VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: June 13, 2018

TITLE: Bradford Westmont 4 LLC, Sidcor Westmont Assoc LP and IM Properties IL 11 regarding the properties located at 6200 South Cass Avenue (approximately 11.6 acres of land located at the northwest corner of 63rd Street and Cass Avenue) and 8 and 150 West 63rd Street, Westmont, IL 60559 for the following:

(A) Text Amendment request to amend Appendix A, Section 7.07 of the Westmont Zoning Code to add Fitness Centers/Health Clubs and General Retail as permitted uses in the C-1 Commercial Business District.

(B) Map Amendment request to rezone from C-1 Commercial Business District to a Planned Development Overlay District in the underlying C-1 Commercial Business District.

(C) Special Use Permit request to operate restaurants with an associated drive-in on outlots 1A, 1B and 2 in the C-1 Commercial Business District.

(D) Special Use Permit request to operate an indoor theater in the C-1 Commercial Business District.

(E) Zoning Code Variance request to allow parking in the front yard setback in C-1 Commercial Business District.

(F) Zoning Code Variance request to increase the maximum size of ground signs permitted in the C-1 Commercial Business District (proposed Lots 1A and 1B).

(G) Zoning Code Variance request to increase the maximum number of wall signs permitted in the C-1 Commercial Business District (proposed Lot 5).

(H) Preliminary Plat of Subdivision.

(I) Site and Landscaping Plan approval.

BACKGROUND OF ITEM

General Legal and Location:
Staff Note: The actual dimensions and size of the property vary based on differing elements of the applicant’s request. The primary project focuses on redevelopment of Westmont Village Center, and include the former Westbrook Market and attached retail strip mall. Other property, including the Mariano’s and Walgreens, have been included in the application, but only require minor revisions to the properties to accommodate the redevelopment.
The total proposed project area is approximately 504,316 square feet or 11.6 acres, when excluding Mariano's Grocery Store and Walgreens. All land is located on the northwest corner of West 63rd Street and South Cass Avenue, with the exception of two (2) restaurant sites closer to the intersection.

Subject properties for consideration include:

1. Westmont Village Center (6172-6234 South Cass Avenue and 10-38 West 63rd Street) - An approximately 11.5 acre parcel which contains a retail strip mall that fronts to both Cass Avenue and 63rd Street.
2. Walgreens (8 West 63rd Avenue) - An approximately 1.6 acre parcel with a single-use commercial building.
3. Mariano's (150 West 63rd Street) - An approximately 9.4 acre property comprised of two (2) lots with a grocery store located on the north lot.

Zoning map - 6172-6234 South Cass Avenue and 10-38 West 63rd Street - with 8 West 63rd Street (Walgreens) and 150 West 63rd Street (Mariano's)

Adjacent Zoning:

NORTH - Both C-1 Commercial Business and O/R Office Research Districts
SOUTH - Both C-1 Commercial Business and R-1 Single Family Detached Residential Districts
EAST - C-1 Commercial Business District
WEST - C-1 Commercial Business District
Neighborhood Characteristics:
Best described by the Comprehensive Plan, this site is the key component in overall development in the immediate area, and is further defined below:

“The intersection of 63rd Street and Cass Avenue is one of Westmont’s most prominent commercial areas. With Downtown serving a niche restaurant and specialty retail market and Ogden Avenue providing regional retail and services to communities adjacent to Westmont’s northern areas, 63rd and Cass is positioned to provide both regional and local retail goods and services.

The 63rd and Cass subarea faces many challenges as it evolves to respond to changing market demand and consumer taste. First, it is contained by surrounding neighborhood development, including single family and multi-family neighborhoods. Second, it includes a mix of parcel and block types. Large parcels provide the greatest opportunity for redevelopment. However, many commercial lots are 300’ deep, which is deep enough for smaller strip centers, but too small for large-scale projects. Finally, it includes many conditions of development. Several lots have seen recent reinvestment in the form of new development or building and site rehabilitation. However, other lots are showing significant signs of stress, and others are experiencing high levels of vacancy.”

Aerial View - 6172-6234 South Cass Avenue and 10-38 West 63rd Street - with 8 West 63rd Street (Walgreens) and 150 West 63rd Street (Mariano’s)
Petitioner Request:
The petitioner requests zoning entitlements to redevelop the property and subdivide into seven (7) new lots for commercial development. While not all lots will be developed in this initial phase, some are ready to proceed and are included with the establishment of the overall center. New uses and businesses include a 36,000 square foot theater and a 47,000 square foot LA Fitness as anchors, with multiple outlots including a new Raising Cane’s fast casual eatery with drive-thru.

The development connects with the recently constructed Mariano’s to the west, and will access the traffic signal at 63rd Street for improved vehicular flow. This cross-access was anticipated when the signal was installed, and some minor modifications to the Mariano’s site are needed to coordinate the site plan of each development.

The existing Walgreens will remain considerably intact, although the property will be subdivided with the overall development. Currently a separate tax parcel, it will be properly subdivided to municipal standards. Similar to Mariano’s, minor site revisions are needed to unify this property to the new development. The existing shopping center sign adjacent Walgreens will be removed and replaced in a more desirable location.

Zoning requests include adding uses to the C-1 Commercial Business District, rezoning as a Planned Development, Special Use approvals, and variances for signage and setbacks.

Located in the South Westmont Business District TIF, the applicant has worked with the village collaboratively for the redevelopment of this site. As a part of this development, the village will be providing all required stormwater detention off-site with a future redesign of the detention facilities adjacent the Fire Station on Cass Avenue.

Precedent and History:
Long targeted for redevelopment, this area began its renaissance with the creation of the TIF District and construction of the Mariano’s to the west. With the loss of the anchor tenant approximately two (2) years ago, the shopping center has never recovered with a replacement. Many of the remaining businesses vacated a year later when costly water main repairs impeded property management. To date, the mall still contains a restaurant, laundromat, video gaming cafe, and window retailer.
ZONING ANALYSIS
As one comprehensive development that will have both cross-access and cross-parking agreements, the sum total of parking requirements for all lots can be considered as one. The development has provided 604 spaces when only 588 spaces are required for those lots being developed immediately. A parking variance may ultimately be required if initial calculations prove too conservative, and will be reevaluated as the final lots develop.

