



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 June 10th, 2020 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **June 10th, 2020 at 7:00 p.m.**, at the Westmont High School Auditorium, 909 Oakwood Dr., 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, Chris Lavoie, Matt Scales, Village Attorney John Zemenak, Community Development Director Bruce Sylvester, and Village Planner Nalini Johnson

3. **Pledge of Allegiance**
4. **Collection of swearing-in cards for testifying attendees**
5. **Reminder to silence all electronic devices**
6. **Reminder to submit cards for any public testimony**
7. **Approval of the Minutes of the March 11th, 2020 regular meeting.**

MOTION to approve the regular meeting minutes on March 11th, 2020.

Motion by: Clemens

Second by: Lavoie

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**

New Business

PZC 26-2020 Zoning Code Variance request from Christopher Lavoie to the Floor Area Ratio to allow the construction of a second story addition on a property at 513 Revere in the R-3 Single Family Detached Residence District.

- A) Zoning Code Variance request to the Floor Area Ratio to allow the construction of a second story addition on a property in the R-3 Single Family Detached Residence District.

Property Common Address: 513 Revere Avenue, Westmont, IL 60559

PIN: 09-03-211-001



Presentation: Long time Westmont resident Marielena Lavoie who resides at 513 Revere Avenue, presented to the Commission a plan to expand the size of the floor area of her home. Mrs. Lavoie briefly described her current living situation and why she feels there is a need for more space and bedrooms. She explained her hardships which included lot size limitations, which result in the F.A.R. variance request. Mrs. Lavoie also commented that this project has received support from several other community members.

Staff Comment: Village Planner Nalini Johnson stated that the Lavoies are requesting approximately 500 square feet over the required or allowable floor area. Johnson stated that the proposed project meets all other zoning requirements, including all yard setbacks and lot coverage limits.

Public Comment: None.

Commissioner Comments:

Scales : Commissioner Scales spoke in favor of the proposed F.A.R. variance request.

Thomas : Commissioner Thomas spoke in favor of the proposed F.A.R. variance request.

Clemens : Commissioner Clemens spoke in favor of the proposed F.A.R. variance request.

Van Buren : Commissioner Van Buren spoke in favor of the proposed F.A.R. variance request, particularly because it did not increase the footprint of the house.

Carmichael : Commissioner Carmichael spoke in favor of the proposed F.A.R. variance request.

Lavoie : Abstained

Sharp : Absent.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to the Floor Area Ratio to allow the construction of a second story addition on a property in the R-3 Single Family Detached Residence District.

Motion by: Van Buren

Second by: Clemens

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Scales: Yes

Clemens: Yes

Lavoie: Abstained

Sharp: Absent

Motion Passed



westmont.illinois.gov

Community Development Department

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

PZC 19-2020 Request from Westmont Apartments, LLC to build a 7-story, mixed-use building with ground-floor commercial uses, residential uses on floors 2-7, and structured parking, on properties located at 1 N. Cass Avenue; 13-19 and 21 E. Burlington; with accessory parking lots at 14 and 20 N. Linden Ave., in Westmont, IL 60559 for the following:

- A) Site Plan and Landscape Plan for property at 1 N. Cass for a multi-use building.
- B) Site Plan and Landscape Plan for property at 14 N. Linden for accessory outdoor parking.
- C) Site Plan and Landscape Plan for property at 20 N. Linden for accessory outdoor parking.
- D) Preliminary Plat to consolidate 7 lots into 3 lots, dedicate a public alley and relocate a portion of E. Burlington.
- E) Zoning Map Amendment Request to rezone a portion of vacated Right-of-Way to B-1 Limited Business District.
- F) Zoning Code Variance request to increase the maximum allowed Floor-Area-Ratio (F.A.R.) in the B-1 Limited Business District.
- G) Zoning Code Variance request to increase the maximum allowed height in the B-1 Limited Business District.
- H) Zoning Code Variance request to allow for construction of a mixed-use development within a required front yard setback in the B-1 Limited Business District.
- I) Zoning Code Variance request to allow for construction of a mixed-use development within a required side yard adjoining a street setback in the B-1 Limited Business District.
- J) Zoning Code Variance Request to allow for construction of a mixed-use development within a required side yard setback in the B-1 Limited Business District.
- K) Zoning Code Variance Request to allow for construction of a mixed-use development within a required rear yard setback in the B-1 Limited Business District.
- L) Zoning Code Variance request to reduce the total required number of commercial parking spaces.
- M) Zoning Code Variance request to reduce the total required number of residential parking spaces.
- N) Special Use Permit for 14 N. Linden Ave. to allow outdoor parking in a R-5 General Residence District.
- O) Zoning Code Variance for 14 N. Linden to remove the parking lot screening requirements from the north side yard.
- P) Zoning Code Variance for 14 N. Linden to reduce the interior parking lot landscape requirements.
- Q) Zoning Code Variance for 14 N. Linden to allow parking in the front yard, side yard adjoining a street, and in front of the setback line.
- R) Special Use Permit for 20 N. Linden Ave. to allow outdoor parking in a R-3 Single Family Detached Residence District.
- S) Zoning Code Variance for 20 N. Linden to allow parking in the front yard, and in front of the setback line.
- T) Zoning Code Variance for 20 N. Linden to remove the parking lot screening requirements from the south side yard.
- U) Zoning Code Variance for 20 N. Linden to reduce the interior parking lot landscape requirements.

