



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 October 10, 2018 - Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, October 10, 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, Commissioners Wallace Van Buren, Craig Thomas, Doug Carmichael, Thomas Sharp, Janis Bartel, Chris Lavoie, Village Attorney John Zemenak, Interim Community Development Director Martin Bourke, Interim Village Planner Kon Savoy

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 September 12, 2018 regular meeting**

MOTION to approve September 12, 2018 minutes.

Motion by: Van Buren
Second by: Carmichael

Voting A

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Sharp: Yes
Bartel: Yes
Lavoie: Yes
Pill: Yes

Motion Passed

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

MOTION A

Pill entertained a motion to reverse the order of the agenda so PZ 18-018 presents before PZ 18-017 at the October 10, 2018 Planning and Zoning Commission Meeting.



Motion by: Carmichael

Second by: Sharp

Voting A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Sharp: Yes

Bartel: Yes

Lavoie: Yes

Pill: Yes

New Business

PZ 18-018 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 retail copy/blueprinting shop in the B-1 Limited Business District.

Presentation: Richard Bailey, business owner, stated that he recently closed down his blueprinting shop in Clarendon Hills and has been looking to open up a new location. Bailey intends on completing minor modifications within the space. He stated that he would like to move into 138 North Cass Avenue as quickly as possible before his customers start going elsewhere.

Staff Comment: Savoy stated that the applicant is seeking a special use permit to operate a blueprint shop in the B-1 Limited Business District. A special use permit is required when the space is over 1,000 square feet. The building consists of two (2) businesses, the proposed print shop and an insurance office. There are apartments located on the second floor of the building. The Fire Department has required the owner of the building to install fire sprinklers in the entire building. The applicant has agreed to have sprinklers installed within the first eighteen (18) months of operating. Savoy stated that the unit has been vacant for some time and the proposed business will be an asset to the downtown area. In regards to parking, two (2) spaces are required for the blueprint business, four (4) are required for the existing office space, and four (4) are required for the residential units. The site has a gravel parking lot and if it were to be paved, it could accommodate twenty (20) spaces.

Zemenak asked the applicant to discuss the hours of operation, potential noise, and any other items that are pertinent to the Findings of Fact. Bailey responded that the business will be open Monday through Friday from 7:30 AM to 5:00 PM. There will only be two (2) HP copy/printing machines used, which do not produce ammonia fumes like the older printers. The printers use toner cartridges and therefore there are no odors and the noise is minimal, which should not have a negative effect on the upstairs tenants.

Public Comment: None

Commissioner Comments

Carmichael: Asked how many apartments are located on the upper level? Bailey responded that there are two (2) apartment units. Carmichael asked if the owner is responsible for the cost of the sprinkler and if it will be incorporated into the lease? Bailey responded that yes the cost will be included in his lease. Carmichael asked if



the business at 140 North Cass Avenue will also be sprinklered? Bailey responded that the owner is having the entire building sprinklered, including the apartment units. Carmichael stated he had no further questions.

Van Buren: Asked Bailey how much of his work is service and how much is revenue based? Bailey responded that 90% of his work is service, however, he does sell a narrow group of paper products. Van Buren stated he had no further questions.

Thomas: Asked if the entire sprinkler system has to be completed within the designated time frame, or can they begin at the eighteen (18) month mark? Bourke responded that it needs to be completed within the eighteen (18) month period. An extension can be requested through the Fire Chief and Village Board. Thomas asked Bailey how long he would have to shut down his business in order for the sprinklers to be installed? Bailey responded that he does not have an answer for that, but is hoping it would only be a day or that it could be installed over a weekend. Thomas stated that he is concerned how long the sprinkler system installation could potentially disrupt the upstairs residents. Bailey responded that the owner intends on having the sprinkler system installed after the unit is leased. Bourke stated that the owner will have to enter the permit process as well in order to have the sprinkler system installed. Thomas responded that the landlord has been working on potentially installing the sprinkler system for over thirteen (13) years now. Bourke responded that in this case, the more intense use request is triggering the sprinkler requirement. If a use was proposed to move into this space that was the exact same use as before, the landlord would not be required to install a sprinkler system.

Sharp: Asked if the printers will be placed against the storefront windows? Bailey responded they will be in the back where they will not be seen, however, he would like to place advertising in the windows. Sharp asked if customers can simply bring in files to have printed or will it be self-serve? Bailey responded that it will not be self-serve, but customers will have the ability to bring in any electronic files or simply email them to be printed. Sharp stated that he supports the business.