Off-Street Parking Summary
Lot 1B - 38 provided 56 required (1.5 per 100 sq ft)
Lot 2 - 62 provided 75 required (50% retail @ 1 per 400 sq ft, 50% restaurant @ 1.5 per 100 sq ft)
Lot 4 - 279 provided 159 required (Fitness - 1 per 3 persons + 1 per 2 employees)
Lot 5 - 225 provided 298 required (Theaters - 1 per 2 seats @ 596 seats)
Total Spaces - 604 provided 588 required

Text Amendment Requests
Permitted and Special Uses in the C-1 Commercial Business District (Appendix A, Article VII, Sec. 7.07)
The applicant requests that the uses of 1) Health and Fitness Centers and 2) General Commercial be added to the established permitted uses within the C-1 District.

Amendments to the zoning code will affect not only this development, but every property within the same zoning district. Separate discussion is warranted to each of the requests.

Health and Fitness Centers
Commercial zoning districts in the village include B-1, B-2, B-3 and the C-1 Districts. Only the C-1 District is absent in having a use similar to that of a health club or fitness center, and each
addresses the use differently. The B-1 and B-2 Districts list a “Health Club”, although it is a Special Use in the B-1 and a Permitted Use in the B-2. The B-3 also permits “Health Clubs”, and is a Permitted Use, but only when considered a secondary use to an established Primary Use.

Staff supports adding the listed use of “Health Clubs and Fitness Centers” in the C-1 Commercial Business District as a Permitted Use. Historically, the village has only regulated it as a Special Use in the Central Business District. While it does not directly generate sales tax, the businesses generate consistent and repetitive visits to the district, often drawing residents from neighboring villages for convenience. These trip generations can benefit every retail and restaurant use and aid in creating a destination.

**General Commercial**

Historically, zoning code use tables have been very specific to any perceived or anticipated uses that can occur throughout the village. Over time, these tables can become outdated as new uses create demand and old uses become obsolete. In review of the C-1 Commercial Business District use table by both the applicant and staff, it was quickly determined that many typical and commonly accepted commercial uses were not specifically permitted.

Although the applicant could have made a request to add many unlisted uses to the table, staff directed a more generalized request for “General Commercial” to aid in keeping the code continuously current. Staff supports the request, but recommends adding “General Commercial - retail business establishments generating sales tax and dealing directly with customers” as the encompassing Permitted Use. This language is a direct quote from the preamble defining the C-1 Commercial Business District.

**Planned Development Request**

The petitioner seeks approval of a request to rezone a portion of the property to a Planned Development overlay in the underlying C-1 Commercial Business District in order to allow for greater flexibility in site design.

**Purposes of the Planned Development District:**

(A) To encourage more creative design and development of land.

(B) To promote variety in the physical development pattern of the village.

(C) To concentrate open space in more useable areas or to preserve natural resources of the site.

(D) To provide means for greater creativity and flexibility in environmental design than is provided under strict application of the requirements of other zoning districts, while at the same time preserving the health, safety, order, convenience, prosperity and general welfare of the Village of Westmont and its residents.

(E) To allow flexibility in development of land as necessary to meet changes in technology and demand what will be in the best interest of and consistent with the general intent of the
comprehensive guide plan of the village.

(F) To provide for the more efficient allocation and maintenance by private initiative of useable open space to all residential and commercial areas and to allow the most efficient use of public facilities and land in keeping with the best interests of the village.

The applicant proposes that future Lots 1A, 1B, and 2 through 5 be overlaid as a Planned Development. Planned Developments are encouraged by the code and in this instance can address the interconnected relationships between the lots as an overall development with many common shared elements, including parking, cross access, and signage. Integral to this overlay, a Planned Development Agreement is drafted for approval by the Village Board. Additionally, this agreement can refine special use approvals, further restrict uses, and outline phasing plans.

Special Use Requests

Special Use Permit for Drive-Through Windows on Lots 1A, 1B and 2
The applicant proposes multiple restaurants with drive-thru windows in the development. All require the approval of a Special Use Permit (Zoning Code, Appendix A, Section 7.07(A)(112). Typically a Special Use Permit approval is granted to the specific business owner and does not transfer to subsequent owners. As a clause in the Planned Development agreement, the applicant requests that these special use approvals be granted on Lots 1A, 1B and 2 in advance of knowing specific businesses, as the site plan approval process will provide the oversight to ensure the compliance to the special use standards and special conditions.

The flexibility of the Planned Development permits the request to be written into the agreement and is supported by staff. This will allow the applicant to market the lots more easily and remove the burden of a separate special use approval for each business.

Special Use Permit for For and Indoor Theater
Similar to the narrative above, the applicant also requests approval of an Indoor Theater on Lot 4 of the development. Also requiring the approval of a Special Use Permit (Zoning Code, Appendix A, Section 7.07(A)(124)), this approval would be drafted into the Planned Development Agreement. Staff supports this request, as the building itself is built specific to the theater use.

As part of both the above Special Use Permit requests, the owner is required to demonstrate that the following Special Condition has been met:

*Such special use may be permitted where the owner satisfactorily establishes that there will be no appreciable traffic congestion or hazard to pedestrian safety (2).*
Throughout the design of the primary development, both traffic congestion and pedestrian have been high priority, including the inclusion of interior vehicular boulevards and sidewalks to provide safe ingress and egress from the site. As each unknown user or business requests construction on any lot, the Village will have the authority to examine both factors through the Site and Landscape approval process.

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

1. 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. 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. 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. Adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.
5. 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. 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.

Variance Requests
Parking in the Front Yard Setback
The applicant is requesting a variance for parking encroachment to both Cass Avenue and 63rd Street. This variance is needed to allow parking approximately 12 feet from the front property line adjacent both streets when a 30 foot setback is required.

This is an overall improvement from what exists on the site currently, as parking in most areas is much closer than the requested variance, particularly on 63rd Street, where spaces are in close proximity to the public sidewalk. Considered legal non-conforming in current configuration, the parking setback cannot be grandfathered due to the nature of a complete redevelopment.

