CODE REFERENCES

Sec. 9.06. - Maximum floor area ratio.

The floor area ratio requirements of the underlying districts are applicable to the entire planned development and not to specific uses which may be located within the planned development.

0.40 for the first 9,000 square feet of lot area plus 0.20 for the lot area greater than 9,000 square feet

### APPENDIX A - ZONING

#### ARTICLE XIV. - DEFINITIONS

Floor area : For determining floor area ratio : The sum of the gross horizontal areas of the several floors including also the basement floor of a building, measured from the exterior faces of the exterior walls, or from the center lines of walls separating two buildings. The "floor area" shall also include the horizontal areas on each floor devoted to:

(a)

Elevator shafts and stairwells;

(b)

Mechanical equipment, except if located on the roof, when either open or enclosed, i.e., bulkheads, water tanks and cooling towers;

(c)

Habitable attic space as permitted by the building code of the Village of Westmont;

(d)

Interior balconies and mezzanines;

(e)

Enclosed porches; and

(f)

Accessory uses.

Floor area for single-family detached dwellings in the R-1, R-2, R-3 and R-4 zoning districts shall not include the horizontal area of any garage, basement, crawl space, cellar or attic; but shall include any other attached structure on the lot having a roof.



# F.A.R. Calculations

## FLOOR AREA RATIO CALCULATIONS 513 REVERE AVENUE - WESTMONT

LOT AREA: 8,625 SQUARE FEET

MAXIMUM ALLOWABLE FLOOR AREA RATIO PER CODE:

8,625 SQUARE FEET \*0.40 = 3,450 SQUARE FEET  
(FLOOR AREA)

EXISTING FLOOR AREA:

BASEMENT AREA: EXCLUDED PER CODE

FIRST FLOOR (excluding garage)  
(including front porch with roof)

1,356 SQUARE FEET

SECOND FLOOR

1,104 SQUARE FEET

TOTAL FLOOR AREA EXISTING

---

2,460 SQUARE FEET

PROPOSED FLOOR AREA:

BASEMENT AREA: EXCLUDED PER CODE

FIRST FLOOR (excluding garage)  
(including front porch with roof)

1,772 SQUARE FEET

SECOND FLOOR

2,016 SQUARE FEET

TOTAL FLOOR AREA PROPOSED

---

3,788 SQUARE FEET

PROPOSED FLOOR AREA RATIO:

3,788 SQUARE FEET (proposed)  
– 3,292 SQUARE FEET (allowable)

= 496 SQUARE FEET OVER THE ALLOWABLE SQUARE FOOTAGE

*Variation Request to exceed the allowable F.A.R. by 496 square feet. As a precaution and code interpretations, the formal written Variation Request is for 496 square feet.*



# 513 Revere Ave., Westmont IL - Remodel Rending



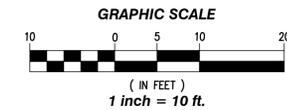
C.M. LAVOIE & ASSOCIATES, INC. • CONSULTING CIVIL ENGINEERING, LAND PLANNING, LAND SURVEYING & CONSTRUCTION MANAGEMENT  
825 N Cass Avenue, Suite 106 • Westmont, Illinois 60559 • p:630.381.0819 • [CMLavoie.com](http://CMLavoie.com)

# PERMIT PLAT

OF

LOT 229 IN OAKWOOD UNIT TWO-B, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2 AND PART OF THE NORTHEAST QUARTER OF SECTION 3, ALL IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 4, 1974 AS DOCUMENT R74-05283, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 1, 1974 AS DOCUMENT R74-50636, IN DUPAGE COUNTY, ILLINOIS.

AREA OF PARCEL: 8,230 S.F.



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- ⊞ EXISTING FIRE HYDRANT
- ⊞ EXISTING FLAG POLE
- ⊞ EXISTING FLARED END SECTION
- ⊞ EXISTING GAS METER
- ⊞ EXISTING GAS VALVE
- ⊞ EXISTING INLET
- ⊞ EXISTING LIGHT STANDARD
- ⊞ EXISTING MAILBOX
- ⊞ EXISTING MANHOLE
- ⊞ EXISTING POWER POLE
- ⊞ EXISTING POWER POLE W/ LIGHT
- ⊞ EXISTING POWER POLE W/ TRANSFORMER
- ⊞ EXISTING SIGN
- ⊞ EXISTING TREE
- ⊞ EXISTING VALVE BOX
- ⊞ EXISTING VALVE VAULT
- ⊞ EXISTING WATER VALVE
- ⊞ EXISTING WELL

## SURVEYOR'S NOTES

- DIMENSIONS SHOWN THUS: 50.25' ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90°00'00" INDICATES DEGREES, MINUTES AND SECONDS.
- NORTH ARROW AND BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES NAD83 (2007 ADJUSTMENT).
- IMPROVEMENT LOCATIONS ARE BASED ON A FIELD SURVEY BY C.M. LAVOIE AND ASSOCIATES, INC. ON 4/20/11 AND A SUBSEQUENT SITE VISIT ON 12-30-19.
- COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.

