



westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

Village of Westmont Planning & Zoning Commission February 12th, 2020 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **February 12th, 2020 at 7:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Doug Carmichael led in the following:

1. **Call to Order**
2. **Chair Doug Carmichael administered the oath of office to new Planning & Zoning Commissioner member, Alison Clemens.**
3. **Roll Call**

In Attendance: Chair Doug Carmichael, Commissioners Wallace Van Buren, Chris Lavoie, Matt Scales, Alison Clemens, Village Attorney John Zemenak, Community Development Director Bruce Sylvester, and Village Planner Nalini Johnson

4. **Pledge of Allegiance**
5. **Swearing-in of testifying attendees**
6. **Reminder to silence all electronic devices**
7. **Reminder to sign-in for any public testimony**
8. **Approval of the Minutes of the January 8th, 2020 regular meeting.**

MOTION to approve the regular meeting minutes on January 8th, 2020.

Motion by: Van Buren

Second by: Lavoie

The motion passed on a voice vote. All in favor.

9. **Open Forum - No one spoke during Open Forum.**
10. **Review of Public Hearing Procedures**
11. **Open Hearing**

Old Business

PZC 19-028 Request from the Community Development Department regarding properties located along East Quincy Street in Westmont, IL 60559 for the following:

- A) An amendment to the Village of Westmont Comprehensive Plan along the North side of East Quincy;
- B) A zoning text amendment to the Village of Westmont Zoning Code to create a Limited Manufacturing District M-1; and
- C) A zoning map amendment to the Village of Westmont Zoning Map to rezone certain properties located along East Quincy Street, between Cass Avenue and Richmond Avenue, to M-1 - Limited Manufacturing District.



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Property Common Addresses: 20 E QUINCY ST, WESTMONT, IL 60559
26 E QUINCY ST, WESTMONT, IL 60559
100 E QUINCY ST, WESTMONT, IL 60559
130 E QUINCY ST, WESTMONT, IL 60559
138 E QUINCY ST, WESTMONT, IL 60559
200 E QUINCY ST, WESTMONT, IL 60559
222 E QUINCY ST, WESTMONT, IL 60559
318 E QUINCY ST, WESTMONT, IL 60559

***Chairman Carmichael stated that the commission would be addressing item A only, and that items B and C would be continued for the next meeting.**

Presentation: Village Planner Nalini Johnson discussed the comprehensive plan amendment which had come to fruition from months of discussion, research, and analysis of the area on the north side of Quincy between Cass and Richmond. Johnson discussed the zoning and uses that exist within that area currently and how the uses are non conforming with the current R-5 zoning. Johnson proposed an amendment to the Proposed Land Use Plan Map of the 2013 Comprehensive Plan, from residential to light industrial and business park.

Staff Comment: Attorney John Zemenek commented on the the differentiation between light manufacturing and limited manufacturing definitions and zoning in relation to the comprehensive plan. Zemenek also asked for confirmation as to whether there was text in the comprehensive plan that described the sub areas land use or future land use. Johnson replied that the specific area is not identified.

Public Comment: Mark Daniel spoke on behalf of IGE, located at 100-130 East Quincy Street, to discuss their main concerns. The main concern being that the nature of IGE's business does not meet the requirements of what is to be considered light industrial.

Commissioner Comments:

Van Buren : Commissioner Van Buren was supportive of the comprehensive plan amendment and agreed that it should be reflective of what is there now as well as what the Village expects in the future.

Scales : Commissioner Scales had no objections.

Lavoie : Commissioner Lavoie was in favor of the comprehensive plan amendment request and wanted to make sure the existing ownership and operation are not facing any hardships posed to them.

Clemens : Commissioner Clemens agreed that the land use plan should be consistent and was supportive of the request.

Carmichael : Commissioner Carmichael had no comments.

Thomas : Absent

Sharp : Absent



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MOTION A

Motion to recommend to the Village Board of Trustees to approve Amending the Existing and Proposed Land Use Maps of the Adopted Village of Westmont Comprehensive Plan along the North side of East Quincy between North Cass and Richmond Avenue.

Motion by: Clemens

Second by: Lavoie

VOTING A

Lavoie: Yes

Scales: Yes

Clemens: Yes

Van Buren: Yes

Carmichael: Yes

Thomas: Absent

Sharp: Absent

Motion Passed

MOTION to continue PZC 19-028 public hearing which will includes items B and C for the creation of a limited manufacturing district M1, and to change the zoning map.

