



**Village of Westmont
Planning & Zoning Commission
August 9, 2017 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, August 9, 2017 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, Secretary Wallace Van Buren, Commissioners Craig Thomas, Thomas Sharp, Doug Carmichael, Christopher Lavoie, Village Planner Joseph Hennerfeind, Village Attorney John Zemenak

Absent: Janis Bartel

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 July 12, 2017 regular meeting

MOTION to approve July 12, 2017 minutes.

Motion by: Thomas

Second by: Sharp

Voting A

Van Buren: Yes

Thomas: Yes

Sharp: Yes

Carmichael: Yes



Lavoie: Yes

Pill: Yes

Absent: Bartel

Motion Passed

8. Open Hearing

New Business

PZ 17-014 **Brandon Wood regarding the property located at 339 South Park Street, Westmont, IL 60559 for the following:**

(A) Zoning Code Variance request to permit the construction of a 6' solid fence in the side yard adjoining the street in the R-3 Single Family Residential District.

PRESENTATION: The applicant, Brandon Wood, presented his request to build a 6' fence along his side yard that faces 55th Street. He stated that he and his wife have been living at their residence for two years. They are looking to replace the current 3' picket fence with a 6' privacy fence. The fence is currently set back 3-½' from the sidewalk. The Village code states that a 6' fence has to be set back 15'. The applicant stated that a 15' setback would be encroaching on their yard and limit their available space. They want to avoid eliminating space in their backyard since they have a dog and are planning on a family in the future.

STAFF COMMENT: Joe Hennerfeind stated that the applicant's house is one of the few houses off of 55th Street that has not built a 6' fence. The yard has some screening area and bushes which will promote noise prevention and will help keep salt off the fence during plowing season in the winter. The fence will come back almost all the way to the alley. Upon review of the sight triangle, the Village Engineer has confirmed that the fence meets the requirements necessary to prevent obstruction. The fence is currently a 3' picket fence. The applicant reviewed all of his options and decided the variance request is the best option.

PUBLIC COMMENT: None

COMMISSIONER COMMENT:

Sharp: Stated that he has no issues with this request. His only concern are the numerous fences currently along 55th Street. He stated that it is important to keep them maintained to avoid dilapidation and poor appearances.

Lavoie: Asked staff if the Village is aware of any right-of-way taking from DuPage County. Response: Joe responded that to his knowledge he is unaware of any right-of-way taking. Lavoie: Stated that it is a 60' right-of-way and he would not want to see another County right-of-way taking. He looked for it in the



20-year plan but did not find anything. Response: Joe replied that the Village Engineer did not acknowledge any potential for widening the right-of-way any further. He stated the Village Engineer reviewed this request and had no issues with it. Lavoie: Recommended to the applicant that he should look into a product called Simtek. He explained that it is a plastic fence insulation that helps with soundproofing and can be found at Home Depot.

Carmichael: Asked if the sight triangle is at the southeast corner of the alley. Response: Joe responded that formally where a street meets another street, there is a sight triangle. Depending on the street, amount of traffic, and volume, determines the sight triangle and what is permitted in the corner in order to avoid hindering visibility. He stated that the code reads that the sight triangle is equal to the setback of the corner lot which happens to be 25'. Carmichael: Asked if the garbage trucks go both north and south in the alley and if they have access from the alley to 55th Street. Response: The applicant responded that he is unsure but believes the setback is enough that sight will not be hindered. Carmichael: Asked the applicant if he intends to only replace the fence along the alley. Response: The applicant responded that he will refer to the professionals when they take a look at it and will count on their expertise.

Van Buren: Stated that he has no problem with the request.

Thomas: Stated that he has no problem with the request.

Pill: Stated to the applicant that he appreciated the Findings of Fact and the corresponding pictures that were provided. He does not see a problem with the visibility and agrees that the sight lines look clear. He stated that good construction is key.

