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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 February 14, 2024 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **February 14, 2024 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 Jill Peterson, Craig Thomas, Chris Lavoie, Matt Scales, Harold Barry III, Village Attorney John Zemenak, Director of Community Development Joseph Hennerfeind, and Senior Planner 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. **Review of Public Hearing Procedures**
8. **Old Business** - none.

9. **New Business**

PZC 047-2023 Request by MARTINEZ & NAVARRETE HOLDINGS, LLC d/b/a BEAUTY AND THE BAKER, LLC regarding the property located at 34 North Cass Avenue, Westmont, Illinois, 60559, for the following:

1. Site and Landscaping Plan approval.

Presentation: Part business and property owner Marco Navarrete provided the commission with an overview of the requests and the proposed bakery. Navarrete also stated that they already have a bakery in operation in Homer Glen.

Project Manager Jeff Baity, explained the proposed project and requests. Baity stated that the proposed plan would be considered a gross demolition of the interior of the building except the walls and roof. The project will also include demolition and rebuild of an addition. Baity outlined the challenges related to change in grade and the introduction of an improvement to the rear of the property to facilitate access to the public parking lot. Baity indicated the access would be ADA compliant. Baity highlighted various improvements to the rear including landscaping, a guardrails, a masonry trash enclosure, and a lighted walking path. The renovation will be raising the floor of the building and updating the front facade as well as adding signage.

Staff Comment: Director of Community Development Joseph Hennerfeind provided the commissioners with the site and landscaping approval request. Hennerfeind also explained that the petitioner has worked with staff to upgrade the rear to accommodate the public parking lot access. The changes to the front facade includes changing of the brick, windows, and entrance. Hennerfeind indicated that the proposed business received an approved B-1 Development Permit in 2021. The business is also requesting grant funds through the Village's new downtown incentive program and that this is the first new project requesting the funding that is being reviewed by the Planning and Zoning Commission. Hennerfeind explained that the Planning and Zoning Commission does not recommend if they should be granted funding; rather that the PZC will be assessing the site and landscaping plan in relation to the design guidelines for a recommendation to the Village Board.



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Public Comment: There was no public comment.

Commissioner Comments:

Lavoie : Commissioner Lavoie asked the petitioner the nature of the business and if they will have outdoor seating in the rear. Navarrete explained that they are primarily a grab and go establishment with larger event baking goods. Baity further explained that they are open to adding seating in the future but will forgo the idea in the meantime due to the required tax after a certain threshold of seating is provided on site.

Commissioner Lavoie asked staff if there has been input from the neighboring property owners. Hennerfeind explained that staff has not received any input and that the request is not considered a public hearing; therefore there is no notification requirement other than posting of an agenda.

Scales : Commissioner Scales expressed support for the request.

Barry: Commissioner Barry cautioned the petitioner that the rear alleyways are designed for deliveries for various businesses along Cass Avenue and that it may interfere with the access, but ultimately expressed support for the request.

Thomas : Commissioner Thomas expressed support for the request.

Peterson : Commissioner Peterson expressed support for the request and the business.

Carmichael : Chair Carmichael asked the petitioner about the elevation change along Cass Avenue and the snow removal process. Baity clarified the number of steps from Cass Avenue and explained the snow removal process and piling.

Barry asked staff to clarify the requirement for ADA along Cass Avenue. Hennerfeind and Baity further discussed ADA access in relation to ADA parking. Commissioner Lavoie voiced concerns regarding the orientation of the ADA spaces within the public parking lot.

MOTION 1

Motion to recommend to the Village Board of Trustees to approve a request by MARTINEZ & NAVARRETE HOLDINGS, LLC d/b/a BEAUTY AND THE BAKER, LLC regarding the property located at 34 North Cass Avenue, Westmont, Illinois, 60559, for a site and landscaping plan.

Motion by: Scales
Second by: Lavoie

VOTING 1

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

Motion Passed

10. Open Forum - No one spoke during Open Forum.



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11. Miscellaneous Items -

1. Next PZC on March 13, 2024
2. Senior Planner Scott Williams notified the commission that staff is exploring the possibility of moving the start time of the Planning and Zoning Commission one hour earlier.

12. Adjourn

Motion by: Scales

Second by: Barry

Meeting adjourned at 7:43pm