



**Village of Westmont
Planning & Zoning Commission
August 12, 2020 - Approved Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **August 12, 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, Thomas Sharp, Chris Lavoie, Matt Scales, Alison Clemens, Attorney Kevin Carrara, 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 July 08, 2020 regular meeting.**

MOTION to approve the regular meeting minutes on July 08, 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**

New Business

PZC-000022-2020 Planning and Zoning Commission to consider a request from Juanita Rea-Dorn regarding the property located at 526 N. Park St., Westmont, IL 60559 for the following:

- A. A Zoning Code Variance to increase the maximum allowable size and length of a detached garage.

Legal Description:

THE NORTH 1/2 OF LOT 3 IN BLOCK 4 IN ARTHUR T. MCINTOSH & COMPANY'S FAIRMONT GARDENS, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1920 AS DOCUMENT NO. 144142, IN DUPAGE COUNTY, ILLINOIS.



Common Address: 526 N. Park St., Westmont, IL 60559
PIN: 09-04-400-004

Presentation: Westmont resident Juanita Rea-Dorn planned to replace her garage and shed with one larger structure. Ms. Dorn stated her lot coverage would remain under the 35% lot coverage allowance for that district. Dorn requested a variance to increase the maximum allowable size and length of a detached garage because they currently do not have enough room to park in their garage, or store tools and equipment required to care for their larger lot.

Staff Comment: Community Development Director Bruce Sylvester noted that the proposed structure did not exceed the maximum allowable building height and the 2nd story space was only permitted for storage, and would not be allowed to be used as a dwelling unit.

Public Comment: None

Commissioner Comments:

Van Buren : Commissioner Van Buren had no objections so long as the space is used for storage of automobiles and yard equipment, not residential or business use.

Clemens : Commissioner Clemens agreed that the request met the criteria that warrants a variance.

Sharp : Commissioner Sharp agreed with both Clemens and Van Buren and felt the variance was appropriate.

Scales : Commissioner Scales was supportive of the request.

Lavoie : Commissioner Lavoie asked staff if the 3ft set back met Village requirements. Sylvester replied that the setbacks do meet village code requirements. Lavoie was supportive of the request.

Carmichael : Commissioner Carmichael was in favor of the request.

Thomas : Absent.

MOTION A

Motion to recommend to the Village Board of Trustees to approve A Zoning Code Variance to increase the maximum allowable size and length of a detached garage for the property located at 526 N. Park Street.

Motion by: Lavoie

Second by: Clemens

VOTING A

Van Buren: Yes

Carmichael: Yes

Lavoie: Yes

Sharp: Yes

Scales: Yes

Clemens: Yes

Thomas: Absent

Motion Passed



PZC-000044-2020

Planning and Zoning Commission to consider a request from Andrew Venamore regarding the property located at 126 Scott Ct., Westmont, IL 60559 for the following:

- A. A Zoning Code Floor Area Ratio (F.A.R.) Variance to allow the construction of a closed sunroom over an existing open deck in the R-3 Single Family Detached Residence District.

Legal Description:

LOT 3 IN FAIRFIELD UNIT VI, A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 1999 AS DOCUMENT R1999-199200291754, IN DUPAGE COUNTY, ILLINOIS

Common Address: 126 Scott Ct., Westmont, IL 60559

PIN: 09-15-107-033

Presentation: Petitioner Andrew Venamore wished to seek relief from the maximum allowable Floor Area Ratio in the R-3 Single Family Detached Residence District in order to finalize construction plans for an enclosed glass sunroom. Mr. Venamore noted the hardship is based on the existing conditions of the residence where the homes FAR is already non-conforming as it stands and the deck that was put on the house at the time of the original construction has limited functionality with the North facing exposure and Heritage Trees.

Staff Comment: None

Public Comment: None

Commissioner Comments:

Clemens : Commissioner Clemens had no comments.

Sharp : Commissioner Sharp noted that the FAR variance was minimal and reasonable considering there is a dedicated park in the rear and this wouldn't be a situation where the lot is being overbuilt.

Scales : Commissioner Scales was supportive of the request.

Lavoie : Commissioner Lavoie was supportive of the request.

Van Buren : Commissioner Van Buren was supportive of the request.

Carmichael : Commissioner Carmichael was supportive of the request.

Thomas : Absent.

MOTION A

Motion to recommend to the Village Board of Trustees to approve A Zoning Code Floor Area Ratio (F.A.R.) Variance to allow the construction of a closed sunroom over an existing open deck in the R-3 Single Family Detached Residence District, located at 126 Scott Court.



Motion by: Van Buren

Second by: Lavoie

VOTING A

Van Buren: Yes

Carmichael: Yes

Lavoie: Yes

Sharp: Yes

Scales: Yes

Clemens: Yes

Thomas: Absent

Motion Passed

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 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

Presentation: Applicant Richard Gammonley of Westmont Apartments, LLC presented the changes in resubmission that had taken place since the first presentation at the June 10th, 2020 Planning and Zoning meeting. Changes included some building height modifications, and site plan reconfiguration. Some changes to the site plan included modifications to the one way traffic signage, pedestrian access, and dimensions of the service drive.