The 12 foot setback will be adequately landscaped provide much needed landscape screening that has never existed on the property.
Sec. 7.08. - Bulk and development standards in C-1 District.

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<th>Minimum Yards: Front*</th>
<th>Requested Setback</th>
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<tr>
<td><strong>C-1 District</strong></td>
<td>10' (30**)</td>
<td>12'</td>
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<td>Variance Requested:</td>
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<td>18' encroachment variance (60%)</td>
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*Sec. 4.16(C) Supplemental Setback Lines - “Cass Ave/63rd Street shall have a setback line of 30 feet.”

Maximum Size of a Ground Sign Variance (Lots 1A and 1B)
The maximum size of a ground sign available to a business is a factor of the total amount of signage permitted. Typically the ground sign is limited to 50% of the allowable signage for the business, although there are some limited exceptions. Outlots 1A and 1B are each entitled to a ground sign by the current sign ordinance.

The applicant has submitted a sign package as a part of the Site and Landscape approval process, and has designated ground signs for the shopping center, outlots, and some individual users. Staff prefers the sign package, as it allows for uniformity for all ground signs that serve the overall development. The proposed signage for outlots 1A and 1B have been shown at 50 square feet. As shown, the proposed Raising Cane’s would only be permitted a ground sign at 40 square feet, and lot 1A is unknown. Proposing both signs at 50 square feet will keep consistency as one travels down 63rd Street.

Sec. 11.07. - Signs - General Provisions

<table>
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<td>50 sq ft (static number not dependent on overall allowances)</td>
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Maximum Number of Wall Signs Variance (Lot 5)
A business is typically permitted to have one wall sign that faces the primary frontage. There are many exceptions to add additional signage, and include corner lots, interior parking lot frontages, and buildings intended to face away from the street.

The applicant requests the ability for LA Fitness on Lot 5 to install a second wall sign when only one (1) is permitted. This sign would be installed on the east elevation, which has exposure to the view from Cass Avenue. This does not meet any of the exceptions to add a second wall sign.
as it is not considered a second or alternate frontage. Staff supports the request as exposure to Cass is valid, and it is understood that the sign code cannot anticipate all conditions that are created from multi-lot developments. Staff notes that despite the addition of the second sign, the overall allowance of total signage for the business will not be exceeded, including signage that will occur on the shopping center ground signs.

Sec. 11.07. - Signs - General Provisions

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<th>Ground Signs</th>
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<th>Requested Size</th>
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<td>11.07(B)(1)</td>
<td>1 sign</td>
<td>2 signs</td>
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<tr>
<td>Variance Requested:</td>
<td>1 sign (200% variance)</td>
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Other Signage
Staff notes that the sign package submitted for approval includes one sign that does not meet code and has not been requested for variances. Sign “B”, which is indicated at the shopping center monument sign adjacent Cass Avenue, exceeds both the height and size of such a ground sign. This was a late change in in the process and cannot be considered as it was not properly noticed to the public as a requirement of all variances. The applicant can, however, duplicate Sign “A”, which meets code requirements.

The shopping center is permitted ground signs on both street elevations. An existing shopping center sign will exist on the newly created lot for Walgreens (Lot 1C), which will no longer be permitted in the current configuration. The sign will be removed before new signage will be permitted, although Walgreens is entitled to a smaller individual sign if requested.

Preliminary Plat of Subdivision
The applicant has provided a Preliminary Plat to subdivide the property into seven (7) individual lots. Prior or concurrent with the eventual approval of a Final Plat, all necessary utility and other easement vacations will be addressed through the engineering division.

Site and Landscape
Overall, site layout has accommodated many code requirements and staff recommendations. As with any development, the balance between providing adequate parking and circulation versus amenities such as landscape is a challenge. Calculating parking requirements at minimums would allow for an increase in greenery, but be limiting to future business opportunities that may require maximum parking counts. Circulation can still be improved, as is noted in the attached engineering comments.
Typically a Site and Landscape approval involves both plans and elevations. As may of the lots do not yet have users, only buildings on lots 1B (Raising Cane’s), 2 (retail buildings), and 5 (LA Fitness) will be solidified with an approval. All other lots must obtain separate Site and Landscape approvals to proceed with construction.

Lot 1B - Raising Cane’s has submitted elevations with a mix of many materials. Requested to be primarily of brick and stone with only accents of stucco, the ratio is still not ideal, but the elevation is pleasant overall. Signage does not meet code, and it is anticipated that Raising Cane’s will approach for a sign variance as the project commences.

Lot 2 - With one (1) proposed drive-thru use and an open seating area between the two (2) proposed buildings, the construction meets the masonry standards preferred by the Commercial Design Guidelines.

Lot 5 - Elevations have been provided and are of masonry construction as required by code, however the entirety of the building is not in brick and/or stone. Much of the building is constructed with precast concrete panels, which is not a preferred material. The applicant has improved elevations with additional brick details and improved color choices better suited to the development.

Mariano’s and Walgreens - Each of these adjoining lots require minimal work in order to accommodate the development. The improvements will permit the cross-access necessary for efficient traffic flow through the development and to the adjoining streets.

Comprehensive Plan, Economic Development and Design Guidelines
The applicant presented a conceptual design to the Economic Development Committee on May 2nd and received a positive recommendation to move forward. The design has been continually improved based on staff comments.

The proposed development is located in the South Westmont Business District TIF. Within the Comprehensive Plan, is designated as the Commercial Redevelopment Area of the 63rd and Cass subarea. This redevelopment is noted throughout the plan as a catalyst to other reinvestment, and the quality and character will be duplicated as time progresses. A summary of the plan is best quoted below in narrative on the “Redevelopment Character”:

“The character of new development will have a critical role in defining the success of the 63rd and Cass subarea. This is especially true for the large-scale redevelopment area, where there is the opportunity to create a unique “place” that is unlike the conventional
strip retail center there now. Site planning, access management, and urban design should be used to create an environment that provides a comfortable place for safe pedestrian and vehicular circulation. Building architecture should also be used to define a high quality of development that makes the subarea unique within the context of Westmont and its surrounding communities.”