## BENCHMARK INFORMATION

- DUPAGE COUNTY BENCHMARK DGN03001 BRONZE DISK IN BASE OF TRAFFIC CONTROL LIGHT AT NORTH EAST CORNER OF STATE ROUTE 34 AND CASS AVE, DOWNERS GROVE, ILLINOIS. ELEVATION 746.50 NGVD 29
- DUPAGE COUNTY BENCHMARK YK35004 BRONZE DISK IN SIDE 5" PIPE NORTHWEST CORNER OF STATE ROUTE 83 AND OAKMONT LN., WESTMONT, ILLINOIS. ELEVATION 720.44 NGVD 29
- SITE BENCHMARK SET OUT CROSS ON WALK NORTH SIDE OF REVERE AVENUE AS DEPICTED ON THE DRAWING ELEVATION 721.78 NGVD 29 (721.51 NAVD 88) REDUCE ALL ELEVATIONS ON PLAN BY 0.27' TO MATCH NAVD 88

LOT AREA:	8,230 S.F.
MAX. ALLOWABLE LOT COVERAGE (40%)	3,292 S.F.
EXISTING LOT COVERAGE	3,014 S.F. (37%)
NEW LOT COVERAGE	3,143 S.F. (38%)
MAX. ALLOWABLE F.A.R. (40%)	3,292 S.F.
EXISTING F.A.R.	2,332 S.F. (28%)
NEW F.A.R.	3,581 S.F. (43.5%)
EXISTING IMPERVIOUS AREA:	3,141 S.F. (38.2%)
PROPOSED IMPERVIOUS AREA:	3,168 S.F. (38.5%)

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

STOCKPILES TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE PROVIDED WITH SOIL EROSION AND SEDIMENT CONTROL MEASURES.

PUMPING SEDIMENT-LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.

CURRENT REVISION DATE: 02/25/2020

I, CHRISTOPHER M. LAVOIE, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY C.M. LAVOIE AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION.

ILLINOIS PROFESSIONAL ENGINEER NO. 0062-049582  
EXPIRES 11/30/21

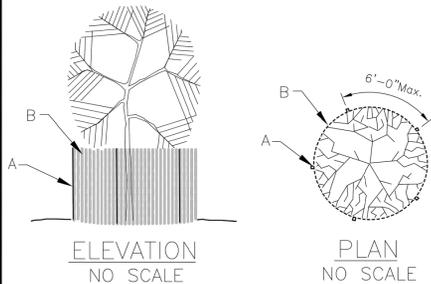


## CONSTRUCTION NOTES

- STANDARD STEEL OR WOODEN FENCE POST
- STANDARD 48" HIGH SNOW FENCE

## GENERAL NOTES

- PRIOR TO CLEARING A SITE, THE VILLAGE SHALL INSPECT THE SITE ALONG WITH THE DEVELOPER AND TAG THOSE TREES TO BE PROTECTED IN ACCORDANCE WITH THE PLAN.
- TREE PROTECTION SHALL BE MAINTAINED UNTIL FINAL GRADING AND RESTORATION OF ADJACENT AREAS.
- THE VILLAGE SHALL INSPECT AND APPROVE THE LOCATION OF ALL FENCING PRIOR TO CONSTRUCTION.
- ALL TREES TO BE RELOCATED AND TRANSPLANTED SHALL BE REMOVED PRIOR TO GRADING OF THE SITE. THE CONTRACTOR SHALL PROTECT ALL TRANSPLANTED TREES IN ACCORDANCE WITH THIS DETAIL, IN A SIMILAR MANNER TO THOSE TREES TAGGED TO BE SAVED.