Bartel: Asked what the timeline is for moving into the space? Bailey responded that he would like to be moved in by early November. Bartel asked what could potentially hold up his ability to open up by early November? Bailey responded that he has been working with the owner on the lease and at this point it is just a matter of waiting for final negotiations and a signature by both parties before he can move in. It will take at least two (2) weeks to have the machines moved into the space. Bartel stated that she is concerned with the owner's delay in having the building fully sprinklered. Bourke responded that the Village Board has agreed to review this petition the following evening in order to fast track the opening.

Lavoie: Asked if he is planning on upgrading any of the electrical components? Bailey responded that the equipment does not require special outlets or upgrades. The only electrical component he may need to change is a light fixture. Lavoie stated that the electrical service appears to be old, so he feels inclined to object due to the numerous upgrades that should occur for safety reasons.

Pill: Stated that there is an eighteen (18) month window for the owner to complete the sprinkler system and the Village will make sure that this is completed within that time frame. It does take several months to complete the permit process before the work can even begin. Pill stated that it would serve the applicant best to make sure the electrical is up to date and functioning properly.



Zemenak stated that the water main that connects to the service line which serves this building is located on the same side of the street as the building, so it should be less costly to the owner than if it ran on the other side of the street. He also stated that the owner did not sign off on the special use application, nor has a signed lease been presented. Bailey responded that he did bring in a copy of the application with the owner's signature, which was handed to village staff. Zemenak asked the applicant to obtain a signed lease at his earliest convenience to provide to staff.

Lavoie asked if the applicant will be installing any kind of signage on the exterior? Bailey responded that there is currently a plexiglass sign with nothing in it. He does plan on putting the company name on the plexiglass. Lavoie asked if it will be compliant with the signage requirements? Zemenak responded that the applicant will have to apply for a sign permit and at that time staff will determine if the signage is compliant or not.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request to operate a retail copy/blueprinting shop in the B-1 Limited Business District.

Motion by: Thomas
Second by: Bartel

VOTING A

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Sharp: Yes
Bartel: Yes
Lavoie: No
Pill: Yes

Motion Passed

Old Business

PZ 18-017 Ryan Companies US Inc. regarding the properties located at 700 Oakmont Lane, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request to allow parking within the front yard setback in the O/R Office/Research District.
- (B) Zoning Code Variance request to increase the maximum number of wall signs permitted in the O/R Office/Research District.
- (C) Site and Landscaping Plan approval.

MOTION A

Motion to reopen the public hearing for PZ 18-017.

Motion by: Bartel
Second by: Van Buren



VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Sharp: Yes

Bartel: Yes

Lavoie: Yes

Pill: Yes

Presentation: Curt Pascoe, Ryan Companies, introduced the concept at 700 Oakmont Lane, also referred to as Oakmont Point. It is an existing vacant office building that is adjacent to the Pappadeaux Restaurant, west of Highway 83. Pascoe stated that Ryan Companies is a family owned real estate development company and general contractor, which has been in business for around 80 years. The proposed concept will consist of two (2) office buildings on the north side of Oakmont Lane. For the future, but not part of this petition, the concept also includes a building on the south side of Oakmont Lane. Roger Heerema, Heerema Architects, stated that the proposed building will be smaller and less dense than what is currently existing. There are two (2) sections being removed from the current building, and indoor parking will be incorporated. Precast concrete, glass, and metal will be used in the construction of the building. There is a high percentage of glass which denotes a higher quality structure. The glass line is going to be enhanced from what the existing glass appears to be. The north side building currently consists of three (3) structures. The middle structure will be removed and the two (2) outside structures will remain and be remodeled.

Pascoe stated that the first variance request is for signage. They are proposing an exterior sign on the east facade that faces Pasquinelli Drive and IL 83. Oakmont Lane is a dead end street and all visitors will be arriving from the east, so an exterior sign is crucial for the development. The second variance being requested is for an encroachment into the required front yard along Oakmont Lane setback for parking.