Comprehensive Plan excerpt highlight area as “Redevelopment Area”
STAFF COMMENTS
All comments have been attached for review, with a short summary of significant items listed below:

Engineering Synopsis -
Engineering staff has some comments regarding right-turn lanes that will not be qualified until the County has reviewed the project for access. This should not impede approvals at this point in time, but may require revision to approvals if changes are necessary. There is still a general concern with access between Lot 1B and 1C as parking can impede traffic flow in this area. Staff will update the PZC if any items are resolved before the public hearing.

Landscape Synopsis -
The landscape design meets code requirements and only needs some updates to tree species.

Fire Department Synopsis -
Comments on fire hydrant placement.
SUMMARY
The applicant requests approvals to redevelop the existing 63rd and Cass shopping center including a new theater, fitness center, and restaurants. Upon completion, the center will construct over 100,000 square feet of new commercial space with over 600 parking spaces, fulfilling many of the goals of the Comprehensive and Strategic Plans.

DOCUMENTS ATTACHED:
2. Applicant Attachments
   a. Architectural Renderings for LA Fitness dated April 30, 2018 and (Revised May 7, 2018)
   b. Architectural Renderings for overall concept dated May 1, 2018
   c. Architectural Renderings for Raising Cane’s
   d. Architectural Renderings for Retail Outlot dated May 1, 2018
   g. Signage Plan dated May 3, 2018 and prepared by Doyle General Sign Contractors
   h. ALTA/NSPS Land Title and Topographic Survey dated January 9, 2018 and prepared by Compass Surveying Ltd.
   i. Preliminary Plat of Subdivision dated May 2, 2018 and prepared by Compass Surveying, Ltd. (Revised May 29, 2018)
   j. Pre Development Impervious Area Exhibit dated May 4, 2018 and prepared by Kimley-Horn & Associates, Inc. (Revised June 4, 2018)
   k. Post Development Impervious Area Exhibit dated May 4, 2018 and prepared by Kimley-Horn & Associates, Inc. (Revised June 4, 2018)
   l. Photometric Plan dated June 5, 2018 and prepared by WLS Lighting Systems
3. Staff Comments
   a. Fire Prevention Bureau comments from Larry Kaufman dated May 9, 2018
   b. Planning Review comments from Village Planner, Joseph Hennerfeind, dated May 22, 2018 and revised May 29, 2018
   c. Engineering comments from Village of Westmont Staff, Mike Todorovic and Noriel Noriega, dated May 29, 2018 and June 5, 2018
   d. Engineering comments from ESI Consultants, Ltd. dated May 24, 2018, June 1, 2018 and June 8, 2018
   e. Landscaping comments from consultant Gary R. Weber Associates, Inc. dated May 25, 2018 and June 8, 2018
May 1, 2018

Ms. Jill Ziegler
Village of Westmont
Community Development Director
31 West Quincy St
Westmont, IL 60559

RE: Development Application for the re-development of the NWC of 63rd Street & Cass Ave. in Westmont, Illinois

Dear Ms. Ziegler,

Bradford Real Estate Companies (Bradford) is submitting herewith the following documents to be presented before the Economic Development Committee for review and project feedback. The proposed submittal is for the proposed development of an approximately 36,000 square foot movie theater and a 47,000 square foot LA Fitness Signature Health Club, as well as, the development of 2 outlots on Cass Ave and 2 outlots on 63rd Street. We appreciate the opportunity to appear before you in reference to the above project.

Bradford, as applicant, is seeking approval of a new PUD Preliminary Plan to redevelop the subject property predominately based on the C-1 Commercial District as stated in Village of Westmont Zoning Ordinance. We are seeking the following approvals: Site Plan, Building Elevations, Final Engineering, Landscape and Final Plat of Subdivision.

Project Goals

The goal is to redevelop a major intersection within the Village of Westmont into a vibrant shopping center. The shopping center currently situated on the development parcel is underutilized and over ninety (90%) vacant. Bradford’s goal is provide a high quality development that will benefit the Village and the residents by creating job opportunities, serve to further development of adjacent areas, strengthen the commercial sector of the Village and enhance the tax base of the Village.

Movie Theater — Bradford currently has an executed Letter of Intent with a large upscale movie theater operator to operate a 36,000 square foot cinema. In an effort to keep all options open, Bradford is also negotiating with two other movie theaters in an effort create competition for the site.

LA Fitness - LA Fitness has a proven track record of providing great service to their customers throughout the country and they anticipate the same level of service and contribution to The Village of Westmont. To show their overall excitement and commitment to the Village of Westmont, LA Fitness has chosen to move forward with their “Signature Club”, which will be their first “Signature Club” in the suburbs of Chicago.

Raising Cane’s — Bradford is also proposing a Raising Cane’s restaurant along 63rd Street. Bradford has an executed Letter of Intent with Raising Cane’s.

Site Plan
See plan attached. The site plan incorporates several Best Management Practices to help promote a sustainable site.

Landscape
See Landscape plan attached.
Access / Traffic

63rd Street Access:
Currently, there is a signalized entrance into the Mariano’s parking lot along 63rd Street. Upon completion of this development, a reciprocal cross access easement will be granted allowing access between the Mariano’s site and this new development site.

Access to the site will also be provided via a full access drive on 63rd Street just west of the Walgreen’s. There will be a right in/right out along 63rd St. where Lot 1A is currently being depicted on the site plan.

Cass Ave. Access:
There will be a full access into the site along Cass Ave between Lots 2 & 3 and an additional full access drive to north of Lot 3.

Parking:
The currently proposed site plan provides over 700 parking spaces within the development (excluding Walgreen’s). Per a parking study conducted by KLOA, this should provide a sufficient parking throughout the day.

A nonexclusive shared parking easement over and across each of the lots will be granted within the development. The shared parking easement excludes Walgreen’s.

Building Architecture
See Elevations attached

LA Fitness Operations
LA Fitness locations include weight and cardio equipment, group fitness classes throughout the day, indoor heated lap pool, spa, sauna, racquetball and basketball courts, locker facilities, personal trainers, Kids Klub (babysitting), juice bar, and swim school. LA Fitness has committed to making this location a “Signature Club” which means it will approximately 10,000 square feet larger with added amenities such as private lockers, larger pool area and expanded workout facilities.