Property Common Addresses:

1 N. Cass Ave. Westmont, IL 60559
14 N. Linden Ave. Westmont, IL 60559
20 N. Linden Ave. Westmont, IL 60559
13-19 E. Burlington Ave. Westmont, IL 60559
21 E. Burlington Ave. Westmont, IL 60559



westmont.illinois.gov

Community Development Department

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

PIN: 09-10-120-036
09-10-120-034
09-10-120-033
09-10-120-003
09-10-120-001
09-10-112-021
09-10-112-020

Presentation: Applicant Richard Gammonley of Westmont Apartments, LLC, introduced a proposed new development called The Residences At Cass Avenue Station, which Mr. Gammonley stated could transform downtown Westmont. Mr. Gammonley introduced his team and discussed the company's business background and experience which mainly specializes in mixed-use, mid-rise infill developments, and transit-oriented developments.

Principal architect of the development, Tom Fujikawa, discussed details of the 7-story, mixed-use building which included ground-floor commercial uses, residential uses on floors 2-7, and structured parking. Mr. Fujikawa touched on the development's site configuration which includes shifting Burlington Avenue to the East.

Mr. Gammonley discussed the amenities of the luxury apartments which included gaming rooms, multi-use rooms, a spa and fitness center, dog washing stations, and car washes in the garage. He also discussed the intended replacement for public parking and how the Village has acquired properties along Lincoln Avenue to construct a parking lot.

The petitioner's traffic consultant, Javier Millan, gave the Commission reviewed the traffic study report prepared by KLOA.

Mr. Gammonley discussed the development's hardships which would warrant the variance requests, one of which included the complexity of the site for matters such as street realignments and utility relocations.

Staff Comment: Village Planner Nalini Johnson reviewed each of the 21 entitlement requests and commented that many of these variances are typical requests for any downtown development. Johnson added that because a lot of the details had not yet been fine-tuned, and staff was still in the process of going through the technical reviews, a stipulation was recommended that would require the project to comply with all of the technical reviews and requirements before going to the Village Board. Johnson reiterated that two aspects to focus on is whether this concept plan is acceptable to the community and based on that determination, staff can instruct the technical review team to continue on with their reviews and suggestions for design modifications and traffic safety.

Village Engineer Consultant Jamie Patterson outlined some of the concerns about the traffic and sight lines along Burlington Avenue, including sight stopping distance, cumbersome intersections, and pedestrian safety. Mr. Patterson recommended the applicant meet the 25 mph sight stopping distance.



westmont.illinois.gov

Community Development Department

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

Public Comment: Members of the community came to speak during the public hearing.

Total Speakers: 15

In support: 3

In Opposition: 10

Neutral: 2

General concerns of those opposed :

- Building Height in comparison to the rest of the town
- Alters the character of the town
- Traffic/Sight lines, Safety
- Parking Lot Screening/Buffering
- Lack of downtown public parking
- Two-way alley disturbance (North/South)
- Deliveries/Loading/Pick-up/Drop-off
- Construction Timeline
- Morning school traffic
- Potential excessive vacancies
- Possible reduced public transit due to Covid-19
- Suggested permitted parking along Linden
- Comprehensive Plan - Maintaining or reducing rentals versus owner-occupied units

Comments of those in support :

- Progression is important in order to maintain a viable village.
- Support for downtown businesses.
- Trusting the design team and Village staff to come up with solutions to concerns.

Mr. Gammonley addressed the public's concerns and commented on the following :

- Public Parking to be installed along Lincoln.
- Struggling businesses will benefit from the added population density.
- Development team will work with staff to make sure they comply with all codes and traffic safety concerns.
- Neighboring development occupancy ratings and current market studies.
- Development made up of 67% studios and 1- vs. 2-bedroom apartments.
- High-speed doors to be installed for underground parking so that queuing of vehicles is not anticipated.
- Alley bend engineered and designed for a fire truck and the largest delivery truck possible in Westmont.
- Large carve out along Cass Avenue for small deliveries and ridesharing
- Potential in reducing speed along Burlington S-curve to 20mph
- Anticipating 16-month building construction timeline
- Burlington Avenue reconstruction timeline
- Building maintenance

Tod Stanton, landscape architect for the development, commented on the parking lot buffering which would include a solid fence to the north of the property as well as 5-8 foot landscape area made up of trees and



shrubby.

Village attorney John Zemenak commented that the Village would look into permitted parking along Linden Avenue.

Commissioner Comments:

Van Buren : Commissioner Van Buren stated that the development was too tall, big, and intrusive for the space. Van Buren stated he would not be in favor of the development in its current state but would be open to a continuance if some of the concerns can be addressed including height.

Carmichael : Commissioner Carmichael stated that he would like to see the project succeed and encouraged a continuance.

Clemens : Commissioner Clemens stated that she was not opposed to the 7 stories in comparison to 6 stories. Clemens biggest concern was that there wouldn't be replacement public parking during construction. Clemens also commented on condo conversion.

Thomas : Commissioner Thomas stated that was in favor of a continuance.

Scales : Commissioner Scales commented that he was not opposed to 7 stories and that it was important to realize how the project and assemblage could change significantly by reducing the development from 7 stories to 6 stories.

Village Attorney John Zemenak also added that reducing the building height could mean the project may not be financially viable, specifically because there are already TIF (Tax Increment Financing) incentives in place.

Lavoie : Commissioner Lavoie was in favor of a continuance and wanted more time to review. He mentioned concerns related to lack of transitional zoning and buffering. Lavoie commented that he would not be supportive of the 7 stories with the proposed site plan as is and thought there were opportunities for improvement.

Sharp : Absent

MOTION A

Motion to continue to the July 8th, 2020 Planning and Zoning Commission Meeting.

Motion by: Lavoie

Second by: Scales

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Scales: Yes



westmont.illinois.gov

Community Development Department

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

Clemens: Yes
Sharp: Absent

Motion Passed

11. Miscellaneous Items - None

12. Adjourn

Motion by: Lavoie
Second by: Clemens

Meeting adjourned at 10:30