

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JANUARY 9, 2019

P/Z 18-023: Ahmed Hussain regarding 16 West Burlington, Westmont

Request for a special use to allow a first floor office use in the B-1 Limited Business District.

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 first floor office will be limited in size and is expected to be used as a low-volume office. The office use will be located completely indoors and will have adequate off-street parking. As a result, the use is not expected to be detrimental to the public health, safety, morals, comfort or general welfare.

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 first floor office use will be limited in size and is expected to be used as a low-volume office. The proposed use is consistent with other existing office uses in the B-1 Limited Business District, which have not been injurious to the use and enjoyment of other property in the area. This office use, with residential apartments on the second and third floors, will not substantially diminish or impair property values within the neighborhood.

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 there are currently no plans for redevelopment of immediately adjacent properties. Allowing this use in an existing building will not impact the ability of surrounding properties to develop or redevelop.

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

FINDINGS OF FACT: The existing building and property are currently served by

adequate utilities, access ways and other necessary facilities. Since no new impervious surface is proposed, no new drainage facilities are required.

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: The property has sufficient off-street parking and access to the public streets and alleys. The proposed small office use will not generate significant traffic or traffic congestion.

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 first floor commercial use is expected to comply with all ordinances and codes of the Village. The variance sought by the Applicant for building height is not the result of this requested special use.