Raising Cane’s Operations
Raising Cane’s is a restaurant specializing in fresh chicken fingers. With over 370 locations throughout the world, Raising Cane’s was named the fastest growing restaurant chain in the United States in 2017. They offer a simple menu consisting primarily of chicken fingers, Texas Toast, and their famous Raising Cane’s sauce.

Findings of Fact for Variations

- **Variance #1: Signage**
  - The size of Monument Sign A1 and A2 as depicted on Signage Plans prepared by Doyle dated 5/3/2018 will be larger than code requirements. The size of the monument signs are shown on the signage plans.

- **Variance #2: Parking Setback**
  - The parking lots along 63rd Street and Cass Avenue are encroaching into the setback requirements as defined in the underlying zoning for the C-1 district. A minimum of 12' of landscape area will be established from all outlots along 63rd and Cass Ave. Also, the proposed parking lots along the west and north end of the subject property are encroaching into the setback requirements.
Thank-you for your time and consideration regarding this matter and if you have any questions, please do not hesitate to contact me.

Sincerely,

Bradford Real Estate Services

Chad W Jones
Chief Financial Officer
May 17th, 2018

Village of Westmont  
Attn: Joseph Hennerfeind  
Village Planner  
31 West Quincy Street  
Westmont, IL 60559  

RE: Mariano's Site Plan Changes – Westmont, IL

Mr. Hennerfeind:

I am writing to inform you that IM Properties IL 11 LLC, as Owner of the property located at 150 63rd St, Westmont, IL, approves of the site plan changes to our Mariano's property, as submitted by Bradford Westmont 4 LLC to the Planning Commission in conjunction with the redevelopment of the property located at the NWC of 63rd St. in Cass Ave. in Westmont.

If you have any questions or need anything else from me, you can contact me directly at (312) 620-2090.

Thank you,

IM PROPERTIES IL 11 LLC

[Signature]

Robert Gould  
Vice President – US Operations  
IM Property Investments (USA) LLC
June 5th, 2018

Joseph Hennefeind, AICP
Village Planner
Village of Westmont
31 West Quincy Street
Westmont, IL 60559

RE: Zoning Text Amendment Application – Health/Fitness Center

Dear Mr. Hennefeind,

Bradford Westmont 4 LLC (Applicant) proposes a text amendment to Section 7.07 of the Zoning Ordinance to allow health/fitness centers as an authorized use in the C-1 Commercial District.

The proposed amendment would allow for the Village of Westmont to benefit from the addition of a highly sought-after retail use in today’s commercial real estate climate. Fitness is a significant anchor in retail real estate development as it is a use frequented by their customers on a daily basis, which increases traffic to the development and helps with the overall success of each business within the development. The proposed amendment would benefit the residents of the Village as it effectively allows them convenient access to a service intent on bettering the health and well-being of the public.

Thank you for your time and consideration regarding this matter and if you have any questions, please do not hesitate to contact me.

Sincerely,

Bradford Westmont 4 LLC

Chad W. Jones
Treasurer
June 5th, 2018

Joseph Hennerfeind, AICP
Village Planner
Village of Westmont
31 West Quincy Street
Westmont, IL 60559

RE: Zoning Text Amendment Application – General Retail

Dear Mr. Hennerfeind,

Bradford Westmont 4 LLC (Applicant) proposes a text amendment to Section 7.07 of the Zoning Ordinance to allow General Retail as an authorized use in the C-1 Commercial District.

A text amendment allowing general retail within the development will help to accommodate the many retail users that we anticipate being interested within the development.

Thank you for your time and consideration regarding this matter and if you have any questions, please do not hesitate to contact me.

Sincerely,

Bradford Westmont 4 LLC

Chad W. Jones
Treasurer
June 5th, 2018

Joseph Hennefeind,
Village Planner
Village of Westmont
31 West Quincy Street
Westmont, IL 60559

RE: Drive Thru restaurants – Special Use
63rd Street and Cass Ave. – Westmont, Illinois

Dear Mr. Hennefeind,

Bradford Westmont 4 LLC (Bradford) is submitting herewith the following documents for the Special Use as it pertains to Drive Thru Restaurants.

A Drive thru restaurant special use is requested for the proposed development at the Northwest Corner of 63rd St and Cass Ave. in Westmont, IL, on Lots 1A, 1B and Lot 2, as we believe drive thru restaurants will be a nice complement to the surrounding community and help in the overall success of the development.

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.
   Drive thru restaurants within the development will not endanger the public health, safety and 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.
   The drive thru restaurant area will not be injurious to the use of other property in the vicinity, nor diminish property values

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.
   Drive thru restaurants 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
   Adequate utilities and access will be provided for the drive thru restaurants.

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.
   Adequate measures 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.
The proposed drive thru restaurants will conform to all applicable regulations.

Special Use Condition – Current Zoning states that a special use shall not run with the land, but instead shall apply only to the applicant who received the special use. We believe this causes an unnecessary nuisance to future drive thru restaurant operators that might end up taking over for the initial operator. **Bradford requests that the Drive thru restaurant Special Use shall run with the Land.**

The Drive thru restaurant special use will not create any traffic or pedestrian safety issues.

Thank you for your time and consideration regarding this matter and if you have any questions, please do not hesitate to contact me.

Sincerely,

**Bradford Westmont 4 LLC**

Chad W. Jones  
Treasurer
June 5th, 2018

Joseph Hennerfeind, AICP
Village Planner
Village of Westmont
31 West Quincy Street
Westmont, IL 60559

RE:  Movie Theater – Special Use
     63rd Street and Cass Ave.  - Westmont, Illinois

Dear Mr. Hennerfeind,

Bradford Westmont 4 LLC (Bradford) is submitting herewith the following documents for the Special Use as it pertains to Movie Theaters.

A Movie Theater special use is requested as we believe an entertainment component to the proposed development at the Northwest Corner of 63rd St and Cass Ave. in Westmont, IL will be a nice complement to the surrounding community and help in the overall success of the development.

