

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF OCTOBER 10, 2018

P/Z 18-017 – Ryan Companies US Inc., regarding 700 Oakmont Lane, Westmont

Request for a variance to allow parking within the front yard setback in the O/R Office-Research District.

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

FINDINGS OF FACT: Although the parking provided on the property adequately served the prior mixed uses within the existing building (office, research and industrial), the existing parking lot is no longer viable for a true office space with a higher employee count. The lack of available parking has been a deterrent to the occupancy of the existing building on the property in the past. Without this variance and the resulting increase in parking, the Applicant could not yield a reasonable return.

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

FINDINGS OF FACT: The existing building was built to suit a specific occupant, Rockwell International, and its unique needs. However, the resulting parking that was provided is inadequate to serve the parking needs of a modern office building. Parking lot expansion to the east is prohibited due to an existing detention basin. Allowing this parking within the front yard setback will reduce pedestrian crossings on Oakmont Lane.

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

FINDINGS OF FACT: The surrounding area is characterized by office building uses and low traffic volumes. Existing parking on other nearby properties encroach into the front yard setback, some by as little as 10 feet. If this variance were to be granted, the property will still contain adequate green space and landscaping, particularly as viewed from Pasquinelli Drive and Route 83. Allowing parking within the front yard setback will not alter the character of the area.

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P/Z 18-017 – Ryan Companies US Inc., regarding 700 Oakmont Lane, Westmont

Request for a variance to increase the maximum number of wall signs in the O/R Office-Research District.

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

FINDINGS OF FACT: The additional wall signage is required to identify the multiple tenants within the building on the property. The additional signage will be located on the east façade, which is visible to employees and visitors who arrive from the east. Tenants will be less likely to locate on this property without sufficient signage, and therefore the owner cannot yield a reasonable return without this variance.

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

FINDINGS OF FACT: The property is unique in that it has multiple buildings and multiple tenants. The additional signage is required for visibility and identification for employees and visitors and is necessary for this property to compete with other Class A office buildings located along the I-88 office/research corridor.

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

FINDINGS OF FACT: The area is developed with other office buildings with multiple signage. This property with the proposed signage will be consistent with existing development. No signage will face residential properties, and the proposed additional wall signage will be visible from Route 83 and other office buildings in the area. This variance, if granted, will be consistent with the character of the area.