FINDINGS OF FACT

1. YES=6 NO=0 ABSENT=1
2. YES=6 NO=0 ABSENT=1
3. YES=6 NO=0 ABSENT=1

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to permit the construction of a 6' solid fence in the side yard adjoining the street in the R-3 Single Family Residential District.

Motion by: Carmichael

Second by: Van Buren

VOTING A

Van Buren: Yes

Thomas: Yes



Sharp: Yes
Carmichael: Yes
Lavoie: Yes
Pill: Yes

Absent: Bartel

Motion passed; The next step is to take to Village Board.

PZ 17-015 Dolce Vita Day Spa regarding the property located at 218-220 North Cass Avenue, Westmont, IL 60559 for the following:

(A) Special Use Permit request to operate a ground floor day spa in the B-1 Limited Business District.

PRESENTATION: Justyna and Szymon Gomula, spa owners of Dolce Vita Day Spa, presented their request for a special use permit in order to move their business to downtown Westmont. The business was originally established in 2011. In 2012, Justyna and Szymon opened up their day spa in LaGrange, IL. As their business continued to grow, they moved to a larger space in 2014, which consisted of 2,200 square feet. The applicants have decided to purchase the building at 218-220 North Cass Avenue since they need the additional space as their business actively grows. The applicants also stated that their rent is high in LaGrange so it makes sense to invest their money in owning the building in Westmont rather than continuing to pay rent in LaGrange. The building at 218-220 North Cass consists of three units. The applicants intend on using two (2) of the units which would allow them to utilize 2,700 square feet. They stated that their business is still growing and they are looking for more opportunities. Their business will offer many services including nails, spray tanning, hydrotherapy, skin care, and massage therapy. They would also like to hold spa parties for kids and women. The applicants stated that they may possibly look into the option of adding a second floor for residential use. They are planning on using the back of the building for parking and possibly may incorporate a garden area that customers could enjoy for relaxation.

STAFF COMMENT: Joe Hennerfeind stated that any service oriented use in the downtown area is required to present to Planning and Zoning. He stated that the fact the applicants are relocating their business shows good growth, especially since they are going from renting to owning. The applicants are seeking approval from Planning and Zoning before they officially purchase the building. Joe also stated that all available parking can go to this use. The parking lot has been measured and there are nineteen (19) parking spaces in back. This is an area in town that does not have excessive parking so parking should not be an issue.

PUBLIC COMMENT: None

COMMISSIONER COMMENT:

Lavoie: Asked what the hours of operation are for the business. Response: Applicants stated that they will be open from 10:00 a.m. to 8:00 p.m. and closed on Sunday and Monday. On Tuesday, Wednesday



and Friday their hours may be from 10:00 a.m. to 6:00 p.m. Lavoie: Asked if the hours extend past 8:00 p.m. Response: Occasionally customers will book spa parties that may go beyond 8:00 p.m. but that does not happen often. Lavoie: Asked how many employees the business has. Response: The applicant stated that they have six (6) employees. Lavoie: Asked if all employees are licensed. Response: Applicant replied that yes they are all licensed. Lavoie: Asked if the business is regulated by the Health Department. Response: The applicant responded that it is not regulated by the Health Department but they inspect as needed. Lavoie: Asked how much buildout is being completed and if facade work was being done. Response: The applicant stated that only inside work is being completed which includes dividing the space into four (4) rooms. Lavoie: Asked if the work being done could exceed 60% of the value of the building. Response: Applicant responded that the construction work will be much less than 60% of the value. Lavoie: Asked if there will be any signage. Response: Applicant stated that they currently have a sign on their building in LaGrange that has been approved by the standards of LaGrange and will hopefully meet the standards of Westmont. Joe stated that the applicants will still need to submit a massage therapy license in order to obtain a business license through Westmont.

Carmichael: Stated that the Village's Comprehensive Plan would ideally like retail space in the downtown area, but he supports the applicant's request.