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.
   A movie theater within the development will not endanger the public health, safety and 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.
   The movie theater area will not be injurious to the use of other property in the vicinity, nor diminish property values

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.
   The movie theater 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
   Adequate utilities and access will be provided for the movie theater

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.
   Adequate measures 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.
   The proposed movie theater will conform to all applicable regulations.
**Special Use Condition** – Current Zoning states that a special use shall not run with the land, but instead shall apply only to the applicant who received the special use. We believe this causes an unnecessary nuisance to future movie theater operators that might end up taking over for the initial operator. *Bradford requests that the Movie Theater Special Use shall run with the Land.*

The Movie Theater special use will not create any traffic or pedestrian safety issues.

Thank you for your time and consideration regarding this matter and if you have any questions, please do not hesitate to contact me.

Sincerely,

**Bradford Westmont 4 LLC**


Chad W. Jones
Treasurer
Joseph Hennerfeind, AICP  
Village Planner  
Village of Westmont  
31 West Quincy Street  
Westmont, IL 60559

RE: VARIANCE REQUEST – PARKING SETBACK VARIATION

Mr. Hennerfeind:

The only parking setback encroachments are to 63rd Street and to Cass Ave. There is a supplemental setback line in Section 4.16 that overrides the 10’ setback in the bulk standards. The required setback on each street is 30’. Therefore, the encroachment is 18’.

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:

BRADFORD RESPONSE: The proposed encroachment is a reduction from where the parking lots sit now, and that it is an overall increase in the landscape area. Also, the adjacent property to the east is encroaching in the setback approximately 28’.

B.) The plight of the owner is due to unique circumstances:

BRADFORD RESPONSE: A 30’ setback is not consistent in the 63rd St and Cass Ave. corridors and providing a 12’ minimum landscape buffer allows for a generous landscape buffer along these streets.

C.) The variation, if granted, will not alter the essential character of the locality:

BRADFORD RESPONSE: The landscape area is more generous than existing conditions and will not alter the character near this location.

Thank you,
BRADFORD WESTMONT 4 LLC

Chad W. Jones  
Treasurer
RE: VARIANCE REQUEST – SIGN C

Mr. Hennerfeind:

We are requesting a variance for the size of Sign C, the Raising Cane’s monument sign. Right now, the code only allows a sign of 40 square feet. We believe it is important to accommodate our tenant, Raising Cane’s, by allowing them to have more exposure on that monument sign and would request a variance allowing a sign of 50 square feet.

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:

BRADFORD RESPONSE: We are requesting the variance to comply with Raising Cane’s standard monument signage. The 50 square foot sign is a standard sign that they use in other municipalities.

B.) The plight of the owner is due to unique circumstances:

BRADFORD RESPONSE: We are requesting the variance to comply with Raising Cane’s standard monument signage. The 50 square foot sign is a standard sign that they use in other municipalities.

C.) The variation, if granted, will not alter the essential character of the locality:

BRADFORD RESPONSE: The 50 square foot sign is in tune with the similar signage along 63rd Street and will not alter the character of the other commercial development along this location.

Thank you,
BRADFORD WESTMONT 4 LLC

Chad W. Jones
Treasurer
Joseph Hennerfeind, AICP
Village Planner
Village of Westmont
31 West Quincy Street
Westmont, IL 60559

RE: VARIANCE REQUEST – LA FITNESS SIGNAGE

Mr. Hennerfeind:

We are requesting a variance for additional signage on the east elevation of the LA Fitness building. Right now, the code is fairly limited and only allows a sign on one side of the building. It is very important to LA Fitness to receive signage on both the south and east elevations.

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:

BRADFORD RESPONSE: The Village code only allows one sign per building. It is imperative that LA Fitness receive signage on both the south and east elevations since the building will be higher than the outlots and needs the exposure on the two main entrance corridors to attract customers from both 63rd St. and Cass Ave. LA Fitness believe signage exposure to both 63rd St. and Cass Ave. is crucial to their success.

B.) The plight of the owner is due to unique circumstances:

BRADFORD RESPONSE: The proposed development is unique because it has two main entrances, one on 63rd St. and one on Cass Ave. It is very important to LA Fitness that they have signage exposure on both the east and south elevations to attract customers into the shopping center from 63rd St. and Cass Ave.

C.) The variation, if granted, will not alter the essential character of the locality:

BRADFORD RESPONSE: The property is currently surrounded by commercial development on all sides. The signage requested on the east and south elevations will both face major roads and a major intersection. We believe the additional signage request does not alter the visual quality of the building and maintains the architectural integrity of the overall development, as well as the surrounding area.

Thank you,
BRADFORD WESTMONT 4 LLC

Chad W. Jones
Treasurer
MEMORANDUM TO: John Schoditsch  
Kensington Development  
FROM: Luay R. Aboona, PE, PTOE  
Principal  
DATE: June 4, 2018  
SUBJECT: Raising Cane’s/Walgreens Access Evaluation  
Westmont, Illinois

As requested, Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA, Inc.) has reviewed the proximity of the proposed location of Raising Cane’s to the Walgreens Pharmacy store in Westmont, Illinois. The proposed Raising Cane’s will occupy an outlet parcel within Westmont Center that will be adjacent to and immediately west of the existing Walgreens Pharmacy store off 63rd Street. A shared access drive will separate the two parcels which will provide access to both parcels as well as the other proposed uses within Westmont Center. Raising Cane’s will be approximately 3,755 square feet in size, will have drive-through service with double-order board lanes providing stacking for approximately seventeen (17) vehicles, and will have a parking lot with approximately 38 spaces. A traffic study dated May 4, 2018 was completed by KLOA, Inc. that evaluated the traffic impact of the proposed Westmont Center as well as the adequacy of the proposed access system. The traffic study concluded that the traffic that will be generated by the proposed development (including Raising Cane’s) will be accommodated by the roadway system and that the proposed access, including the shared access off 63rd Street, will be sufficient in ensuring that adequate access is provided.

Further, based on the results of the traffic study, a review of the site plan for Raising Cane’s, and our experience with similar fast-food restaurants with drive-through lanes, the provision of Raising Cane’s will not have an adverse impact on the operation of Walgreens for the following reasons:

- The proposed Raising Cane’s will be a separate parcel with its own parking and internal access, thus delineating it from the Walgreens parcel.

