



westmont.illinois.gov

Community Development Department

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

Village of Westmont Planning & Zoning Commission August 09, 2023 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **August 09, 2023 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, Harold Barry III, Chris Lavoie, Matthew Scales, Jill Peterson, Village Attorney John Zemenak, and Planner I Scott Williams.

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 July 12, 2023 regular meeting**

MOTION to approve the regular meeting minutes on July 12, 2023

Motion by: Scales

Second by: Thomas

VOTING

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Yes

Motion Passed

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



New Business

PZC 021-2023 Request by ADT, LLC (Petitioner) and Quail Ridge Executive Illinois Realty, LP (Owner), regarding the property at 1111 Pasquinelli Drive Suite 600, Westmont, Illinois, 60559, for the following:

- (A) Special Use Permit request to operate business offices with accessory material distribution and warehousing in the O/R Office Research District.

Presentation: Jerry Riordan of Jones Lang LaSalle (JLL) and representing ADT, LLC provided the commission with a presentation regarding the proposed request. Riordan indicated that ADT is attempting to move from Oak Brook to Westmont. Riordan walked the commission through the proposed floor plan and indicated that much of the space will be utilized for office staff and a portion of the rear will be utilized for ADT's residential projects. Riordan indicated that the space will be utilized for storage and distribution of parts. Riordan also indicated there will be tractor trailers dropping off material daily and that fifteen of the parking spaces will be saved for technician vehicles.

Staff Comment: Planner I, Scott Williams provided the commission with a summary of the staff report and background information. Williams explained that in 2022 the Village approved a text amendment to help improve occupancy of atypical buildings within the office research district. Williams also explained that the listed accessory uses, such as warehousing, require an approved special use permit prior to operating and must abide by the regulations as per the Village's Zoning Ordinance. Williams indicated that the petitioner is in compliance with the regulations. Williams also explained that in conjunction with the special use permit a site plan must also be approved if vehicles storage is being proposed which the petitioner is also requesting.

Public Comment: There was no public comment.

Commissioner Comments:

Barry : Commissioner Barry indicated support for the request.

Scales : Commissioner Scales asked the petitioner to clarify the recessed docks location and indicated support for the request.

Lavoie : Commissioner Lavoie asked the petitioner to clarify the operating hours and indicated support of the request.

Peterson : Commissioner Peterson asked the petitioner if the parking spaces will be labeled for ADT.

The property owner Tim Locke confirmed that they are marked.

Commissioner Peterson indicated support toward the request.

Thomas : Commissioner Thomas indicated support for the request.

Van Buren : Commissioner Van Buren indicated support for the request.

Carmichael : Commissioner Carmichael indicated support for the request and confirmed with the petitioner that this location will not be a call center.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a request by ADT, LLC (Petitioner) and



westmont.illinois.gov

Community Development Department

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

Quail Ridge Executive Illinois Realty, LP (Owner), regarding the property at 1111 Pasquinelli Drive Suite 600, Westmont, Illinois, 60559, for a Special Use Permit to operate business offices with accessory material distribution and warehousing in the O/R Office Research District.

Motion by: Scales

Second by: Barry

Discussion: Village Attorney John R. Zemenak asked staff for a revised colored parking plan and that if approved, the ordinance will have a condition stating that the parking of fleet vehicles is limited to no more than fifteen vehicles in the designated parking spaces.

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Yes

Motion Passed

PZC 023-2023 Request by Midwest Mechanical Group, LLC (Petitioner) and 1133 Cleveland Properties, LLC d/b/a Oakmont Tech Center (Owner), regarding the property at 600 and 650 Oakmont Lane, Westmont, Illinois, 60559, for the following:

- (A) Special Use Permit request to operate business offices with accessory warehousing and distribution in the O/R Office Research District.

Presentation: The petitioner Bob Hayes representing Midwest Mechanical Group provided the commissioner with an overview of their business operations and request. Hayes explained that the office will be largely administrative with a small warehousing component. Hayes further explained that the items stored on site will be small equipment for HVAC maintenance that technicians can pick up sporadically. Hayes also noted that there will be no overnight parking.

Staff Comment: Planner I, Scott Williams provided the commission with a summary of the staff report and background information. Williams explained that although the office use is permitted in the district the warehousing and distribution of materials requires a special use approval and must abide by the special use regulation in the office research district. Williams also explained that the petitioner is not requesting fleet parking and therefore a site plan does not accompany the request.

Village Attorney John R. Zemenak interjected that if approved the ordinance would have language to allow staff to administratively approve up to 15 fleet vehicles in a designated parking spot.

Public Comment: The property manager, Guy Bonneville provided the commission with a history of the



property and the general layout of the interior.

Commissioner Comments:

Barry : Commissioner Barry indicated support for the request.

Scales : Commissioner Scales indicated support for the request.

Lavoie : Commissioner Lavoie indicated support for the request and asked staff if the flow of commercial traffic is something that can be regulated.

Planner I Scott Williams indicated that would be looked at if the request entailed a site plan approval=.

Peterson : Commissioner Peterson indicated support for the request.

Thomas : Commissioner Thomas Indicated support for the request.

Van Buren : Commissioner Van Buren confirmed with staff that the neighboring HOA was notified and indicated support for the request.

Carmichael : Commissioner Carmichael indicated support for the request.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a request by Midwest Mechanical Group, LLC (Petitioner) and 1133 Cleveland Properties, LLC d/b/a Oakmont Tech Center (Owner), regarding the property at 600 and 650 Oakmont Lane, Westmont, Illinois, 60559 for Special Use Permit to operate business offices with accessory warehousing and distribution in the O/R Office Research District

Motion by: Thomas

Second by: Scales

Discussion: There was no discussion.

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Yes

Motion Passed

PZC 024-2023 Request by Balsamy, Inc (Petitioner) and SCP Westmont, LLC (Owner), regarding the property at 52 East Ogden Avenue, Westmont, Illinois, 60559, for the following:

(A) Special Use Permit request for an amusement establishment in the B-2 General Business District



westmont.illinois.gov

Community Development Department

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

Presentation: There was no formal presentation by the petitioner.

Staff Comment: Planner I, Scott Williams explained that there is a request to continue the case to the following planning and zoning commission meeting on September 13th.

Public Comment: There were no public comments.

MOTION A

Motion to continue a request by Balsamy, Inc (Petitioner) and SCP Westmont, LLC (Owner), regarding the property at 52 East Ogden Avenue, Westmont, Illinois, 60559 for a Special Use Permit request for an amusement establishment in the B-2 General Business District to the following Planning and Zoning Commission Meeting.

Discussion: Commissioner Lavoie asked the Village Attorney John R. Zemenak if there is a limit to how long a request can be continued.

Zemenak indicated that there is no certain date but the commission can hold a vote and have the petitioner pay republishing fees for notices.

Motion by: Barry
Second by: Scales

VOTING A

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

Motion Passed

Old Business: None.

11. Miscellaneous Items -

- 1) General Updates
 - a) APA Planning Commissioner Training September 11-13 at North Central College in Naperville
 - b) Next PZC on September 13, 2023

12. Adjourn

Motion by: Barry
Second by: Scales

Meeting adjourned at 7:40 PM