



**Village of Westmont
Planning & Zoning Commission
November 13th, 2019 - Approved Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **November 13th, 2019 at 7:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, 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. Chair Doug Carmichael administered the oath of office to new Planning & Zoning Commissioner member, Matt Scales.**
- 5. Swearing-in of testifying attendees**
- 6. Reminder to silence all electronic devices**
- 7. Reminder to sign-in for any public testimony**
- 8. Approval of the Minutes of the October 9th, 2019 regular meeting.**

MOTION to approve the regular meeting minutes on October 9th, 2019.

Motion by: Van Buren

Second by: Lavoie

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

- 9. Open Forum - No one spoke during Open Forum.**
- 10. Review of Public Hearing Procedures**
- 11. Open Hearing**

New Business

PZC 19-026 Request from the Community Development Department, regarding the following:

- A) Zoning Ordinance text amendments to the Village of Westmont Code of Ordinance, Appendix "A", Zoning, to create definitions and land-use regulations for daycare homes and centers in all districts, including:
 - 1) Article XIV (Definitions);
 - 2) Article VI, Section 6.01 (Residence districts provisions);
 - 3) Article VI, Section 6.02 (Permitted uses and special uses in residence districts)
 - 4) Article VII, Section 7.03 (Permitted and Special Uses in Business Districts);
 - 5) Article VII, Sec. 7.07 (Permitted and special uses in the C-1 district);
 - 6) Article VIII, Section 8.03 (Permitted and Special Uses in Manufacturing Districts)
 - 7) Article VIII, Section 8.08 (Permitted uses in the office/research district)



- 8) Article VIII, Section 8.13 (Permitted uses in the office/research-one district)
- 9) Article X, Section 10.06 (Off-Street Parking)

Presentation: Resident Sravani Battala, located at 417 Kristin Street in Westmont, stated that she is obtaining a state license to operate a Montessori Preschool out of her home. Battala assured the Commissioners that all requirements from the State Fire Marshal and DCFS have been met. Battala asked the Commissioners to make a recommendation of approval for the proposed text amendments that would allow daycare operations from residential homes.

Staff Comment : Village Planner Nalini Johnson commented that currently, there are no regulations for residential daycare centers in the Village. Johnson stated there is a need to remove the silent aspect of the daycare centers in residential areas, and simply add these uses as permitted in the Zoning code of ordinances, subject to state licensing.

Village Attorney John Zemenek discussed possible format modifications and suggestions. Zemenek also had concerns that some of the text amendments may be imposing a regulation that is over and above what the state may require. This included parking, inspections, and living arrangements. Zemenek also commented that he would look into matters related to whether or not the Village can impose any other requirements including life safety inspections performed by the Fire Department.

Public Comment : None.

Commissioner Comments:

Lavoie : Asked if there was a staffing requirement for supervisory roles depending on the amount of children attending the daycare. Battala replied that for the age group of 3-6 years, the ratio is 1 supervisor for every 10 children. Since the state limitations allow a maximum of 8 children, 1 adult would fulfill that requirement. Battala did state that she intends on hiring a helper for safety reasons. Lavoie had questions in relation to building safety requirements, and whether the Fire Department would be aware of the various home daycare center locations in town. Lavoie also suggested that the daycare facilities provide a copy of their state licenses to the Village.

Carmichael : Asked for clarification on the differences between a regular daycare and a Montessori Preschool and if there were any additional requirements. Battala replied that Montessori is a system of education, a philosophy of life, and that there were no other additional certifications or requirements from any other daycare. Carmichael commented that he was not in favor of over regulating residential parking for residential daycare centers.

Thomas : Asked staff if Battala's request would be granted given the proposed text amendments. Johnson replied that only one request for approval, for a text amendment to allow daycare centers to be permitted uses in the Westmont Zoning Code, was actually being presented by staff and the proposed text amendments would accommodate Battala's daycare center request.

Sharp : Commented that he was appreciative that staff was cleaning up the zoning code and that he had no further comments.

Scales : Commented that he was appreciative of the presentation and that he had no further questions.

Van Buren : Asked if Battala's daycare center would meet the Village requirements given the text amendment changes. Johnson replied that since there are currently no rules or regulations in the Westmont zoning code for day care centers, the definitions would now permit the use and defer to the State regulations.



MOTION A

Motion to recommend to the Village Board of Trustees to approve Zoning Ordinance text amendments to the Village of Westmont Code, Appendix "A", Zoning, to create definitions and land-use regulations for daycare homes and centers in all districts, pending investigation on the footnote 1 imposition of inspections and the elimination of the parking requirements for daycare homes. The text amendments included the following :

- 1) Article XIV (Definitions);
- 2) Article VI, Section 6.01 (Residence districts provisions);
- 3) Article VI, Section 6.02 (Permitted uses and special uses in residence districts)
- 4) Article VII, Section 7.03 (Permitted and Special Uses in Business Districts);
- 5) Article VII, Sec. 7.07 (Permitted and special uses in the C-1 district);
- 6) Article VIII, Section 8.03 (Permitted and Special Uses in Manufacturing Districts)
- 7) Article VIII, Section 8.08 (Permitted uses in the office/research district)
- 8) Article VIII, Section 8.13 (Permitted uses in the office/research-one district)
- 9) Article X, Section 10.06 (Off-Street Parking)

Motion by: Sharp

Second by: Thomas

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Sharp: Yes

Bartel: Yes

Motion Passed

11. Miscellaneous Items -

- A) E. Quincy Rezone Initiative - Johnson updated the Commissioners regarding a study Community Development is conducting involving rezoning properties East of Cass Avenue, along East Quincy Street on the North side. The properties are currently zoned residential however the uses for that area lean more toward industrial / manufacturing. A community forum will be held for business owners and property owners across the street to present a proposal and recommendation and receive feedback. Following the forum, staff will present the best zoning scenario at the December Planning and Zoning meeting. The forum is scheduled for November 20, 2019 in the Community Room at the Westmont Chamber of Commerce building at Cass Avenue and Quincy Street.

12. Motion to Adjourn

Motion by: Thomas

Second by: Sharp

Meeting adjourned at 7:52p.m.