- The Raising Cane’s site will have three access points provided, thus providing a flexible access system and redistributing traffic in multiple directions.
The results of the traffic study show that the proposed shared access on 63rd Street will be able to accommodate the traffic that will be generated by Westmont Center including Raising Cane’s.

The proposed drive-through will be designed to provide stacking for approximately seventeen (17) vehicles of which eleven (11) will be for the order boards with additional stacking within the parking lot (if needed). KLOA, Inc.’s experience with other drive-through facilities indicates that the proposed design will be adequate in accommodating the peak drive-through usage.

The proposed shared access will have a minimal impact on the Walgreens parking spaces that front it since they are the farthest from the store and are not utilized frequently. It is recommended that Walgreens consider adding signage restricting these parking spaces to Walgreens customers and reserving some of them for employees to minimize the turnover.

The proposed parking lot with 38 parking spaces will be adequate in accommodating the projected demand. This is based on KLOA, Inc.’s surveys of other fast-food restaurants as well as the Institute of Transportation Engineers’ (ITE) Parking Generation Manual, which indicates a demand of 37 parking spaces. Furthermore, in the unlikely event that additional parking is needed, the proposed Raising Cane’s will have cross parking easements, allowing its customers to utilize the main parking lot to the north within Westmont Center.

In conclusion, the proposed Raising Cane’s and its location will not have an adverse impact on the traffic and parking operations of the Walgreens Pharmacy store. The two uses are compatible and their traffic will be adequately served by the proposed access off 63rd Street.
Village of Westmont Planning and Zoning Commission

Findings of Fact

Public Hearing of June 13, 2018

P/Z 18-009: Bradford Westmont 4 LLC, regarding the properties located at 6200 South Cass Avenue and 8 and 150 West 63rd Street, Westmont, IL.

Request for a Zoning Ordinance map amendment to rezone approximately 11.6 acres from the C-1 Commercial Business District to a Planned Development Overlay District in the underlying C-1 Commercial Business District to allow for the development of a 47,000 square foot LA Fitness, a not less than 30,000 square foot commercial building, 4 outlots and related improvements.

Criteria No. 1: The proposed planned development achieves the following purposes of Article IX of the Westmont Zoning Ordinance:

(A) Encourages more creative design and development of land.
(B) Promotes variety in the physical development pattern in the Village.
(C) Concentrates open space in more useable areas or preserves natural resources of the site.
(D) Provides means for greater creativity and flexibility in environmental design than is provided under strict application of the requirements of other zoning districts, while at the same time preserving the health, safety, order, convenience, prosperity and general welfare of the Village of Westmont and its residents.
(E) Allows flexibility in development of land as necessary to meet the changes in technology and demand what will be in the best interest of and consistent with the general intent of the comprehensive guide plan of the Village.
(F) Provides for the efficient allocation and maintenance by private initiative of useable open space to all residential and commercial areas and to allow the most efficient use of public facilities and land in keeping with the best interests of the Village.

Findings of Fact: Although this project is proposed to consist of 7 individual lots, the 7 lots will have interconnected relationships with regards to shared parking, cross access and signage. As a result, this project will be developed more as a connected whole with built-in flexibility in design and layout, rather than as 7 individual parcels. The applicant will locate stormwater water management off-site, thereby allowing more flexibility in design and better use of the properties for the purposes allowed by the zoning district.

Cross access will be provided to the neighboring Mariano’s property, providing for enhanced access, synergy and parking between the two developments. The intensity and proposed diversity of uses will promote the objectives of the Village’s South Westmont Tax Incremental Financing District by replacing a blighted and under-utilized shopping center with high-quality development expected to generate significant real estate tax and other tax revenue for the benefit of the public. The proposed development will provide a new indoor recreational
facility and potentially an entertainment facility in the form of a movie theater, and will not adversely affect the public or surrounding property owners.

☐ The Planning and Zoning Commission agrees with the above finding.
☒ The Planning and Zoning Commission does not agree with the above finding.
VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION

FINDINGS OF FACT

PUBLIC HEARING OF JUNE 13, 2018

P/Z 18-009: Bradford Westmont 4 LLC, regarding the properties located at 6200 South Cass Avenue and 8 and 150 West 63rd Street, Westmont, IL.

Request for a special use to allow restaurants with associated drive-ins on outlots 1A, 1B, and 2 of the proposed properties.

CRITERIA NO. 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.

FINDINGS OF FACT: The proposed restaurants with drive-ins will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare as they will be designed with adequate queuing lanes for the drive-ins, compliant off-street parking, sufficient means of ingress and egress, and are otherwise consistent with surrounding restaurant and commercial uses in the immediate area.

CRITERIA NO. 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.

FINDINGS OF FACT: The proposed restaurants with drive-ins will be located within an existing commercial corridor, nearby other restaurants with drive-ins, gas stations, car washes, retail uses and other commercial uses. The proposed restaurants will not be adjacent to residential uses. The proposed restaurants will constitute an improvement over the existing blighted commercial development on the properties, and will enhance and support surrounding properties and property values.

CRITERIA NO. 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.

FINDINGS OF FACT: Surrounding properties are fully-developed and/or are ripe for redevelopment. The establishment of the proposed restaurants should enhance and encourage redevelopment of under-utilized surrounding properties and will compliment existing development.
CRITERIA NO. 4: That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.

FINDINGS OF FACT: The properties are currently served by adequate utilities, access ways, and other facilities. The properties will be designed to provide adequate stormwater management facilities where none currently exist. Sufficient off-street parking and means of ingress-egress will be provided, which will improve current conditions.

CRITERIA NO. 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.

FINDINGS OF FACT: Ingress and egress will be carefully designed through shared access amongst the various lots and uses in order to control the flow of traffic and to minimize traffic congestion in the public streets.

CRITERIA NO. 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.

FINDINGS OF FACT: The proposed uses are consistent with the commercial development goals and uses in the C-1 Commercial Business District and the South Westmont Tax Increment Financing District. Except for allowing off-street parking in the required front yard setback (with a great setback than current conditions), the proposed uses shall conform to the underlying regulations of the C-1 Commercial District, including but not limited to, providing sufficient off-street parking.

CRITERIA NO. 7: The proposed use meets the special conditions of Special Condition 2.

