



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 March 11th, 2020 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **March 11th, 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. **Roll Call**

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

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 the Minutes of the February 12th, 2020 regular meeting.**

MOTION to approve the regular meeting minutes on February 12th, 2020.

Motion by: Lavoie

Second by: Clemens

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

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

Old Business

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

- A) A zoning text amendment to the Village of Westmont Zoning Code to create a Limited Manufacturing District M-1; and
- B) 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.

Property Common Addresses: 20 E QUINCY ST, WESTMONT, IL 60559
26 E QUINCY ST, WESTMONT, IL 60559
100 E QUINCY ST, WESTMONT, IL 60559



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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

Presentation: Village Planner Nalini Johnson recapped the discussions from the previous Planning and Zoning meeting which included a motion to change the proposed land use map from residential to light industrial. Johnson commented that the next step is to create the M1 district that will match the light industrial land use for that area. Johnson commented that following the approval of the new district, there would need to be a zoning map amendment, specifically rezoning the properties located along East Quincy to M1.

Staff Comment: Village Attorney John Zemenek summarized a letter the Commission received from him which described the purpose of creating the new district and various details of the ordinance. Zemenek commented that all of the existing uses along East Quincy with the exception of one are treated as permitted uses in the zoning ordinance. As such, Zemenek stated that no current property owner will have to apply for a special use permit to operate with the exception of the properties that have outdoor storage. For the properties that seek to continue having outdoor storage, they will need to apply for a special use permit, and submit a site plan.

Public Comment: Attorney Mark Daniel who represented IGE commented on the unique lot sizes and setbacks along East Quincy and how they are different than other ordinary manufacturing districts. Daniels also commented on outdoor storage, security, containers, and why they believe using a plan unit development mechanism is an important component of this project.

Commissioner Comments:

Lavoie : Commissioner Lavoie had comments on property taxes, and suggested providing more clarity and definitive language.

Carmichael : Commissioner Carmichael stated that the cargo containers would not be included or recommended for approval for this request. Carmichael commented that throughout the process there have been various compromises and thought everyone was generally satisfied with the outcome.

Thomas : Commissioner Thomas commented that the process for this request was managed well by all parties.

Sharp : Commissioner Sharp asked staff to elaborate on the recommendation to move toward plan development versus variances. Zemenek replied that any expansions may violate several bulk requirements and so multiple variances would have to be applied for and it would likely be difficult to justify hardships for each variance. Zemenek commented that on the other hand, a plan development builds in flexibility and allows developers to seek exceptions from the bulk requirements.

Scales : Commissioner Scales had no comments.

Van Buren : Commissioner Van Buren commented that he was supportive of changing the comprehensive plan and the zoning to reflect what is currently there so long as the current business owners are not penalized.



Clemens : Commissioner Clemens was supportive of the request.

MOTION A

Motion to recommend to the Village Board of Trustees to approve A zoning text amendment to the Village of Westmont Zoning Code to create a Limited Manufacturing District M-1.

Motion by: Sharp

Second by: Clemens

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Sharp: Yes

Scales: Yes

Clemens: Yes

Motion Passed

MOTION B

Motion to recommend to the Village Board of Trustees to approve 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.

Motion by: Van Buren

Second by: Thomas

VOTING B

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Sharp: Yes

Scales: Yes

Clemens: Yes

Motion Passed



New Business

PZC 20-005 Request from Windy City Cannabis Inc regarding the property located at 11 E. Ogden Avenue in Westmont, IL 60559 regarding the following:

- A) Special Use Permit to allow an Adult-Use Cannabis Dispensary.
- B) Site Development and Landscape Plan.

Property Common Address: 11 E. Ogden Ave., Westmont, IL 60559

Presentation: Steve Weisman, owner of Windy City Cannabis, briefly described the company's history, values, and mission. Weisman proposed to open an adult-use cannabis dispensary at 11 E. Ogden Avenue and commented on the proposed location, site, landscape and floor plan configuration, as well as security, and community impacts.

