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Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
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Village of Westmont Planning & Zoning Commission December 12, 2018 - Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, December 12, 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, Janis Bartel, Thomas Sharp, Chris Lavoie, Village Attorney John Zemenak, Community Development Director Bruce Sylvester

Absent: Doug Carmichael

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 November 14, 2018 regular meeting**

MOTION to approve November 14, 2018 minutes.

Motion by: Thomas

Second by: Sharp

Voting A

Van Buren: Yes

Carmichael: Absent

Thomas: Yes

Lavoie: Yes

Pill: Yes

Sharp: Yes

Bartel: Yes

Motion Passed

8. **Approval of Minutes of the November 28, 2018 special meeting**

MOTION to approve November 28, 2018 minutes.

Motion by: Bartel

Second by: Van Buren



Voting A

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

Motion Passed

- 9. Open Forum**
- 10. Review of Public Hearing Procedures**
- 11. Open Hearing**

New Business

PZ 18-022 A request from Eliou BK, LLC regarding property located at 4 West 63rd Street, Westmont, Illinois, for the following:

- (A) Special use permit to operate a fast-food restaurant with drive-thru on the property in the C-1 Commercial Business District.
- (B) Zoning variation to permit a reduction in required parking.
- (C) Zoning variation to permit an increase in the size of one (1) wall sign.
- (D) Site and Landscaping Plan.

Pill stated that this case was withdrawn and will be presented at a future meeting.

PZ 18-023 A request from Ahmed Hussain regarding property located at 16 West Burlington Avenue, Westmont, Illinois, for the following:

- (A) Site Plan Review

Presentation: Ahmed Hussain, owner of 16 West Burlington, stated that he is requesting approval to add a third floor to the building. The intent is to turn the first floor into an office and the new addition of the third floor will be his residence.

Staff Comment: Bruce Sylvester stated that the applicant is requesting site plan approval. The zoning is B-1 and the proposed use is commercial on the first floor and residential on the second / third floor. The current setbacks meet the Village code requirements. Seven (7) parking spaces are required and there are currently six (6) spaces. However, the applicant also owns a nearby parking lot that could accommodate additional parking.

Zemenak stated that the applicant is proposing face brick on the front of the commercial portion of the building. There are two (2) standards in the building code that discuss exterior masonry. The first standard covers



requirements for duplexes and the second standard applies to all other buildings that are not single family or duplexes. Section 18-65 of the code states that exterior wall construction shall be masonry and brick is not permitted. All floors shall be precast, the building shall have two hour fire protection, etc. Since this is a remodel of an existing building and not new construction, a discussion needs to occur as to whether or not the entire building should be masonry.

Hussain responded that the building will have two hour fire protection. He expressed that they are adding four (4) feet of side wall and are basically just raising the roof. Front brick will be installed on the first floor level in order to match the neighboring properties.

Public Comment: None

Commissioner Comments:

Van Buren: Stated that he would like to see the building's exterior brought back to its original appearance. He asked if they had a tenant lined up for the first floor office. Hussain responded that he would like to open a gourmet coffee shop on the first floor. He stated that he can maintain the same original appearance for the building. Van Buren asked if he is planning on paving the rear parking lot area. Hussain responded that it is already paved and they will be completing any necessary repairs.

Thomas: Asked the applicant if he were to keep the building's original appearance, would they eliminate the brick on the front. Hussain responded that he was planning on installing the brick on the first floor and would not change anything on the second or third floor.

Sharp: Stated that he thinks more architectural elements and detailing should be incorporated into the facade since it is a part of the downtown area. He also stated that vinyl siding may not be the most appropriate choice for appearance and resilience purposes. Hussain responded that he is not re-siding the entire building. He will only be re-siding the areas on the side where the roof is being raised.

Bartel: Stated that more detail needs to be provided and further discussions should occur since it is unclear as to what they would be approving. There appears to be a lot of differentiation between the drawings that were presented and the verbal presentation.

Lavoie: Stated that there is no second point of egress on the third floor. Sylvester responded that he would look into whether or not this meets code. Lavoie asked if the building height will be an issue when he raises the building. Hussain responded that he is not raising anything in the front. He is only raising the sides. Lavoie responded that application materials do not represent that properly. Hussain responded that they are not raising any floors and will only be raising the roof. Sylvester responded that the peak of the roof where it is currently, will not change.

Pill: Stated that when anyone wants to develop in the B-1 area, it brings on greater responsibility to the developer. Older buildings should have a vintage appearance to it. Pill stated that the documents provided do not properly depict the "luxury condo" that the developer is planning on constructing. He stated that the first floor business plan has not been very clear. Pill stated that due to the fact that there are so many outstanding items, he recommends that the case be continued to next month so the applicant can work with his architect to create a more clear and concise plan.



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Zemenak stated that depending on the use established for the first floor business, it could affect the number of parking spaces that are required.

Sylvester asked the Commission to provide specific direction to help the applicant and staff move forward. The Commissioners provided their recommendations to the applicant.

MOTION A

Motion to continue PZ 18-023 to the January 9, 2019 meeting.

Motion by: Sharp

Second by: Bartel

VOTING A

Van Buren: Yes

Carmichael: Absent

Thomas: Yes

Lavoie: Yes

Pill: Yes

Sharp: Yes

Bartel: Yes

Motion Passed

11. Miscellaneous Items

12. Adjourn

Motion by: Thomas

Second by: Van Buren

Meeting adjourned at 8:13 p.m.