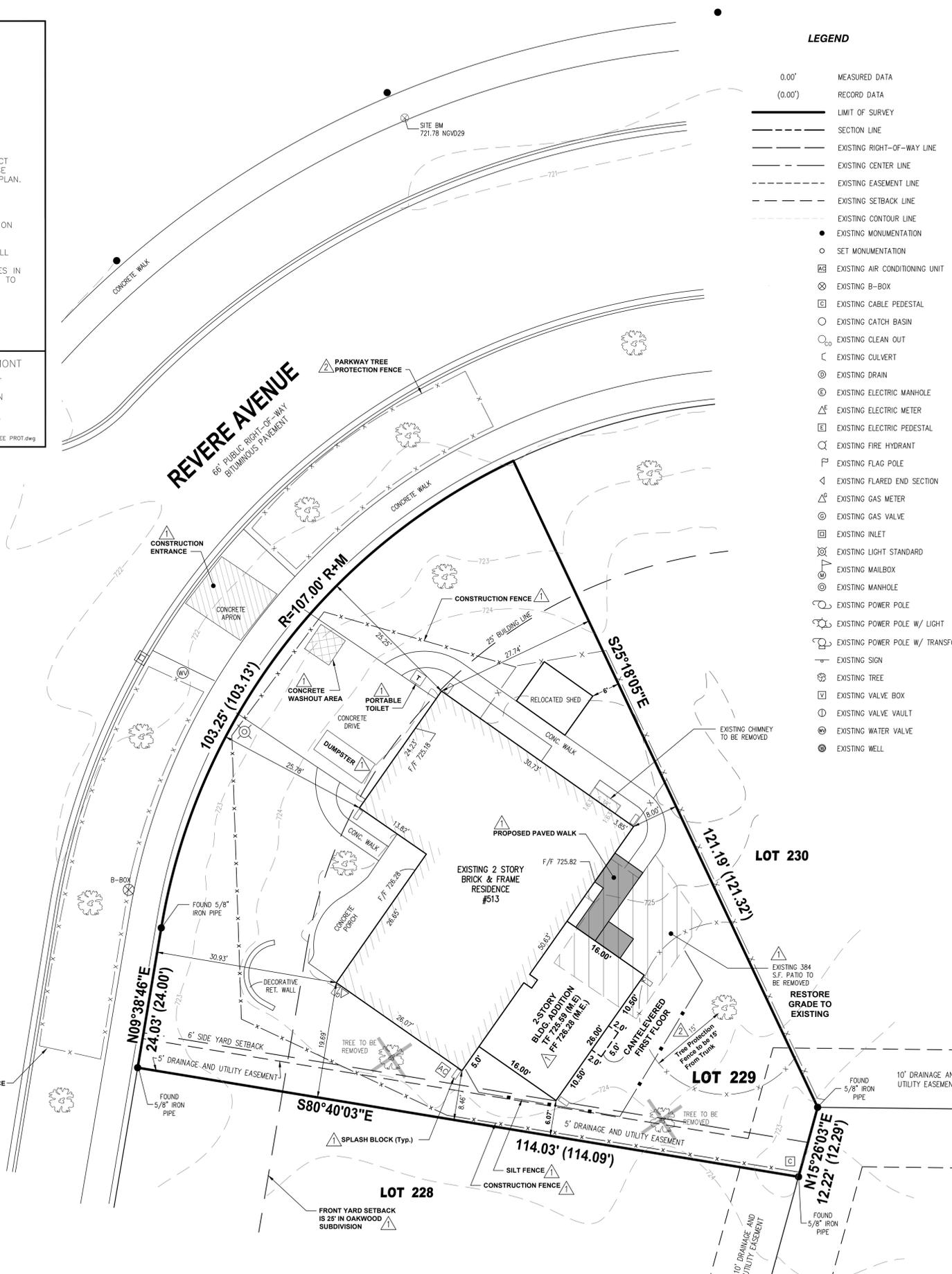


VILLAGE OF WESTMONT  
STANDARD DETAIL  
FOR  
TREE PROTECTION

DATE: APRIL, 2008  
DWG R-17-0

ISSUED: December 1996  
REVISED: April 7, 2008

I:\WHITVA\GENERAL\Standards\dwg\TREE\_PROT.dwg



- THE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE CONTACTED AT 630-981-6250 A MINIMUM OF 24 HOURS IN ADVANCE TO SCHEDULE THE FOLLOWING ENGINEERING INSPECTIONS:
- EROSION CONTROL
  - SPOT SURVEY INSPECTION
  - AS-BUILT VERIFICATION

© Copyright, 2019 C. M. Lavoie & Associates, Inc. These plans are protected under the copyright laws of the United States and foreign countries, and are to be used only for the construction and/or repair of the Site Improvements as defined in the contract between the Engineer and the Owner. Any use of these plans, including details and specifications, to construct and/or repair additional items not described in these plans, constitutes a violation of the Engineer's copyright of these plans and is prohibited.

### 513 REVERE AVENUE

WESTMONT, IL 60559

**PERMIT PLAT**

SCALE: 1"=10'