Staff Comment: Savoy stated that besides the variance requests, the project complies with all other zoning standards and requirements, such as FAR, setbacks, etc. There are no significant changes in the buildings being proposed. In regards to the landscape berm, the initial concern was the impact that it would have on the neighbors to the north, so Staff suggested that the Developer consider land banking the proposed north parking lot area. The redevelopment proposal calls for a 4.5 spaces / 1,000 sf ratio for parking, which is greatly exceeds village requirements. Staff was concerned about the large amount of existing screening to be eliminated between the proposed development and Mayslake Village. Pascoe stated that Mayslake has reviewed and approved the site plan, and that Mayslake and the Ryan Companies created a private landscaping easement in 2017 along the northern property line, which would restrict the current or future property owner from eliminating the remaining landscaping without Mayslake's permission. One of the concerns from the forestry division is the replacement of heritage trees, which will need to be addressed. Savoy stated that any outstanding landscape and tree preservation issues can be resolved during the time of the building permit review.

Zemenak stated that there was a staff comment in which it was recommended that a fence be installed along the north property line, however that has since been resolved with the presentation of the private landscape easement agreement. Zemenak asked if parking will occur on the north Lot on Oakmont Lane (subject of this petition) and the south lot on Oakmont Lane. Pascoe responded that is correct. Zemenak stated that a parking cross easement may be required, but should be straightforward if it is. He will be looking into it to see if it is



necessary. Pascoe stated that there is no private property located between the two (2) parking lots, only public right-of-way.

Bourke stated that Village Engineer, Noriel Noriega, informed staff that stormwater management will be satisfied with the proposed modifications included on the engineering plans. The stormwater management requirements will be finalized during the permit review process.

Public Comment: None

Commissioner Comment

Van Buren: Stated that his only concern was the landscaping berm, however, that has been satisfied and all issues appear to be resolved. He stated he had no further comments.

Savoy stated that the berm is going to vary from 2' to 7' in height. He asked Pascoe to explain the variation in height. Pascoe responded that the height fluctuates due to the elevation changes in the area. There is basically a hill in between the two (2) properties..

Thomas: Stated that it appears staff is happy with the proposed development. No further questions.

Sharp: Stated that the signage variance makes complete sense. Asked if staff did any research on the claim that the Village's parking requirements are outdated? Savoy responded that no research has been conducted that he is aware of. He stated that office developments are often looking for more parking as office space is being utilized in a way that increases the amount of parking that is needed, i.e., there are more employees working in the same square footage. The Village's parking requirements are something that staff should look at in the future, and should take into account that there are continuous changes in parking demands due to car sharing and various modes of transportation. Zemenak stated that the parking count requirements in the Village have not been updated in decades.

Sharp asked where the handicapped parking spaces will be located? Pascoe responded that the handicapped parking will be distributed evenly throughout all of the parking lots. There is also a basement underneath the two (2) buildings that contains underground parking, which will also contain handicapped spaces. Savoy stated that the State Accessibility Code and the ADA requires that type of parking to be a certain distance to the building. Heerema responded that ADA spaces will be adjacent to the front doors and also in the lower underground level. Sharp stated he had no further questions.

Bartel: Asked what the timeline is if the project is approved? Pascoe responded that they intend on presenting at the Village Board meeting on October 25th, 2018 and would like to begin demolition at the end of the month. Bartel asked what will be completed before the winter season? Pascoe responded that the demolition will be completed and they intend on having tenants moved in by Fall of 2019. Bartel asked what type of occupancy will be in the the buildings? Pascoe responded that they will be multi-tenant office users that will lease the spaces. It will be considered a "Class A" office building with amenities such as a deli, fitness center, etc. Retail use will not be included at this time. Bartel asked if the Developer has thought about managing the traffic flow if traffic increases in the area? Pascoe stated that at the west end of the property, there is a curb cut that goes across Oakmont Lane. There is also access at the north east end of the property towards Pasquinelli Drive. There should not be a drastic change in the traffic flow since the properties have always been office buildings.