Van Buren: Stated that ideally this space is to be used for revenue producing. He asked the applicants if they will need to build new clientele since they are moving their business from LaGrange. Response: Applicants stated that many of their current clients come from various locations and towns that are further away. They have already spoken with many of their customers regarding moving the location of the business. These customers have already told them they are supportive of the move.

Thomas: Stated that he agreed that they would like to have retail in the space but storefronts need to be filled. He offered support and welcomed the applicants.

Sharp: Congratulated the applicants and thanked them for choosing Westmont as their business relocation. He stated that he echoes Lavoie's comments and would encourage them to improve the facade. He stated that the additional foot traffic from their clientele could help the downtown area.

Pill: Asked the applicants if they are purchasing the building. Response: The applicants stated that the purchase is contingent depending on Village approval for the special use permit. Pill: Asked the applicants to explain the second floor concept and if the building is even capable of a second floor. Response: Applicants stated that there is currently only one (1) floor and they are unsure about the structure and will need to look into if the building could handle a second floor. Pill: Stated that he has a strong feeling about beautifying the downtown area. He stated that he likes the idea of an outdoor relaxation area in the back of the building, but they need to be careful that it does not infringe on the parking. Pill stated that the building does not have an attractive front. He believes the front should appear attractive for their current clientele and also for new customers. Pill stated that the Village is working on trying to upscale the downtown appearance and there are programs such as the Facade Grant Program and the Life Safety Grants that could assist in this. He encouraged the applicants to take advantage of these programs in order to make the building more presentable. Pill stated that the applicants will be bringing in a lot of customers and they should make sure the building is warm and



inviting. Response: The applicants responded that they have invested a lot of money in their current location and it is important to them for the building to look nice since it is a day spa. They also stated that since they will be actually owning the property, they will take pride in it.

FINDINGS OF FACT

1. YES=6 NO=0 ABSENT=1
2. YES=6 NO=0 ABSENT=1
3. YES=6 NO=0 ABSENT=1
4. YES=6 NO=0 ABSENT=1
5. YES=6 NO=0 ABSENT=1
6. YES=6 NO=0 ABSENT=1

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request to operate a ground floor day spa in the B-1 Limited Business District.

Motion by: Thomas

Second by: Lavoie

VOTING A

Van Buren: Yes

Thomas: Yes

Sharp: Yes

Carmichael: Yes

Lavoie: Yes

Pill: Yes

Absent: Bartel

Motion passed; The next step is to take to Village Board.

PZ 17-016 Hadi Enterprises Inc. regarding the property located at 505 Blackhawk Drive, Westmont, IL 60559 for the following:

(A) Zoning Code Variance request to allow the creation of two lots with substandard lot widths in the R-3 Single Family Detached Residence District.

(B) Preliminary Plat of Subdivision request to split one lot into two buildable lots in the R-3 Single Family Detached Residence District.

Motion to open the public hearing and continue to the September 13, 2017 Planning and Zoning meeting.



Motion by: Lavoie
Second: Sharp

VOTING A

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

Absent: Bartel

Motion Passed

9. Miscellaneous Items

Joe reminded the commissioners of the 2017 IL APA Conference that will be held from September 13th - September 15th. The conference will host many classes, including planning sessions and commissioner training. A list of potential classes will be posted in the near future and a deadline to sign up will be forthcoming. Joe stated that there will be a Volunteer Dinner at Papa Passero's on September 8th at 6:00 p.m. He also stated that he has been working on revising the current sign code. He has presented the changes at numerous Economic Development Committee meetings and intends on presenting to the Community Development Committee on August 17th. The sign code changes will then be presented at Planning and Zoning in September.

Pill stated that the IL APA Conference is beneficial and he is waiting for the full class schedule to be released. However, the list can be accessed through their app. Pill also wished Commissioner Thomas a Happy Birthday.

10. Motion to Adjourn

Motion by: Thomas
Second by: Van Buren

Meeting adjourned at 7:54 p.m.