JOB NUMBER: 19-513

CHECKED BY: SAB

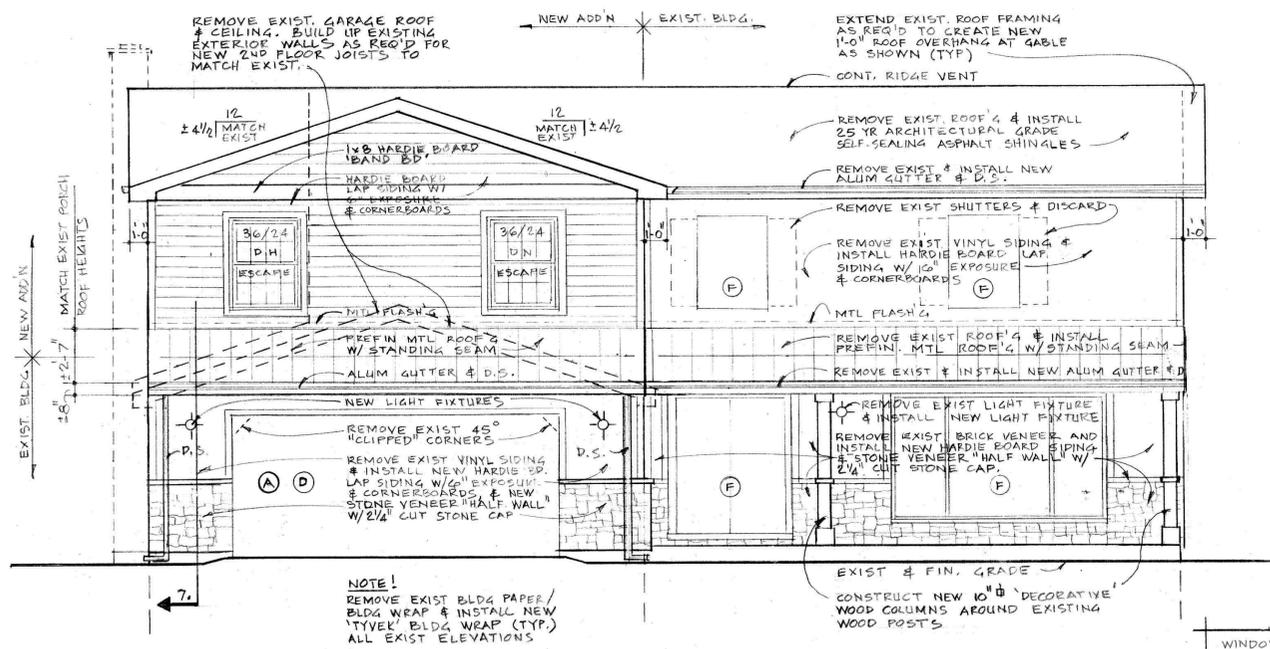
DATE: 02-14-2020

SHEET: 1 of 1

#	DATE	DESCRIPTION
1	02-13-20	REVISED PER VILLAGE COMMENTS
2	02-25-20	REVISED PER FORESTRY REVIEW
3		
4		
5		
6		
7		
8		

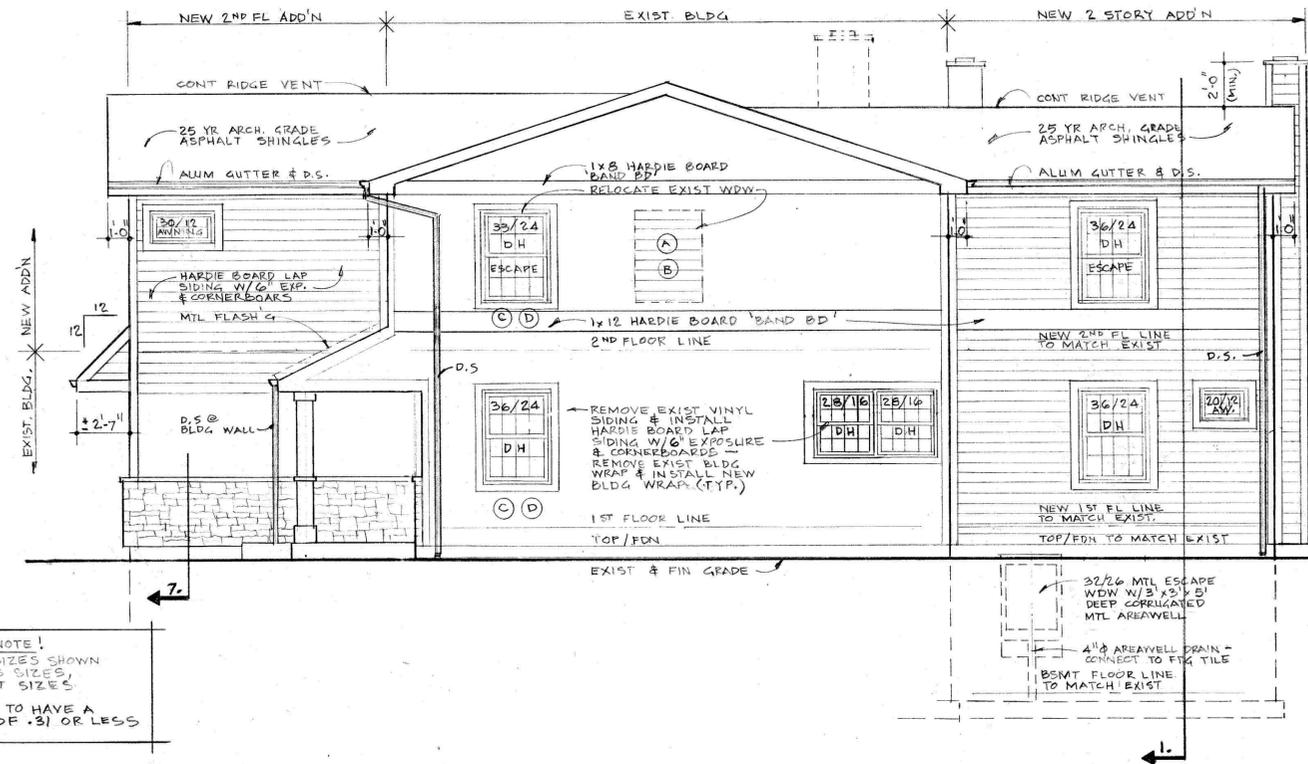
**C.M. Lavoie**  
& Associates, INC.