Lavoie: Asked the applicant to go over pedestrian traffic flow for the development. There appears to be dead end walkways. He also stated that there are no walkways that lead to the building from the north parking lot. Pascoe responded that from a grading perspective, that lot is one (1) story below where the parking lot between the two (2) buildings are. Parking in the north lot allows direct access to the stairways themselves. Lavoie stated there is nothing shown on the plan that indicates how people get from the lots to the buildings. Lavoie stated that every other access point on the Boulevard has a full crossover except for one. Bourke responded that this can be discussed with the engineers. Lavoie asked where the garbage enclosure will be located. Pascoe responded that it will be located in the northwestern corner of the building. Deliveries will also take place at this area. Lavoie asked if an autoturn was completed for this development. Pascoe responded that it was completed for around the property but not for the center courtyard. Lavoie stated that the Fire Department requires that any paved surface has the ability to handle an 80,000 pound load. Pascoe responded that he believes that all of the fire lanes can handle this amount of load, but will have to confirm with his design engineers. Lavoie asked if the center corridor will be designed to accommodate 80,000 pounds? Pascoe responded that it has not been designed yet and will be addressed during the permit review process. Zemenak responded that the engineering drawings will not be approved without being the 80,000 pounds being accommodated. Lavoie stated they should consider adding some parking lot islands with trees. Lavoie asked if they considered adding a walkway between the two (2) buildings? Pascoe responded not at this time.

Carmichael: Asked if Ryan Companies manage the properties as well as own or develop them? Pascoe responded that it depends on the project and the tenant. As of today, they are unsure if they will be managing this property. Carmichael asked if the agreement with Mayslake has been submitted to staff? Pascoe responded that yes it has. Carmichael stated that it is hard for him to visualize the parking lot on the north side and the landscaping berm. Pascoe stated that they will be tearing down the current berm and will rebuild it between their property and Mayslake.

Pill: Asked if there is an agreement on the water tower easement? Pascoe said he does not know if a location has been chosen yet, but they are happy to talk about it once there are more defined plans. Pill asked if the berm from the curb of the parking to the property line of Mayslake is 20'? Pascoe responded yes. The curb line on the Mayslake side is pretty close to the property line, but then the distance increases down the line. Pill asked if there is any consideration of fencing along the Mayslake property line. Pascoe responded that it would potentially create the elimination of more trees, so it is unlikely something they will pursue. Pill stated that he is hoping the berm can be maximized as much as possible and as densely as possible. Pill asked the applicant to discuss the wetland area? Michael Mondus, SpaceCo, stated that DuPage County requires a best management practice for a site of this size. They chose to fill in a portion of the basin to include "wetland" features and plantings. Pill asked if this will filter the water as well as detain it? Mondus responded that it will absorb some of the nutrients from the runoff before it flows into the pond itself. The south lot will drain into this same pond, however there are no development plans for that lot at this time. Pill asked if there will be a restaurant or deli incorporated in the office buildings? Pascoe responded that is a possibility. Zemenak stated that the Village code does not necessarily specify what accessory users are allowed in office use, so staff should be aware of that. He also stated that after checking the Village ordinances, there is no need for a parking easement to be recorded.

Sharp stated that there should be intermediate parking islands on the proposed north driving/parking lane, as it is very long. Lavoie stated that he agreed with this suggestion. Pascoe responded that they can add a couple parking islands in there.



MOTION A

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to allow parking within the front yard setback in the O/R Office/Research District.

Motion by: Sharp
Second by: Bartel

VOTING A

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Sharp: Yes
Bartel: Yes
Lavoie: Yes
Pill: Yes

Motion Passed

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to increase the maximum number of wall signs permitted in the O/R Office/Research District.

Motion by: Carmichael
Second by: Van Buren

VOTING B

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Sharp: Yes
Bartel: Yes
Lavoie: Yes
Pill: Yes

Motion Passed

MOTION C

Motion to recommend to the Village Board of Trustees to approve a Site and Landscaping Plan.

Motion by: Van Buren
Second by: Thomas

VOTING C

Van Buren: Yes
Carmichael: Yes
Thomas: Yes



westmont.illinois.gov

Community Development Department

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

Sharp: Yes
Bartel: Yes
Lavoie: Yes
Pill: Yes

Motion Passed

MOTION D

Motion to request that the Ryan Companies work with staff to incorporate the installation of one (1) to three (3) landscape islands on the north parking lot to create a buffer.

Motion by: Sharp
Second by: Bartel

VOTING D

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Sharp: Yes
Bartel: Yes
Lavoie: Yes
Pill: Yes

Motion Passed

11. Miscellaneous Items

The Public Works Facility will be on the November 14, 2018 Planning and Zoning agenda.

12. Adjourn

Motion by: Thomas
Second by: Lavoie

Meeting adjourned at 8:45 PM