



**Village of Westmont
Planning & Zoning Commission
October 12, 2022 - Approved Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **October 12, 2022 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, Chris Lavoie, Matt Scales, Harold Barry III, Village Attorney John Zemenak, and Deputy Director of Community Development Joseph Hennerfeind

Jill Peterson was absent.

John Zemenak joined the meeting at approximately 7:04

- 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 September 14, 2022 regular meeting.**

MOTION to approve the regular meeting minutes on September 14, 2022.

Motion by: Scales

Second by: Barry

VOTING

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Abstain

Barry: Yes

Scales: Yes

Peterson: Absent

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

New Business

PZC 086-2022 Request from Citywide Home Health And Home Care Services, Inc., regarding the property at 210



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Community Development Department

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

North Cass Avenue, Units A&B, Westmont, Illinois, 60559, for the following:

- A) Special Use Permit request for an office located on the ground floor in the B-1 Limited Business District.

Presentation: The part owner of Home Health And Home Care Services Inc, Jove Castillos gave the commission an overview of the services they provide. Castillos noted that patients do not come to the space rather the space will be primarily used for staff. Castillos also mentioned that they have five office staff, that the office will be open from 9am-5pm, and they will have four parking spaces that are designated for their staff. He also noted that they will occasionally have staff meetings with up to ten employees.

Staff Comment:

Joe Hennerfeind gave an overview of the proposed special use request. Hennerfeind noted that the business previously worked out of an office on Quail Ridge and is looking to return to Westmont. Hennerfeind noted that the special use is required because the office is located on the ground floor and exceeds 1,000 square feet. Hennerfeind also indicated that the Village has removed parking requirements for business in the downtown.

Public Comment:

Damienne Souter is a resident of 210 N Cass Ave and represents the homeowners association for the property. Damienne expressed support for the proposed use of an office space. They indicated that they would need to reconsider support if the office ever became a medical clinic.

Commissioner Comments:

Barry : Commissioner Barry gave their general support for the special use request.

Scales : Commissioner Scales asked the petitioner how long they have been in business and how long they were located in Westmont prior.

The petitioner Jove Castillos, answered that they were in Westmont for four years and they have been in business for a total of eight years.

Lavoie : Commissioner Lavoie asked the petitioner for clarification on if they are moving back to Westmont to serve the local community.

Castillos indicated that the most of the clientele is located in DuPage and Will county but they would like to serve locals as well.

Lavoie asked the petitioner if they had any equipment that would create noise for the other residents in the building.

Castillos answered that they only utilize standard office equipment.

Lavoie asked the petitioner if they had plans on moving into the building as a resident.

Castillos indicated that he would have to abide by the HOA rules and that if a unit was available they may consider relocating their residence to a condominium unit.



Lavoie asked the Village attorney John Zemnak if the Planning and Zoning Commission had any authority when HOA covenants were created.

Zemnak indicated that the petitioner would be held to the HOA covenants and that is outside the purview of the commission.

Lavoie asked staff for confirmation that the use could not move into the residential units if the special use was approved.

Zemnak answered that it would only be for the specified units.

Hennerfeind clarified that Castillos is not purchasing the building but only the specific units.

Thomas : Commissioner Thomas gave a general indication of support for the request.

Van Buren : Commissioner Van Buren gave a general indication of support for the request.

Carmichael : Commissioner Carmichael gave a general indication of support for the request.

Peterson : Commissioner Peterson was absent.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request for an office located on the ground floor in the B-1 Limited Business District.

Motion by: Thomas

Second by: Scales

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Absent

Motion Passed

PZC 068-2022 Request from the Westmont Park District, regarding the property located at 490 North Warwick Avenue (Fritz Werley Park) (see additional included properties listed below), Westmont, Illinois, 60559, for the following:

- A) Preliminary Plat of Subdivision to consolidate five (5) lots into one (1) lot in the R-3 Single Family



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Detached Residence District.

- B) Westmont Land Development Ordinance Variance request for relief from both the installation and cash-in-lieu contribution of required land improvements.

Presentation: Bob Fleck, Executive Director of the Westmont Park District gave a general overview of the request to consolidate the lots. Fleck noted that this is a joint project with the Village to accommodate stormwater management projects. Fleck added that this will also lead to later development and programming of the park.

Staff Comment: Hennerfeind explained the need for the consolidation and the Village was not requesting cash-in-lieu. Hennerfeind also gave a brief explanation on the differences between a parcel and a lot, and identified that although there are 7 parcels, there are 5 underlying lots.

Public Comment: There were no public comments.

Commissioner Comments:

Scales : Commissioner Scales asked for staff clarification of the request.

Staff elaborated that this is a joint project and that the Village is in support of the request.

Lavoie : Commissioner Lavoie indicated that this is housekeeping and gave a general indication of support.

Van Buren : Commissioner Van Buren gave a general indication of support for the request.

Carmichael : Commissioner Carmichael gave a general indication of support for the request.

Barry : Commissioner Barry gave a general indication of support for the request.

Thomas : Commissioner Thomas gave a general indication of support for the request.

Peterson : Commissioner Peterson was absent.

Bob Fleck elaborated on the future plans and programming for the park.

Staff noted that if and when the new programming would be proposed for the properties, a special use permit would be required.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Subdivision to consolidate five (5) lots into one (1) lot in the R-3 Single Family Detached Residence District.

Motion by: Van Buren

Second by: Scales

VOTING A

Van Buren: Yes



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Carmichael: Yes
Thomas: Yes
Lavoie: Yes
Barry: Yes
Scales: Yes
Peterson: Absent

Motion Passed

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Westmont Land Development Ordinance Variance request for relief from both the installation and cash-in-lieu contribution of required land improvements.

Motion by: Scales
Second by: Barry

VOTING B

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Yes
Barry: Yes
Scales: Yes
Peterson: Absent

Motion Passed

Old Business

11. Miscellaneous Items -

- 1) American Planning Association Commissioner Training Summary
 - a) Commissioner Carmichael and Commissioner Scales provided the commission with highlights of the commissioner training and encouraged the other commissioners to take the training in the future.
 - b) Staff noted that it is an annual training and that staff will provide the commission with information for the next training.
- 1) General Updates
 - a) Next PZC on November 9, 2022

12. Adjourn

Motion by: Scales
Second by: Thomas

Meeting adjourned at 7:45pm