Consulting Civil Engineering  
Land Planning & Surveying  
825 N. Cass Avenue, Suite 106  
Westmont, Illinois 60559  
phone: 630-381-0819



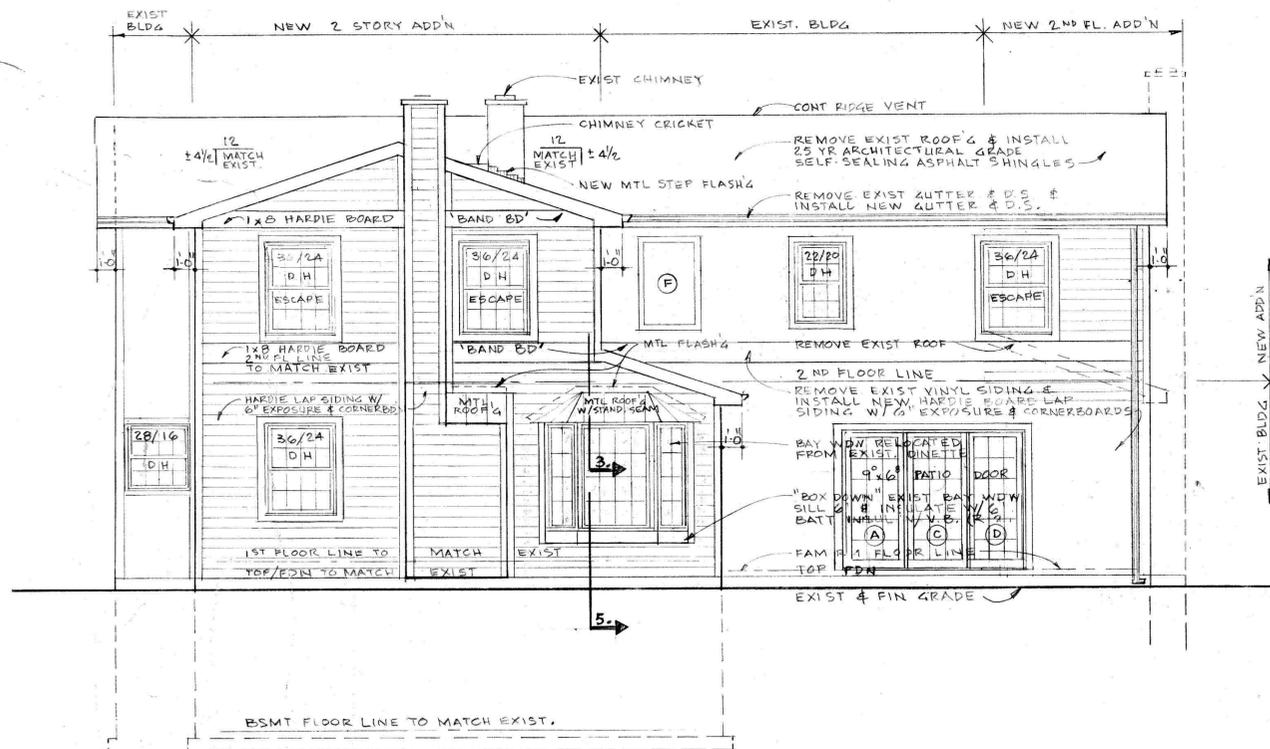
FRONT ELEVATION

SCALE 1/4"=1'-0"



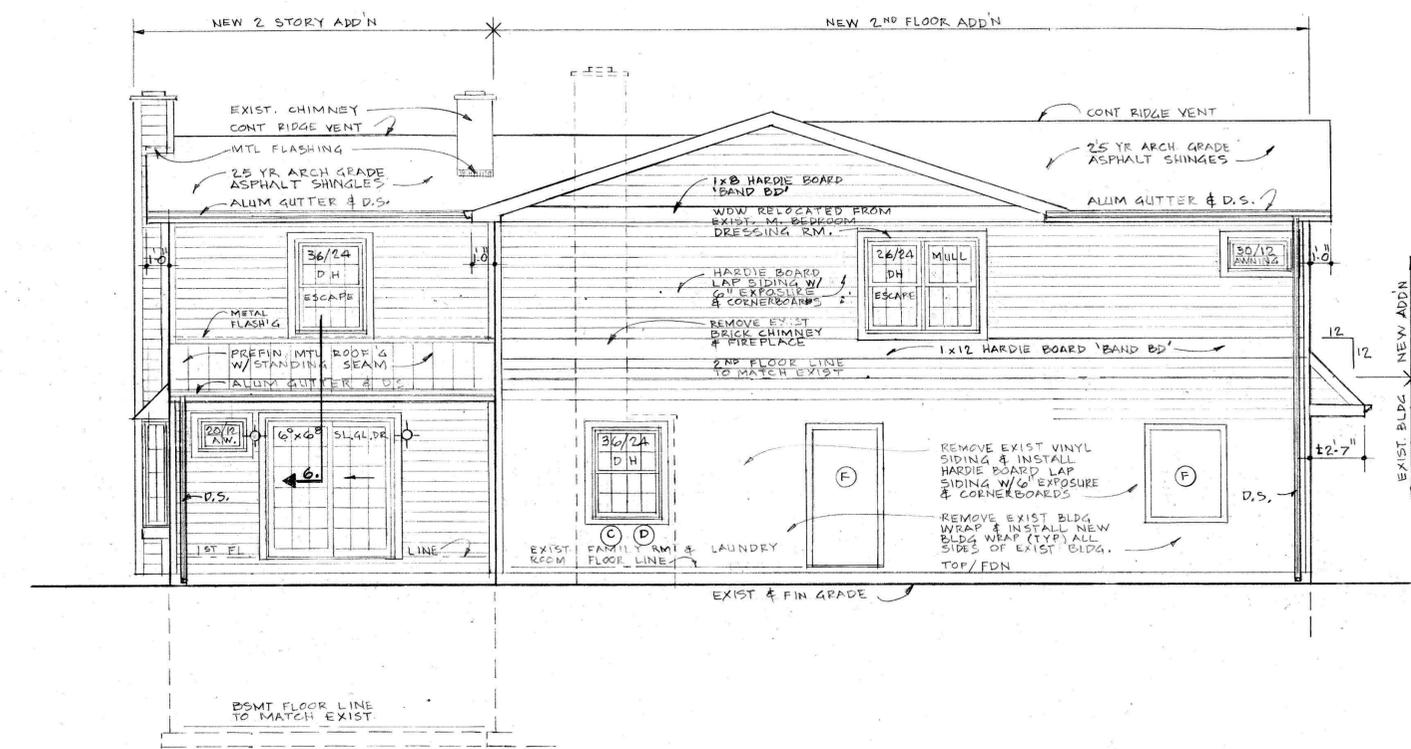
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

