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Community Development Department

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

Village of Westmont Planning & Zoning Commission September 09, 2020 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **September 9th, 2020 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, Alison Clemens, 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 August 12, 2020 regular meeting.**

MOTION to approve the regular meeting minutes on August 12th, 2020.

Motion by: Van Buren

Second by: Clemens

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**

New Business

PZC 77-2020 Planning and Zoning Commission to consider a request from the Village of Westmont regarding properties located at 25, 29 and 33 North Lincoln Street, Westmont, IL 60559 for the following:

- A. A Preliminary Plat of Consolidation to consolidate three lots at 25, 29 and 33 N. Lincoln St. located in the R-3 Single Family Detached Residential District.
- B. A Special Use Permit to allow the construction of a publicly-owned parking lot in the R-3 Single Family Detached Residential District to serve adjoining and nearby business districts.
- C. A Preliminary Site and Landscape Plan for the construction of a publicly-owned parking lot in the R-3 Single Family Detached Residential District.
- D. A Zoning Code Variance to allow parking in the front yard, side yard, and in front of the



setback line.

Presentation: Village Manager Steve May spoke on behalf of the Village to discuss a request to install a public parking lot across multiple lots that were acquired over time along Lincoln Street. Manager May discussed the background of the proposed parking lot and its relation to the proposed One North Cass project. Since the development had recently been recommended for approval by the Planning and Zoning Commission, Manager May noted that the parking lot installation would ideally take place prior to the Developers breaking ground for One North Cass. Manager May also noted that there would be a storm water management component as well, and potential for expansion in the future.

Consultant of the Village, Vince Mizek of Thomas Engineering discussed the site, landscaping, lighting, and drainage plans as well as other design details of the proposed Lincoln municipal lot. Mr. Mizek discussed the details of the various requests which included a plat of consolidation, special use permit, and variance.

Staff Comment: Village Planner Nalinin Johnson provided a breakdown of the requests and noted that staff had no objections from a zoning and planning perspective. Ms. Johnson commented that the Village would encourage employers to utilize the parking lot.

Public Comment: Westmont resident Peter Karch whose property adjoins the proposed parking lot had questions and concerns regarding lighting, alley way exits, and how close the parking lot would be in proximity to their property line.

Mr. Mizek replied that the fence would be located 1 foot from the property line, and the concrete curb would be located a total of 5 feet from the lot line. As for the lighting and drainage, Mr. Mizek replied that all code requirements would be met, and that there should be zero foot candles or adverse impacts on the Karch's property.

Westmont resident Kyle Newsham expressed concerns relating to the lack of parking lot lighting but was satisfied with the stormwater management plan so long as the mechanism works correctly.

Manager May added that the lighting fixtures would be the same standard as throughout the downtown and Village Hall. May also noted that the parking lot was designed with expansion in mind.

Commissioner Comments:

Carmichael : Commissioner Carmichael asked Manager May to elaborate on why the lighting went from 9 poles to 4 poles. May replied that he was not sure specifically other than that it was probably to not adversely affect the immediate residential neighborhood. Carmichael was in favor of a 5th light at the northeast corner.

Thomas : Commissioner Thomas had questions about water storage.

Van Buren : Commissioner Van Buren was supportive of the request and felt that the engineering and stormwater management efforts were above average. Van Buren did have concerns that the lot would be utilized by commuters versus customers and employers. Manager replied that the 4 hour time limit is to discourage commuter parking.



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Sharp : Commissioner Sharp was supportive of the request and felt that the landscaping was adequate.

Scales : Commissioner Scales asked if the parking lot was contingent with the 1 North Cass development. Manager May replied that no matter what, those parcels are planned for a public parking lot, but timing would be critical if or when the development moves forward.

Lavoie : Commissioner Lavoie had questions relating to forestry and heritage trees. Lavoie was supportive of the request.

Clemens : Commissioner Clemens had questions about the intended use for the parking lot in terms of employee and customer parking. Clemens noted that the current public lot located on Burlington and Cass is not for employee parking. Manager May touched on the parking space sizes and explained how 9 foot wide spaces are typically intended for employee parking or vehicles that are not likely to move as much throughout an 4-8 hour period of time. Commissioner Clemens was in favor of the request.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Consolidation to consolidate three lots at 25, 29 and 33 N. Lincoln St. located in the R-3 Single Family Detached Residential District.