Motion by: Van Buren

Second By: Lavoie

VOTING

Lavoie: Yes

Scales: Yes

Clemens: Yes

Van Buren: Yes

Carmichael: Yes

Thomas: Absent

Sharp: Absent

Motion Passed



New Business

PZC 20-002 Request from Airhart Construction for properties located at 214 West Chicago Avenue in Westmont, IL 60559 regarding the following:

A) Preliminary Plat of Consolidation of two lots.

Property Common Addresses: 214 W. Chicago Ave., Westmont, IL 60559

Presentation: Court Airhart began by giving the Commission Airhart Constructions business background and history within Westmont. Airhart commented on the details of the lots they are requesting to consolidate, one being landlocked, and why it would make sense.

Staff Comment: Johnson commented that the preliminary and final plat had been reviewed as one by the Village's Engineering staff, which received letters of approval.

Public Comment: None.

Commissioner Comments:

Scales : Commissioner Scales was in favor of the consolidation request.

Lavoie : Commissioner Lavoie asked the petitioner to address easements and stormwater management requirements. Lavoie was supportive of the request.

Clemens : Commissioner Clemens was in agreement of consolidating the two lots.

Van Buren : Commissioner Van Buren was supportive.

Carmichael : Commissioner Carmichael was supportive.

Thomas : Absent

Sharp : Absent

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Consolidation of two lots located at 214 West Chicago Avenue.

Motion by: Lavoie

Second by: Clemens



VOTING A

Van Buren: Yes
Scales :Yes
Clemens : Yes
Carmichael: Yes
Lavoie: Yes
Sharp: Absent
Thomas: Absent

Motion Passed

PZC 20-004 Request from Luxica Redevelopment regarding properties located at 9 and 11 West Quincy Street for the following:

A) Parking Variance.

Property Common Addresses: 9 W. Quincy St., Westmont, IL 60559
11 W. Quincy St., Westmont, IL 60559

Presentation: Frank Laganbina who is involved with Luxica Redevelopment, a company that develops in need properties in the area, discussed their intentions to develop the property and have apartments on the second floor and have retail restaurant uses on the ground floor. The current parking situation for the lot includes approximately 5 parking stalls in the back. Laganbina requested a parking variance since the current amount of available spaces does not meet the Villages requirements. Laganbina also requested a landscape variance because the Village requirements would include landscaping in the back parking area which could eliminate additional parking spaces.

Staff Comment: Director of Community Development Bruce Sylvester was supportive of the variance requested given that staff believed all the Village's criteria for a variance request had been met.

Zemenek noted that parking variances are a common theme in the central business district given the way the the buildings were built and the limited setbacks that are in place.

Public Comment: None

Commissioner Comments:

Clemens : Commissioner Clemens had questions and comments related to the fee in lieu of parking stalls. Clemens stated that given the previous approval that expired for the variance in the past, and the available public parking in the evenings, she was favorable of the variance request.

Van Buren : Commissioner Van Buren was in agreement with the variance.

Scales : Commissioner Scales was in agreement with the variance.



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Lavoie : Commissioner Lavoie was in agreement with the variance.

Carmichael : Commissioner Carmichael was supportive of the variance request.

Thomas : Absent

Sharp : Absent

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Parking Variance located at 9-11 West Quincy Street in Westmont.

Motion by: Van Buren

Second by: Lavoie

VOTING A

Van Buren: Yes

Scales : Yes

Clemes : Yes

Carmichael: Yes

Lavoie: Yes

Sharp: Absent

Thomas: Absent

Motion Passed

PZC 20-003 Request from the Community Development Department regarding the following:

- A) Zoning text amendment to Appendix A Article XIV Definitions to clarify existing definitions and provide additional definitions.

Presentation: Johnson asked the Commission if they would be in favor of creating definitions for the zoning code. Johnson commented that the definitions would be created for land uses more than anything and that it would be a precursor to looking into the zoning code categories and uses, which include residential, business, commercial etc.

Staff Comment: Zemenek suggested continuing the item to discuss specific definitions with staff.



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MOTION to continue the PZC 20-003 public hearing, which includes a request from the Community Development Department for a Zoning text amendment to Appendix A Article XIV Definitions.

Motion by: Clemens

Second by: Lavoie

VOTING

Van Buren: Yes

Clemens : Yes

Carmichael: Yes

Scales : Yes

Lavoie: Yes

Sharp: Absent

Thomas: Absent

Motion Passed

11. Miscellaneous Items - None

12. Adjourn

Motion by: Van Vuren

Second by: Clemens

Meeting adjourned at 8:04pm