WILLIAM R. GLEASON  
ARCHITECT

314 SOUTH GRANT STREET  
WESTMONT, ILLINOIS 60559  
(630) 969-6185

513 REVERE AVENUE



Consulting Civil Engineering  
Land Planning & Surveying  
825 N. Cass Avenue, Suite 106  
Westmont, Illinois 60559  
Phone: 630-381-0819

JOB NUMBER:		SHEET:	
#	DATE	#	DESCRIPTION
1		1	
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	

DATE  
1-8-20  
REVISED

SHEET NO.  
A-1  
OF 3 SHEETS

WOOD DECK



**BUILDING CODES**

- 2012 INTERNATIONAL RESIDENTIAL CODE
- 2012 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2011 NATIONAL ELECTRIC CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2014 ILLINOIS STATE PLUMBING CODE
- WESTMONT MUNICIPAL CODE W/ LATEST AMMENDMENTS & ORDINANCES

**LIGHT & VENT SCHEDULE**

ROOM NAME	SQ FT	LIGHT %		VENT %	
		REQ'D	ACTUAL	REQ'D	ACTUAL
FAMILY ROOM					
KITCHEN	72.6	58.0	99.1	29.0	50.5
DINING ROOM	22.8	18.2	51.6	9.1	18.0
LIVING ROOM	215	17.2	53.4	8.6	15.7
POWDER ROOM	(EXIST)	-	-	-	-
LAUNDRY	(EXIST)	-	-	-	-
MASTER BEDROOM	293	23.4	48.0	11.7	24.0
MASTER BATH	(EXIST)	-	-	-	-
BATH 1	(EXIST)	-	-	-	-
BATH 2	59	4.7	6.1	2.4	3.1
BEDROOM 2	170	13.6	22.0	6.8	11.0
BEDROOM 3	(EXIST)	-	-	-	-
BEDROOM 4	142	11.4	12.0	5.7	6.0
BEDROOM 5	169	13.5	17.3	6.8	8.7
BEDROOM 6	252	20.2	29.0	10.1	17.0

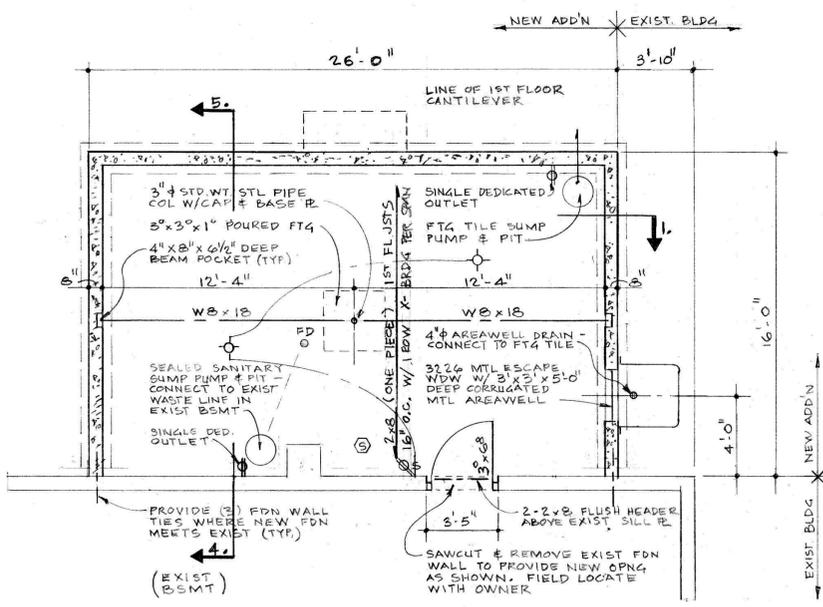
\* PROVIDE MECHANICAL VENTILATION IN MTL DUCTS THRU THE ROOF DIRECT TO THE OUTSIDE CAPABLE OF PROVIDING 1 CFM PER SQ FT (MIN.) W/ 50 CFM (MIN.)

