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Community Development Department

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

Village of Westmont Planning & Zoning Commission July 08, 2020 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **July 08, 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, Thomas Sharp, Chris Lavoie, Matt Scales, 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 June 10, 2020 regular meeting.**

MOTION to approve the regular meeting minutes on June 10, 2020.

Motion by: Clemens

Second by: Van Buren

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 19-2020 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



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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

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



MOTION A

Motion to table the item and continue the public hearing for PZC 19-2020 to the **August 12th, 2020** Planning and Zoning Commission Meeting.

Motion by: Lavoie

Second by: Thomas

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Scales: Yes

Clemens: Yes

Sharp: Yes

Motion Passed

New Business

PZC 24-2020 Planning and Zoning Commission to consider a request from Nature's Best regarding the property located at 260 N. Linden Ave., Westmont, IL 60559 for the following:

- A. A Special Use permit to allow the construction of a surface parking lot for off-street parking accessory to a nonresidential use in the R-3 Single Family Detached Residence District.
- B. A Zoning variance to allow a surface parking lot in the required front yard in the R-3 Single Family Detached Residence District.

PIN: 09-10-100-028

Common Address: 260 N. Linden Ave., Westmont, IL 60559

Presentation: Petitioner Bill Zalewski proposed an additional Nature's Best parking lot off of Linden Avenue, South of Naperville Road and East of Cass. The Zalewski discussed the site plan including tree removal, detention, landscaping, and buffering.

Staff Comment: Village Planner Nalini Johnson noted the special use permit application was for an accessory use or structure for an existing business that has been in the community for a long time. Johnson also noted that a set-back variance was needed since the lot remains R-3. Johnson stated that the proposal is consistent with the codes and ordinances reviewed and with the comprehensive plan.



Public Comment: Resident Adam Kopecky, whose residence is just South of the proposed parking lot, commented that his and his neighbors main concerns are with stormwater and additional traffic. Kopecky noted that he was pleased to see the site plans detention and buffering efforts as well as the Linden Avenue access eliminated. Kopecky also asked the petitioner what their construction timeline would be. The petitioner replied that six weeks would be the estimated timeline and there wouldn't be a disruption along Linden Avenue.

Resident Kelly Lagioia, whose residence is also just South of the proposed parking lot, was primarily concerned with flooding.

Resident Angie Coy, whose residence is across the street from the proposed parking lot, stated that the flooding in that area has worsened over the years and she is greatly concerned that this parking lot will add to the stormwater issues. Coy also commented that the characteristic of the neighborhood has and is changing, and that she did not see any hardship that would warrant the requested setback variance.

Commissioner Comments:

Lavoie : Commissioner Lavoie stated that the parking lot aligns with the Comprehensive Plan. Lavoie asked the petitioner and owner would have an issue sharing the lot with people other than Nature's Best employees and the owner responded that they would be willing to accept outside parking for special events. Lavoie stated that he was supportive.

Carmichael : Commissioner Carmichael asked what the hours of operation were.

Thomas : Commissioner Thomas asked the petitioner to describe the basics of the detention facility.

Sharp : Commissioner Sharp asked the petitioner to describe the hardship that would warrant the setback requirement. The petitioner replied that the hardship would be the need for parking spaces to meet the Village's requirements. Sharp asked the petitioner if there were any issues with the stipulations staff proposed to which they replied that the only waiver they ask is the expense to remove any heritage trees. Sharp suggested the petitioner consider adding pedestrian access connecting to Linden Avenue sidewalk through the alley.

Scales : Commissioner Scales asked how long the property had been vacant. The petitioner replied 12 years.

Van Buren : Commissioner Van Buren expressed appreciation for the consideration for detention and tree preservation and was supportive of the request.

Clemens : Commissioner Clemens appreciated the petitioner bringing the parking requirements up to code and addressing stormwater and buffering concerns.



MOTION A

Motion to recommend to the Village Board of Trustees to approve A Special Use permit to allow the construction of a surface parking lot for off-street parking accessory to a nonresidential use in the R-3 Single Family Detached Residence District located at 260 N. Linden Avenue, Westmont, IL 60559.

Motion by: Thomas
Second by: Scales

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 variance to allow a surface parking lot in the required front yard in the R-3 Single Family Detached Residence District located at 260 N. Linden Avenue, Westmont, IL 60559.

Motion by: Van Buren
Second by: Clemens

VOTING B

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

Motion Passed



PZC 20-2020 Planning and Zoning Commission to consider a request from the Ryan Companies US Inc. regarding the properties located at 700 Oakmont Lane, Westmont, IL 60559 for the following:

A. Preliminary Plat of Subdivision.

Presentation: Village Planner Nalini Johnson spoke on behalf of applicant Kurt Pascoe, and stated this was a clean up item and that it was a precedent case ahead of an application for variances for an existing project at 700 Oakmont Lane.

Staff Comment: None

Public Comment: None

Commissioner Comments:

Lavoie : Commissioner Lavoie had no comments.

Carmichael : Commissioner Carmichael had no comments.

Thomas : Commissioner Thomas had no objection to the proposal.

Sharp : Commissioner Sharp commented on parking agreements between the two lots.

Scales : Commissioner Scales had no comments.

Van Buren : Commissioner Van Buren had no comments.

Clemens : Commissioner Clemens had no objection to the proposal.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Subdivision for 700 Oakmont Lane, Westmont, IL 60559.

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



PZC 42-2020 The purpose of the hearing is to consider a request from the Village of Westmont regarding a Zoning Code text amendment as follows:

- A. Amend Appendix A: Article VIII - Manufacturing and Office/Research Districts, Section 8.12. - allowing eating establishments and food retail uses as permitted accessory uses in the O/R office/research district, including definitions.

Presentation: Village Planner Nalini Johnson stated that Community Development recently received a permit application for a ground floor remodel in the O/R district that included a deli. Since this is a common and existing accessory use throughout the O/R district, Johnson felt it was necessary to formalize this accessory use and amend the code.

Staff Comment: None

Public Comment: None

Commissioner Comments:

Lavoie : Commissioner Lavoie had no objections.

Carmichael : Commissioner Carmichael had no objections.

Thomas : Commissioner Thomas had no comments.

Sharp : Commissioner Sharp had no objections.

Scales : Commissioner Scales asked if these establishments would be accessible to the public. Johnson replied that that would be germane to the business.

Van Buren : Commissioner Van Buren had no comments.

Clemens : Commissioner Clemens had no objections.

MOTION A

Motion to recommend to the Village Board of Trustees to approve an Amendment to Appendix A: Article VIII - Manufacturing and Office/Research Districts, Section 8.12. - allowing eating establishments and food retail uses as permitted accessory uses in the O/R office/research district, including definitions.

Motion by: Clemens

Second by: Scales



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VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Sharp: Yes

Scales: Yes

Clemens: Yes

Motion Passed

11. Miscellaneous Items - None

12. Adjourn

Motion by: Thomas

Second by: Lavoie

Meeting adjourned at 8:10