Mr. Gammonley mentioned that the concerns from the previous meeting relating to sight stopping distance had been addressed and handled with reducing the speed limit to 15mph, although the Burlington construction is a Village project. He also mentioned the replacement parking lot along Lincoln Street is a Village project, but that it should alleviate the absence of the parking lot that would be eliminated with the development.

Principal architect of the development, Tom Fujikawa, discussed building material and landscape details of the 7-story, mixed-use building.

Staff Comment: Community Development Director Bruce Sylvester provided the Commission an overview of the various viewpoints for those who are for and against the project. Concerns included building size and height, parking, and traffic impacts.



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

Total Speakers: 13

In support: 4

In Opposition: 7

Neutral/Not Opposed With Conditions: 2

General concerns of those opposed :

- Building height in comparison to the rest of the town
- Alley not wide enough for two way traffic
- Tenants neglecting to pick up after their animals
- Traffic and speeding increase along Linden Avenue
- Taking away space and parking from Westmont Special Events.
- Pedestrian safety.
- Too many rentals in Westmont

Suggestions :

- Building up the proposed parking lot site into a parking structure for the public.
- Using the Burlington Avenue reconstruction funds for roadway repair throughout town.

General comments of those in favor :

- Bring life and business to downtown.
- Comprehensive plan references the proposed site as a lynchpin to downtown development.
- Downtown existing buildings too old to invest substantial money.

Community Development Director Bruce Sylvester discussed the legal notice requirements and approval processes.

Mr. Gammonley reiterated his earlier statement regarding what is and will be available parking. He also discussed the commercial development market and criteria, regentrification, and how he thinks this development will bring opportunities for the downtown businesses and community.

Commissioner Comments:

Sharp : Commissioner Sharps main concerns revolved around the lack of available guest and employee parking.

Scales : Commissioner Scales asked the petitioner for some background information on the site configuration history.

Lavoie : Commissioner Lavoie thought the site warranted a development however the proposal as presented was too tall for the community and did not provide enough parking.

Van Buren : Commissioner Van Buren commented that he believes a transit oriented development and bringing population to the downtown is the key to revitalization. Van Buren has concerns about the building height but was supportive of the development concept.



Clemens : Commissioner Clemens was supportive of the development and hopes for downtown revitalization and population diversity. Clemens suggested the development should have off-site parking.

Carmichael : Commissioner Carmichael believed bringing population to the central business district was imperative to bringing the downtown back to life, and for that reason was supportive of the proposed development.

Thomas : Absent.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Site Plan and Landscape Plan for property at 1 N. Cass for a multi-use building.

Motion by: Clemens

Second by: Scales

VOTING A

Van Buren: Yes

Carmichael: Yes

Lavoie: No

Sharp: Yes

Scales: Yes

Clemens: Yes

Thomas: Absent

Motion Passed

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Site Plan and Landscape Plan for property at 14 N. Linden for accessory outdoor parking.

Motion by: Van Buren

Second by: Clemens

VOTING B

Van Buren: Yes

Carmichael: Yes

Lavoie: No

Sharp: Yes

Scales: Yes

Clemens: Yes

Thomas: Absent

Motion Passed



MOTION C

Motion to recommend to the Village Board of Trustees to approve a Site Plan and Landscape Plan for property at 20 N. Linden for accessory outdoor parking.

Motion by: Van Buren
Second by: Scales

VOTING C

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

Motion Passed

MOTION D

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat to consolidate 7 lots into 3 lots, dedicate a public alley and relocate a portion of E. Burlington.

Motion by: Sharp
Second by: Van Buren

VOTING D

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

Motion Passed

MOTION E

Motion to recommend to the Village Board of Trustees to approve a Zoning Map Amendment Request to rezone a portion of vacated Right-of-Way to B-1 Limited Business District.

Motion by: Clemens
Second by: Scales



VOTING E

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

Motion Passed

MOTION F

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to increase the maximum allowed Floor-Area-Ratio (F.A.R.) in the B-1 Limited Business District.

Motion by: Clemens
Second by: Scales

VOTING F

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

Motion Passed

MOTION G

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to increase the maximum allowed height in the B-1 Limited Business District.

Motion by: Scales
Second by: Sharp

VOTING G

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

Motion Passed



MOTION H

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

Motion by: Van Buren

Second by: Scales

VOTING H

Van Buren: Yes

Carmichael: Yes

Lavoie: No

Sharp: Yes

Scales: Yes

Clemens: Yes

Thomas: Absent

Motion Passed

MOTION I

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

Motion by: Clemens

Second by: Sharp

VOTING I

Van Buren: Yes

Carmichael: Yes

Lavoie: No

Sharp: Yes

Scales: Yes

Clemens: Yes

Thomas: Absent

Motion Passed

MOTION J

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

Motion by: Clemens

Second by: Van Buren



VOTING J

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

Motion Passed

MOTION K

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

Motion by: Van Buren
Second by: Sharp

VOTING K

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

Motion Passed

MOTION L

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to reduce the total required number of commercial parking spaces.