**DEMOLITION & RECONSTRUCTION SYMBOLS**

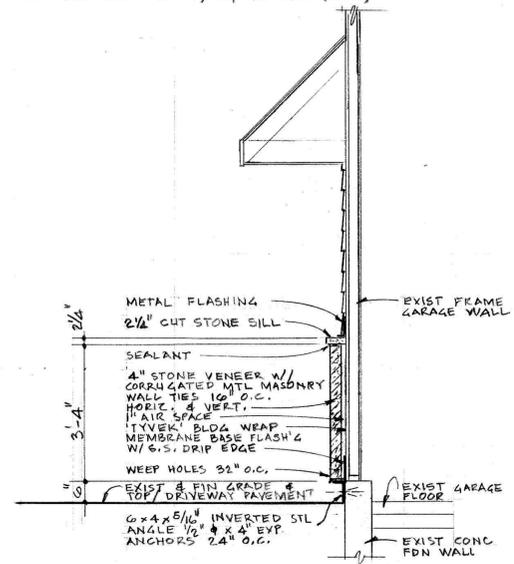
- (A) REMOVE EXIST. WDW. OR DOOR.
- (B) CLOSE OPNG. W/ WALL CONST TO MATCH EXIST.
- (C) REMOVE EXIST. WALL AS NECESSARY TO PROVIDE FOR NEW WDW, DOOR, OR OPNG. AS SHOWN.
- (D) INSTALL NEW WDW, DOOR, OR OPNG. AS SHOWN W/ NEW HEADER AS NOTED; PATCH HEAD, JAMBS, & SILLS AS REQ'D.
- (E) REMOVE EXIST WALL W/ WDW. OR DOOR SHOWN DOTTED.
- (F) EXIST. WDW. OR DOOR TO REMAIN.
- EXIST. WALL TO BE REMOVED. PATCH CLG, ADJOINING WALLS, AND FLOOR AS REQ'D.
- == EXIST. WALL TO REMAIN.
- == NEW WALL CONST
- EXIST. DUPLEX RECEPTACLE, LIGHT, OR SWITCH TO REMAIN.
- EXIST. DUPLEX RECEPTACLE, LIGHT, OR SWITCH TO BE REMOVED.
- NEW DUPLEX RECEPTACLE, LIGHT, OR SWITCH.
- 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACK-UP
- CARBON MONOXIDE DETECTOR

**SPECIAL DEMOLITION & RECONSTRUCTION NOTES**  
 REMOVE EXISTING 2ND STORY ROOF SHEATHING & INSTALL NEW 3/4" CDX PLYWOOD ROOF SHEATHING.  
 NEW 2 STORY ADDITION ROOF & NEW 2ND FLOOR ADDITION ROOF OVER GARAGE TO HAVE 5/8" CDX PLYWOOD SHEATHING.  
 REMOVE ALL EXISTING DOORS & FRAMES UNLESS NOTED OTHERWISE & INSTALL NEW PREHUNG DOORS & FRAMES OF THE SAME SIZE.  
 REMOVE ALL EXISTING WOOD BASE & DOOR & WINDOW CASING & INSTALL NEW WOOD BASE & DOOR & WINDOW CASING AS SELECTED BY OWNER.

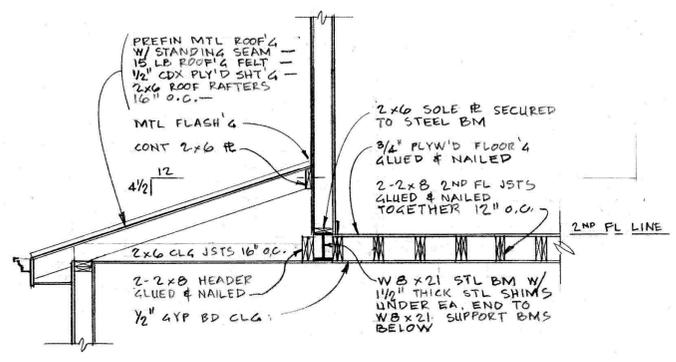
**TYP. ROOF CONST**  
 25 YR ARCHITECTURAL GRADE SELF SEALING ASPHALT SHINGLES - 15 LB ROOFING FELT - 1/2" PLYWOOD SHEATHING (CDX) - 2x6 ROOF RAFTERS 16" O.C. W/ 2x4 COLLAR TIES 32" O.C.