Motion by: Lavoie

Second by: Scales

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Sharp: Yes

Scales: Yes

Clemens: Yes

Motion Passed

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit to allow the construction of a publicly-owned parking lot in the R-3 Single Family Detached Residential District to serve adjoining and nearby business districts.

Motion by: Thomas

Second by: Clemens

VOTING B

Van Buren: Yes

Carmichael: Yes



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Thomas: Yes
Lavoie: Yes
Sharp: Yes
Scales: Yes
Clemens: Yes

Motion Passed

MOTION C

Motion to recommend to the Village Board of Trustees to approve a Preliminary Site and Landscape Plan for the construction of a publicly-owned parking lot in the R-3 Single Family Detached Residential District.

Motion by: Sharp
Second by: Scales

VOTING C

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Yes
Sharp: Yes
Scales: Yes
Clemens: Yes

Motion Passed

MOTION D

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance to allow parking in the front yard, side yard, and in front of the setback line.

Motion by: Van Buren
Second by: Thomas

VOTING D

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Yes
Sharp: Yes
Scales: Yes
Clemens: Yes

Motion Passed



PZC 78-2020 Planning and Zoning Commission to consider a request from McGrath Lexus of Westmont regarding property located at 500 E. Ogden Avenue., Westmont, IL 60559 for the following:

- A. A Zoning Code Variance to exceed the number and location of wall signs for an open sales lot located at 470 East Ogden Avenue, commonly known as 500 East Ogden Avenue, in the B-2 General Business District.
- B. A Zoning Code Variance to exceed the aggregate size of all signs for an open sales lot located at 470 East Ogden Avenue, commonly known as 500 East Ogden Avenue, in the B-2 General Business District.

Presentation: Applicant Mike Bay from South Water Signs spoke on behalf of McGrath Lexus who is looking to obtain permits for sign installation. Mr. Bay noted that the Westmont sign code changed over the years leading to the need for a sign variance to replace the same number of signs that the building had previously. The request for variance is due to the limited allowance on wall signs and visibility.

Staff Comment: Village Planner Nalini Jonson discussed how signage is calculated and noted that the applicant is requesting 301 square feet over what would be allowed per code. Ms. Johnson stated that the request is consistent with the strategic and comprehensive plan and noted that staff had no objections.

Public Comment: No public comment.

Commissioner Comments:

Sharp : Commissioner Sharp struggled to find the reasons for the unique need of a variance. Sharp did not feel that the low grading of the lot or setbacks of the lot substantiated a hardship.

Scales : Commissioner Scales asked staff and the applicant to elaborate on a technical staff review relating to the accessibility of the disconnect switch for the sign.

Lavoie : Commissioner Lavoie asked staff if they had ever seen a sign variance of this magnitude. Ms. Johnson replied that she did not believe there had been. Ms. Johnson stated that when the sign code was amended, it was addressing the entire Village, and not the auto mile specifically which are typically larger scale, scope, and reach. Lavoie did not think that the variance was warranted.

Clemens : Commissioner Clemens appreciated the signage and felt that it was helpful in wayfinding. Clemens was supportive of the request.

Thomas : Commissioner Thomas was supportive of the request and felt that the site configuration and grading did put the building at a disadvantage.

Van Buren : Commissioner Van Buren was supportive of the business and its participation with the community, and felt the signage was appropriate with the recent remodeling project.

Carmichael : Commissioner Carmichael was supportive of the request and findings of fact.



Lexus General Manager Jimmy Tran gave the Commission a brief background on the architectural element and construction project and how that came to fruition. Mr. Tran discussed the Lexus vision which was developed several years prior and how it's franchises needed to adhere to those rules.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance to exceed the number and location of wall signs for an open sales lot located at 470 East Ogden Avenue, commonly known as 500 East Ogden Avenue, in the B-2 General Business District.

Motion by: Scales

Second by: Clemens

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: No

Sharp: Yes

Scales: No

Clemens: Yes

Motion Passed

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance to exceed the aggregate size of all signs for an open sales lot located at 470 East Ogden Avenue, commonly known as 500 East Ogden Avenue, in the B-2 General Business District.

Motion by: Van Buren

Second by: Thomas

VOTING B

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: No

Sharp: No

Scales: Yes

Clemens: Yes

Motion Passed



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11. Miscellaneous Items - None

12. Adjourn

Motion by: Clemens

Second by: Scales

Meeting adjourned at 8:23pm