



**Village of Westmont
Planning & Zoning Commission
December 11th, 2019 - Approved Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **December 11th, 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 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. Swearing-in of testifying attendees**
- 5. Reminder to silence all electronic devices**
- 6. Reminder to sign-in for any public testimony**
- 7. Approval of the Minutes of the November 13th, 2019 regular meeting.**

MOTION to approve the regular meeting minutes on November 13th, 2019.

Motion by: Lavoie

Second by: Sharp

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 -** Village Attorney John Zemenek commented that this meeting will be more informal and discussion based due to notice and publication issues, and that the official public hearing for these items will be in January.

New Business

PZC 19-028 Request from the Community Development Department regarding properties located along East Quincy Street in Westmont, IL 60559 for the following:

- A) Village of Westmont Comprehensive Plan Amendments
- B) Village of Westmont Zoning Map Amendment

Presentation: Village Planner Nalini Johnson discussed a proposal to rezone properties that are East of Cass Avenue, along Quincy. Johnson discussed the zoning and uses that exist within that corridor currently and how the uses are non conforming with the current R-5 zoning. Johnson presented different scenarios as well as a possible new zoning district classification for consideration and discussion. Because most of the properties that are



included in this corridor include heavy and light industrial and outdoor storage, staff is recommending the creation of a new zoning district known as M-1, that would include limited manufacturing, limited retail, and outdoor storage.

Staff Comment : Community Development Director Bruce Sylvester summarized the outline of the M-1 district including yard and setback requirements, permitted sales, storage requirements, hours of operation, and special-use requirements.

Public Comment : Dean Keal, General Manager of IGE spoke to the issues his business would face if their property were to be rezoned to M-1. Keal commented that IGE's business would still be non conforming given the nature of their business which includes heavy manufacturing. Keal commented that he would suggest zoning the property to M rather than M-1 so that they could expand in the future and grow as a business within Westmont.

Village Attorney John Zemenek added that there could be an option of requesting a special-use in order to allow some heavier manufacturing given the justification that the use would not adversely impact the residential area across the street. Zemenek also suggested the Village process the special-use on behalf of the owner seeing that the Village is seeking the rezone.

Attorney Mark Daniel who represents IGE suggested amending the zoning code to include all existing uses in the new district are deemed special uses as well as reducing rear yard setbacks for the new district being that it is along the railroad.

Jim Bresnahan, president of Rebco, shared with the Commission his fears that the rezoning would negatively impact their business and operations. Bresnahan commented that he appreciates the efforts to accommodate their business and stated that as long as their business can continue to operate as is, there were no objections.

Commissioner Comments:

Lavoie : Commissioner Lavoie was favorable of the new proposed district and option for special-use to accommodate the current businesses needs and conformity. Lavoie suggested fine tuning the language and defining the term "limited" so it is based on the businesses that are currently operating there now. He also suggested including hours of operation in any new regulations.

Carmichael : Commissioner Carmichael commented that with the special-uses and PUD options for existing businesses, he was in favor of the rezoning and proposed new district.

Thomas : Commissioner Thomas was favorable of the proposed rezoning and would like staff to continue working with the existing businesses so that there are no surprises.

Sharp : Commissioner Sharp was favorable of trying something new for that area that could hopefully succeed. Sharp liked the idea of a higher density as you move toward Cass Avenue.

Scales : Commissioner Scales commented that the proposed new district makes sense for that area.

Van Buren : Absent



PZC 19-027 Request from the Community Development Department regarding the following:

- A) To create definitions and land-use regulations for massage therapy establishments, medical clinics and health clubs in business and commercial districts.

Presentation: Village Planner Nalini Johnson proposed text amendments creating zoning definitions and regulations for 'massage therapy establishments', 'medical or dental clinics', and 'health club and fitness centers', while removing the term 'physical and culture and health services' from the zoning ordinance. Johnson commented that the purposes of these amendments are to address deficiencies within the zoning ordinance that do not recognize or provide adequate regulations for certain types of businesses. The amendment would include regulations governing the locations of these establishments, while ensuring compliance with current State laws.

Staff Comment : Attorney John Zemenek commented that the Village would still require a massage business license in addition to state massage therapy licenses. Zemenek also commented on the various zoning district changes.

Public Comment : None.

Commissioner Comments:

Lavoie : Commissioner Lavoie wanted to ensure that the Village verified that any massage therapy licenses were in good standing.

Carmichael : Commissioner Carmichael commented that tanning spas had been eliminated from the health clubs and fitness category. Staff replied that if the Commission felt it necessary, they could add it back in.

Thomas : Commissioner Thomas had no issues with the proposed changes.

Sharp : Commissioner Sharp had no comments.

Scales : Commissioner Scales asked staff if in-patient care was included within the medical clinic definition. Johnson replied that it would solely be for treatment of persons on an outpatient basis.

Van Buren : Absent

11. Miscellaneous Items - None

12. Motion to Adjourn

Motion by: Sharp
Second by: Lavoie

Meeting adjourned at 8:15 p.m.