Staff Comment: Village Planner Nalini Johnson had comments and asked for questions regarding off-site employee parking, and state regulations related to signage. Johnson stated that one of the stipulations staff is recommending is to install a sign that encourages traffic to exit and make a right turn. Another stipulation staff was considering was that all signage needed to comply with the Village sign code and no variances would be granted. Staff had concerns with there being one entry and exit point.

Attorney John Zemenek also commented on off-site parking agreements, and special use conditions including hours of operation, on-site consumption, and security. Community Development Director Bruce Sylvester was supportive of the request but stated it was important to discuss in detail site improvements, parking, and access points.

Public Comment: None.

Commissioner Comments:

Lavoie : Commissioner Lavoie strongly recommended a traffic study. Lavoie had comments on the shuttle for off-site parking, ADA parking and signage requirements, security, pedestrian traffic, and photometrics. Lavoie stated that he was not in favor of the request due to traffic and access concerns. Dan Tausk, a consultant of Windy City Cannabis and Clarendon Hills resident, stated that from his personal experience and perspective, the wait times have decreased dramatically since January and the site in question has ample parking compared to other dispensaries.

Carmichael : Commissioner Carmichael encouraged a painted yellow Right Turn Only arrow, and a pole sign similar to Walgreens.

Thomas : Commissioner Thomas commented that with the businesses that have previously operated from that location with no traffic issues, he was in favor of the request.

Sharp : Commissioner Sharp asked the petitioner what type of building material they would be utilizing for the front elevation. John Bradshaw, Windy City Cannabis's principal architect, replied that they would be using a recyclable product called Resysta which visually takes on a wooden look, along with new entry, and new store



front windows. Sharp also commented on setbacks, and ADA parking requirements. Sharp stated that the location and site plan seem to be a great match for the first new cannabis facility in Westmont and was in favor of the request.

Scales : Commissioner Scales asked the petitioner if there were known timeframes where there would be an influx of customers. Weisman replied there are many variables that factor in which would make it difficult to determine. Scales asked if the Village Board approval is contingent on obtaining the state license. Weisman replied that that was correct.

Van Buren : Commissioner Van Buren commented on the history of the property and the various businesses that have existed including a subway with a drive-thru. Van Buren did not think there would be new traffic issues since there haven't been in the past. Van Buren agreed that a right out is appropriate but did not feel a traffic study was necessary.

Clemens : Commissioner Clemens had questions related to snow removal. Clemens also suggested working with neighboring properties for off site parking and hiring a temporary crossing guard if necessary.

Community Development Director Bruce Sylvester summarized the Commissioners concerns and presented three choices to move forward. The first would be to approve the site plan as proposed, the second would be to require a traffic study and continue the case to the following month, and the third would be to require the applicant to install a right in, right out only drive without requiring a traffic study. Johnson added that a fourth option could be following a planning and zoning recommendation, to have the Village's engineering consultant perform a limited traffic study analysis before it's placed on the Village Board agenda, subject to the results of that traffic study.

Chair Carmichael stated that if the Commissioners vote to recommend this item, the vote will also include a vote in favor of the findings of fact.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a request from Windy City Cannabis, for a Special Use Permit to allow an Adult-Use Cannabis Dispensary, located at 11 East Ogden Avenue, subject to the following conditions :

- Hours of Operation
- Site Plan Revisions including an ADA accessible stall
- Elevations as presented
- Traffic Control, not less than 30 days of traffic supervision during such hours as determined between the applicant and the Westmont Police Department.
- Off-Site Parking Agreement would need to be recorded against the title. Occupancy permit would be delayed pending finalized agreement and recording.
- Provide final architectural drawings
- No sign variance requests following approval.
- Right Turn Only - Left Turn Prohibited Signs

Motion by: Van Buren

Second by: Scales



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VOTING A

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: No
Sharp: Yes
Scales: Yes
Clemens: Yes

Motion Passed

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Site Development and Landscape Plan for 11 East Ogden Avenue.

Motion by: Clemens
Second by: Sharp

VOTING B

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: No
Sharp: Yes
Scales: Yes
Clemens: Yes

Motion Passed

11. Miscellaneous Items - None

12. Adjourn

Motion by: Clemens
Second by: Thomas

Meeting adjourned at 9:25pm