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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 13, 2023 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **September 13, 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, Jill Peterson, Village Attorney John Zemenak, Community Development Deputy Director - Planning Joseph Hennerfeind and Planner I Scott Williams.

Absent: Matthew Scales

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 9, 2023 regular meeting**

MOTION to approve the regular meeting minutes on August 9, 2023

Motion by: Thomas

Second by: Peterson

VOTING

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Absent

Peterson: Yes

Motion Passed

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



Old Business:

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.

Presentation: Jason Sheets of Modo4design representing Sky Zone, Inc provided the commission an overview of the requests and gave a description of the proposed business. Sheets explained that the proposed trampoline park needs high vaulted ceilings and that the users are usually parties that have reservations.

Staff Comment: Planner I Scott Williams, provided the commission with a summary of the staff report. Williams explained that the use is categorized as an amusement establishment due to its location in the B-2 District, the user must obtain an approved Special Use Permit prior to operating. Williams further explained that in addition to the special use standards the use also has the attached special condition requiring the use be 100 feet from a residence. Williams also highlighted that the proposed user did provide a parking study for a separate location however, due to the use being in the B-2 District and in a multi tenant building, the existing onsite parking is considered conforming.

Public Comment: Rick Martin, a business owner in Westmont, asked where buses may park and if the user has considered adding gambling and/or alcohol sales.

Sheets responded to the question and indicated that Sky Zone will not be providing video gaming nor alcohol sales however, there will be concessions available. Sheets also added that typically buses will park in the rear of the parking lot.

Commissioner Comments:

Lavoie : Commissioner Lavoie clarified with staff that ADA spaces will be required and that no neighbors inquired about the request.

Peterson : Commissioner Peterson asked the petitioner to clarify the food being served, the number of locations, and indicated concern over the lack of a painted crosswalk.

Sheets confirmed that the food will be largely concessions and that there are approximately one hundred locations currently. Sheets further explained that the nature of the shopping center may not allow a designated drop off spot.

Thomas : Commissioner Thomas indicated support for the request.

Barry : Commissioner Barry asked staff to clarify if there is access to Ogden Avenue and indicated support for the request.

Williams explained that there is likely a cross access agreement for the user to utilize the intersection light along Ogden Avenue however, staff had not reviewed.

Deputy Director Joseph Hennerfeind further explained that it is common for the shopping center to have an agreement and easements however, it is likely the shopping center predates a cross access agreement.



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Van Buren : Commissioner Van Buren did not comment.

Scales : Absent

Carmichael : Commissioner Carmichael indicated support for the request.

MOTION A

Motion to recommend to the Village Board of Trustees to approve 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 to operate an amusement establishment in the B-2 General Business District.

Motion by: Barry

Second by: Van Buren

Discussion: There was no discussion.

VOTING A

Thomas: Yes

Barry: Yes

Peterson: Yes

Van Buren: Yes

Lavoie: Yes

Carmichael: Yes

Scales: Absent

Motion Passed

New Business:

PZC 028-2023 Request by THE MANE LAB, LLC (Petitioner) and PROPERTIES BY AAA, LLC (Owner), regarding the property at 15 North Cass Avenue, Westmont, Illinois, 60559, for the following:

- (A) Special Use Permit request for a beauty parlor, located on the ground floor in the B-1 Limited Business District.

Presentation: Danny Glover, a representative for The Mane Lab, provided the commission with a presentation regarding the proposed user. Glover explained that the full service salon is already established in Downers Grove. Glover anticipated that the operating hours will be Monday through Friday 10am through 8pm and Saturdays 9am through 3pm.

Staff Comment: Planner Scott Williams a summary of the staff report and detailed the request. Williams explained that all Salon that are located on the ground floor and are over 1,000 square feet must obtain a special use permit prior to operating. Williams further explained that the previous tenant had obtained a special use permit but it has since lapsed due to the space being vacant. Williams also explained to the commission that the business will also need to secure a B-1 Development Permit approved by the Village Board; however, the commission will not be reviewing. Williams highlighted that there is a second permitted massage establishment user occupying a single room.



Public Comment: Rick Martin expressed concern over the parking and asked the petitioner if the dwelling on the second floor is still occupied.

Glover confirmed that the second floor dwelling will be occupied and indicated that the massage user will no longer be occupying the space.

Commissioner Comments:

Peterson : Commissioner Peterson did not provide questions or comments.

Thomas : Commissioner Thomas indicated support for the request.

Barry : Commissioner Barry indicated support for the request.

Lavoie : Commissioner Lavoie indicated support for the request.

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

Carmichael : Commissioner Carmichael indicated support for the request.

Scales : Absent

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Request by THE MANE LAB, LLC (Petitioner) and PROPERTIES BY AAA, LLC (Owner), regarding the property at 15 North Cass Avenue, Westmont, Illinois, 60559, for a Special Use Permit to operate beauty parlor, located on the ground floor in the B-1 Limited Business District.

Motion by: Barry

Second by: Lavoie

Discussion: There was no discussion.

VOTING A

Barry: Yes

Peterson: No

Van Buren: Yes

Thomas: Yes

Lavoie: Yes

Carmichael: Yes

Scales: Absent

Motion Passed



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11. Miscellaneous Items -

1. General Updates

- a. Zoning Ordinance Update - Assessment and Project Direction Report by Duncan Associates

Presentation: Kirk Bishop of Duncan Associates introduced himself and provided a brief description of his role. Bishop also provided the commission with an update to the Zoning Ordinance Update and provided an Assessment and Project Direction Report. Bishop outlined the scope of the update and summarized the report.

Discussion: Commissioner Barry requested the budget for the Zoning Ordinance Update. Deputy Director Hennerfeind indicated that there are pools of money budgeted for a Zoning Ordinance Update and Comprehensive Plan Update. Commissioner Peterson indicated support for the update.

- b. American Planning Association State Conference

Discussion: Commissioner's Carmichael and Peterson attended the APA-IL Commissioner Training in Naperville, IL and provided the commission with a summary of the event.

- c. Next PZC on October 11, 2023

12. Adjourn

Motion by: Van Buren

Second by: Thomas

Meeting adjourned at 8:24 PM