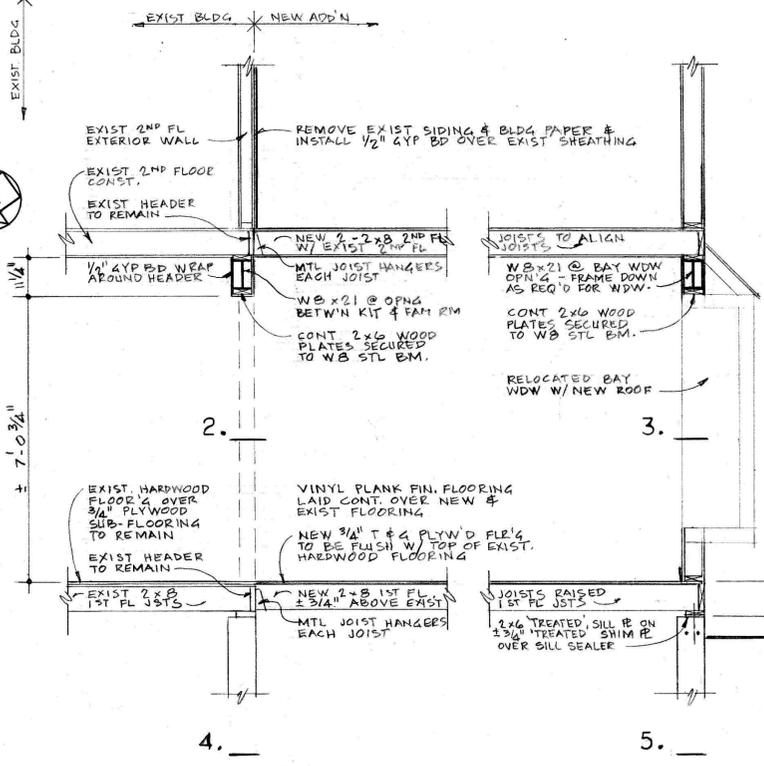
PARTIAL FDN. & BSMT. FLOOR PLAN SCALE 1/4"=1'-0"



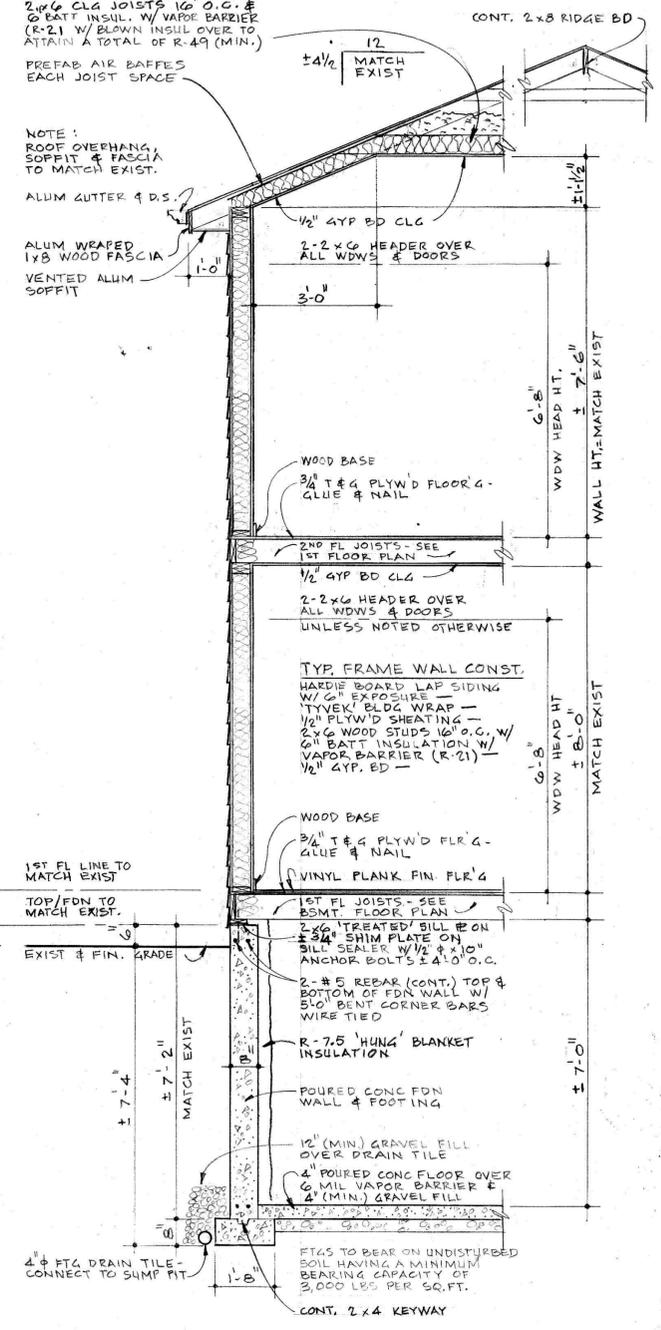
7. STONE VENEER WALL DET. 1/2"=1'-0"



6. FRAMING DETAIL SCALE 1/2"=1'-0"



FRAMING DETAILS SCALE 1/2"=1'-0"



I. TYPICAL WALL SECTION SCALE 1/2"=1'-0"

WILLIAM R. GLEASON ARCHITECT  
 314 SOUTH GRANT STREET WESTMONT, ILLINOIS 60559  
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 825 N. Cass Avenue, Suite 106 Westmont, Illinois 60559 phone: 630-381-0819

JOB NUMBER:	SHEET:
DATE	DESCRIPTION
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DATE 1-8-20 SHEET NO A-3  
 REVISED OF 3 SHEETS