FINDINGS OF FACT: The proposed restaurants with drive-ins are not expected to cause appreciable traffic congestion or hazard to pedestrian safety. The various outlots with proposed restaurants will have off-street parking on-site, as well as cross-parking easements to allow parking on the larger, adjacent commercial lots. Cross-access easements will coordinate the flow of traffic between the various lots on the properties. There will be several points of ingress-egress onto both 63rd Street and Cass Avenue, thereby spreading out the flow of traffic to and from the outlots. The proposed restaurant uses will replace existing commercial uses on the properties and are not expected to adversely increase traffic congestion or create a hazard to pedestrian safety.
1. The Planning and Zoning Commission agrees with the above findings.

0. The Planning and Zoning Commission does not agree with the above findings.
VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JUNE 13, 2018

P/Z 18-009: Bradford Westmont 4 LLC, regarding the properties located at 6200 South Cass Avenue and 8 and 150 West 63rd Street, Westmont, IL.

Request for a special use to allow an indoor theater on the properties.

**CRITERIA NO. 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.

**FINDINGS OF FACT:** The proposed indoor theater will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare as all operations will be conducted completely indoors, it will not emit adverse light, odor, noise or vibration, it will contain compliant off-street parking, it will have sufficient means of ingress and egress, and its is otherwise consistent with commercial uses in the immediate area.

**CRITERIA NO. 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.

**FINDINGS OF FACT:** The proposed indoor theater will be located within an existing commercial corridor, nearby restaurants, gas stations, car washes, retail uses and other commercial uses. The proposed indoor theater will not be adjacent to residential uses. The indoor theater will constitute an improvement over the existing blighted commercial development on the properties, and will enhance and support surrounding properties and property values.

**CRITERIA NO. 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.

**FINDINGS OF FACT:** Surrounding properties are fully-developed and/or are ripe for redevelopment. The establishment of the proposed indoor theater should enhance and encourage redevelopment of under-utilized surrounding properties and will compliment existing development.

**CRITERIA NO. 4:** That adequate utilities, access ways, drainage and/or other
necessary facilities have been or are being provided.

FINDINGS OF FACT: The properties are currently served by adequate utilities, access ways, and other facilities. The properties will be designed to provide adequate stormwater management facilities where none currently exist. Sufficient off-street parking and means of ingress-egress will be provided, which will improve current conditions.

CRITERIA NO. 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.

FINDINGS OF FACT: Ingress and egress will be carefully designed through shared access amongst the various lots and uses in order to control the flow of traffic and to minimize traffic congestion in the public streets.

CRITERIA NO. 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.

FINDINGS OF FACT: The proposed use is consistent with the commercial development goals and uses in the C-1 Commercial Business District and the South Westmont Tax Increment Financing District. Except for allowing off-street parking in the required front yard setback (with a greater setback than current conditions), the proposed uses shall conform to the underlying regulations of the C-1 Commercial District, including but not limited to, providing sufficient off-street parking.

CRITERIA NO. 7: The proposed use meets the special conditions of Special Condition 2.

FINDINGS OF FACT: The proposed indoor theater is not expected to cause appreciable traffic congestion or hazard to pedestrian safety. The theater will have sufficient off-street parking on-site, as well as cross-parking easements to allow parking on surrounding lots. Cross-access easements will coordinate the flow of traffic between the various lots on the properties. There will be several points of ingress-egress onto both 63rd Street and Cass Avenue, thereby spreading out the flow of traffic to and from the outlots. The proposed indoor theater will replace existing commercial uses on the properties and is not expected to adversely increase traffic congestion or create a hazard to pedestrian safety.

The Planning and Zoning Commission agrees with the above findings.

The Planning and Zoning Commission does not agree with the above findings.
P/Z 18-009: Bradford Westmont 4 LLC, regarding the properties located at 6200 South Cass Avenue and 8 and 150 West 63rd Street, Westmont, IL.

Request for a variance to allow off-street parking in the front yard setback.

**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:** In order to accommodate the variety of uses on the properties, including the development of 4 outlots, and in order to provide off-street parking which meets the requirements of the Zoning Ordinance, this variance is required for the development to succeed. Maximizing productive uses on the properties is required to offset the high redevelopment costs, including but not limited to, demolition costs, asbestos remediation, contaminated soil remediation, stormwater management costs, and other costs of development.

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

**FINDINGS OF FACT:** Due to several unique redevelopment costs associated with the properties, and in order to provide sufficient off-street parking, this variance is required.

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

**FINDINGS OF FACT:** The proposed off-street parking with this variance will be setback at a greater distance than current conditions. The property is currently developed in its entirety with a dilapidated commercial shopping center, and the proposed development with this variance will only enhance the character of the area. The proposed development with this setback is consistent with surrounding commercial developments.

The Planning and Zoning Commission agrees with the above findings.

The Planning and Zoning Commission does not agree with the above findings.
VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION

FINDINGS OF FACT

PUBLIC HEARING OF JUNE 13, 2018

P/Z 18-009: Bradford Westmont 4 LLC, regarding the properties located at 6200 South Cass Avenue and 8 and 150 West 63rd Street, Westmont, IL.

Request for a variance to allow an increase in the maximum size of ground signs and the maximum number of wall signs.

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: In order to accommodate the variety of uses on the properties, including the development of 4 outlets, these variances are required for the development to succeed. Maximizing visibility of the numerous developments on the properties is required to offset the high redevelopment costs, including but not limited to, demolition costs, asbestos remediation, contaminated soil remediation, stormwater management costs, and other costs of development. The proposed LA Fitness, while set back from both 63rd Street and Cass Avenue, has visibility onto both streets and two wall signs are justified under the circumstances for visibility purposes.

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

FINDINGS OF FACT: Due to several unique redevelopment costs associated with the properties, and in order to provide sufficient exposure for the various uses, these variances are required.

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

FINDINGS OF FACT: The proposed signage with these variances will provide an attractive and consistent streetscape, provide needed visibility, and will be consistent or less intense than the existing signage on other nearby properties. The property is currently developed in its entirety with a dilapidated commercial shopping center with outdated signage, and the proposed development with these variances will only enhance the character of the area.

The Planning and Zoning Commission agrees with the above findings.

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