Motion by: Van Buren
Second by: Scales

VOTING L

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

Motion Passed



MOTION M

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to reduce the total required number of residential parking spaces.

Motion by: Clemens
Second by: Scales

VOTING M

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

Motion Passed

MOTION N

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit for 14 N. Linden Ave. to allow outdoor parking in a R-5 General Residence District.

Motion by: Van Buren
Second by: Sharp

VOTING N

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

Motion Passed

MOTION O

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance for 14 N. Linden to remove the parking lot screening requirements from the north side yard.

Motion by: Clemens
Second by: Sharp



VOTING O

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

Motion Passed

MOTION P

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance for 14 N. Linden to reduce the interior parking lot landscape requirements.

Motion by: Van Buren
Second by: Scales

VOTING P

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

Motion Passed

MOTION Q

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

Motion by: Clemens
Second by: Van Buren

VOTING Q

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

Motion Passed



MOTION R

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit for 20 N. Linden Ave. to allow outdoor parking in a R-3 Single Family Detached Residence District.

Motion by: Van Buren
Second by: Sharp

VOTING R

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

Motion Passed

MOTION S

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance for 20 N. Linden to allow parking in the front yard, and in front of the setback line.

Motion by: Clemens
Second by: Scales

VOTING S

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

Motion Passed

MOTION T

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance for 20 N. Linden to remove the parking lot screening requirements from the south side yard.

Motion by: Clemens
Second by: Van Buren



VOTING T

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

Motion Passed

MOTION U

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance for 20 N. Linden to reduce the interior parking lot landscape requirements.

Motion by: Van Buren
Second by: Scales

VOTING U

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

Motion Passed

New Business

PZC-000058-2020

Planning and Zoning Commission to consider a request from Clemens Enterprises Inc. regarding the property located at 41 N. Cass Ave., Westmont, IL 60559 for the following:

- A. A Special Use Permit to allow the applicant to operate a life and health insurance business on the ground floor of a 1,850 sq. ft. space in the B-1 Limited Business District.

Legal Description:

LOT 21 (EXCEPT THAT PART OF SAID LOT CONVEYED BY BESSIE KRAWULSKI AND WALTER KRAWULSKI, HER HUSBAND, TO EDWARD C. SCHUBERT BY A CERTAIN DEED RECORDED AS DOCUMENT 445742) IN BLOCK 12 IN ARTHUR T. MC INTOSH AND COMPANY'S FIRST ADDITION TO WESTMONT, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



westmont.illinois.gov

Community Development Department

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

Common Address: 41 N. Cass Ave., Westmont, IL 60559
PIN: 09-10-112-001

Presentation: Applicants Alison and Alyssa Clemens of Clemens Enterprises introduced themselves and their health insurance business which currently operates at 8 1 /2 N. Cass Avenue. Due to an expanding client base, Clemens Enterprises is looking to move to a larger location. The larger space will allow the business to hold educational seminars, uphold ADA regulations, provide parking, and allow more appointments while still abiding by HIPAA regulations. Ms. Clemens requested a special use permit to operate a life and health insurance business in the B-1 Limited Business District located at 41 North Cass Avenue.

Staff Comment: No comment.

Public Comment: Westmont resident Kyle Newsham thanked the applicant for acknowledging that there is a parking issue in that area and for thinking about the community's ADA residents.

Commissioner Comments:

Lavoie : Commissioner Lavoie was supportive of the request. Lavoie had questions about the sprinkler installation requirements from the previous Special-Use that was approved for that location.

Carmichael : Commissioner Carmichael had no comments.

Sharp : Commissioner Sharp had no comments.

Scales : Commissioner Scales had no comments.

Van Buren : Commissioner Van Buren was fully supportive of the request.

Clemens : Abstained. No comments.

Thomas : Absent.

MOTION A

Motion to recommend to the Village Board of Trustees to approve A Special Use Permit to allow Clemens Enterprises Inc. to operate a life and health insurance business on the ground floor of a 1,850 sq. ft. space in the B-1 Limited Business District located at 41 N. Cass Avenue.

Motion by: Lavoie

Second by: Scales

VOTING A

Van Buren: Yes

Carmichael: Yes

Lavoie: Yes

Sharp: Yes

Scales: Yes

Clemens: Abstained

Thomas: Absent

Motion Passed



westmont.illinois.gov

Community Development Department

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

11. Miscellaneous Items - None

12. Adjourn

Motion by: Clemens

Second by: Lavoie

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

Meeting adjourned at 10:10