



**Village of Westmont
Planning & Zoning Commission
February 14, 2018 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, February 14, 2018 at 7:00 p.m., at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Gregg Pill led in the following:

- 1. Call to Order**
- 2. Roll Call**

In Attendance: Chair Gregg Pill, Secretary Wallace Van Buren, Commissioners Craig Thomas, Doug Carmichael, Thomas Sharp, Christopher Lavoie, Village Planner Joseph Hennerfeind, Village Attorney John Zemenak

Absent: Janis Bartel

- 3. Pledge of Allegiance**
- 4. Swearing in of testifying attendees**
- 5. Reminder to silence all electronic devices**
- 6. Reminder to sign-in for any public testimony**
- 7. Approval of Minutes of the January 10, 2018 regular meeting**

MOTION to approve January 10, 2018 minutes.

Motion by: Carmichael

Second by: Van Buren

Voting A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Sharp: Yes

Lavoie: Yes

Pill: Yes

Bartel: Absent

Motion Passed



- 8. Open Forum**
- 9. Review of Public Hearing Procedures**
- 10. Open Hearing**

Old Business

PZ 18-002 Itasca Bank & Trust 11267 (Donald D., Phillis J. McLean) regarding the property located at 138 North Cass Avenue, Westmont, IL 60559 for the following:

(A) Special Use Permit request to operate a barbershop on the ground floor in the B-1 Limited Business District.

This item has been withdrawn and therefore will need to be republished if it wishes to be placed back on the agenda.

New Business

PZ 18-004 Victoray Realty Partners LLC regarding the property located at 23 West Quincy Street, Westmont, IL 60559 for the following:

(A) Special Use Permit request to operate a health club (pilates studio) in the B-1 Limited Business District.

PRESENTATION: Applicant, Megan Sullivan, stated that she has been involved in pilates for over ten years. She began by participating in pilates and then became an instructor. Sullivan currently teaches pilates, but can only have four people in her limited space. She has clients from areas all around Westmont. Sullivan stated that she would like to put the pilates studio at this location because it is right on the corner and has lots of windows. It is also close to the train station which will be beneficial. Even though it is not retail, she believes it can bring in many new people to the community. The space will allow six participants and for now she will be the only instructor. However, she is hoping to bring in another instructor and also a receptionist down the road.

STAFF COMMENT: Joseph Hennerfeind stated that this is a special use request and is being presented this way to make sure the business is a good fit and to also ensure there is enough parking for the business. A parking analysis was included with the staff report. The previous business that occupied this space was a bank and the location has been vacant for at least a year. There is a clause in Village's code that states as long as the business does not derive a higher parking requirement than what was there, then no variances are needed for the parking. The previous use in the space required six spaces and the current proposed use requires six spaces. There are some limited use parking spaces behind the building and also parking from vacant spaces nearby. The one special use outside of the norm is safety / traffic and ingress / egress for the pedestrians. With the sidewalks along the building, staff does not see an issue with this.



PUBLIC COMMENT: None

COMMISSIONER COMMENT:

Sharp: Stated that this sounds exciting and it will generate traffic to the downtown area. He believes this is a great fit and stated he supports it.

Lavoie: Stated that he has two questions. In the staff report, it stated that this may trigger sprinkler requirements. Lavoie stated that in the picture it looks like the space next door is in the same building. Lavoie asked what would trigger the sprinkler requirements and how would that affect the neighbor. Hennerfeind responded that he does not have a proper answer for that. He stated that applicants are always encouraged to reach out to the Fire Department and have the discussion as to whether moving a few walls would trigger sprinkler requirements. Hennerfeind stated that he does not know how it would affect the other tenant or if the remodeling plans will even trigger the sprinkler requirements. Lavoie asked if the applicant would need to do anything for ADA compliance, in terms of front access. He asked if the Code Enforcement would see that as a necessity. Hennerfeind responded that he cannot speak for the Building Division but typically when renovations are being done, they do look at the current ADA standards to see what needs to be done. Often times it requires a handicap space to be located out front, which there already is one. Lavoie asked the applicant what she intends on doing with the sign. Sullivan responded that she does have a logo which would have wording. On both sides of the building there are existing signs, so she plans on doing something similar to what is already there. Sullivan stated that she has considered a projecting sign because it makes it stand out. Lavoie responded that the property currently has two box signs and those were recently discouraged during the sign code changes. Hennerfeind stated that new box signs are not allowed, but certain conditions are allowed to reuse them. However, we encourage individual letter signs to be used instead. Sullivan stated that she is open to her signage options. Lavoie stated that the box signs are so massive and take away from the look.

Carmichael: Stated that he likes the idea of a projecting sign as well since it is cleaner looking and favorable. He stated it is a good idea.

Van Buren: Asked if this is the only pilates studio in Westmont. Sullivan stated there is another studio that offers pilates, but her studio will offer a more athletic style of pilates. She believes she will offer the Village a style of pilates that no one else will. Van Buren stated that he also likes the idea of the projecting signage. Hennerfeind stated that there is currently a permit under review for another pilates studio at St. James Crossing. The difference there is that it is a B-2 area so they are able to move in without obtaining a special use.

Thomas: Stated that he really likes this location with the windows and the fact that it is on the corner. He stated it seems custom made and he understands why she picked it. He is supportive of the request.

Pill: Asked the applicant who she is currently certified under. Sullivan responded Balance Body. Pill asked if she currently has a license to run her business out of her home. Sullivan responded yes through Clarendon Hills. Pill asked how many reformers she currently has. Sullivan responded that she has four



reformers and will be adding two more identical to the four she has now. Pill asked if she was going to take over the rear building that is detached. Sullivan responded no she is not taking over that building as well. Pill stated that the hanging type of sign is new to the sign ordinance and he would love to see her business as one of the first to get a sign like that. He stated that it would be cool to see a reformer as a sign. He stated that he is also in favor of this.

Zemenak asked what the hours of operation will be. Sullivan responded that classes will start at 6:00 am and go until 10:00 or 11:00 am. There will likely be a class from 1:00 pm to 3:00 pm and then one night class from 6:00 pm to 6:50 pm. She would like to expand on her night classes, but basically her hours will be 6:00 am to 3:00 pm. Zemenak asked if there will be any loud acoustics that could possibly disrupt the neighboring tenants. Sullivan responded that there is music but it is not a huge party.

FINDINGS OF FACT

1. YES=6 NO=0 ABSENT=1
2. YES=6 NO=0 ABSENT=1
3. YES=6 NO=0 ABSENT=1
4. YES=6 NO=0 ABSENT=1
5. YES=6 NO=0 ABSENT=1
6. YES=6 NO=0 ABSENT=1
7. YES=6 NO=0 ABSENT=1

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request to operate a health club (pilates studio) in the B-1 Limited Business District.

Motion by: Thomas

Second by: Sharp

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Sharp Yes

Lavoie: Yes

Pill: Yes

Bartel: Absent

Motion Passed

11. Miscellaneous Items



westmont.illinois.gov

Community Development Department

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

Pill stated that the Planning and Zoning Commission meeting for March 14, 2018 has been cancelled. The next meeting will be held on April 11, 2018. Pill also mentioned that Westmont will be celebrating Westmont Restaurant Week from March 2, 2018 to March 11, 2018. There will be 24 restaurants participating. The menus are posted on the Westmont Chamber website.

Lavoie stated that his practice will be relocating to Westmont as soon as April 1, 2018. He also stated that Vincitori will be celebrating their 20th Anniversary on March 25, 2018.

12. Motion to Adjourn

Motion by: Van Buren

Second by: Sharp

Meeting adjourned at 7:30 PM.