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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 March 13, 2024 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **March 13, 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, Boyar Zekiri, 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**
  - a. **Commissioner Boyar Zekiri was sworn in.**
5. **Reminder to silence all electronic devices**
6. **Reminder to sign-in for any public testimony**
7. **Approval of the Minutes of the December 13, 2023 regular meeting**

**MOTION to approve the regular meeting minutes on December 13, 2023.**

Motion by: Barry

Second by: Scales

#### **VOTING**

Scales: Yes

Lavoie: Yes

Zekiri: Yes

Thomas: Yes

Peterson: Yes

Barry: Yes

Carmichael: Yes

8. **Approval of the Minutes of the February 14, 2024 regular meeting**

**MOTION to approve the regular meeting minutes on February 14, 2024.**

Motion by: Barry

Second by: Scales

#### **VOTING**

Lavoie: Yes

Zekiri: Yes

Thomas: Yes

Peterson: Yes

Barry: Yes



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Scales: Yes

Carmichael: Yes

### 9. Review of Public Hearing Procedures

#### 10. Old Business - none.

### 9. New Business

**PZC 046-2023** Requests by ADVOCATE HEALTH & HOSPITALS CORPORATION, for a medical outpatient center at 330 East Ogden Avenue, Westmont, Illinois, 60559 and 639 Blackhawk Drive, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance request to permit outdoor lighting in excess of illumination standards.
2. Site and Landscaping Plan approval.
3. Preliminary Plat of Subdivision to consolidate two (2) lots into one (1) lot.

**Presentation:** Jim Slinkmen Vice President and managing council for Advocate Health provided the commission with the requests and introduce their team. Tammy Robinson, executive director of operations provided the commission with the proposed business and operations of the proposed development. Robinson explained that the site will be for Advocate Health with a variety of outpatient care focused on orthopedic care, sports medicine, Physical therapy, OBGYN, and primary care. Robinson also explained that they expect to open in November of 2025. Brad Mayer, Construction Manager for Advocate Health Care, provided detailed responses to their requests regarding the lighting variance, the layout of the site, and the lots.

**Staff Comment:** Senior Planner, Scott Williams presented the staff report and further detailed the petitioner's requests. Williams explained the necessity for the consolidation of the lots and there are currently deed restrictions recorded against the property for a utility easement where the proposed building would be located. Williams indicated that they are currently in the process of removing the restriction however the approvals would have a condition to have the restriction removed before the plat is recorded. Williams also explained that the petitioner is also requesting waivers to the foundation landscaping and parking stall size. Williams also detailed that the request for a variance to light standards is not uncommon along Ogden Avenue. Williams noted that the facade along Ogden Avenue is being proposed to have less architectural detail due to plans to expand the building at a later date.

**Public Comment:** Scott Wilson, property owner of 350 East Ogden Avenue spoke in support of the petitioner's requests.

#### Commissioner Comments:

**Lavoie :** Commissioner Lavoie asked the petitioner to clarify the site plan including the need for emergency access from Ogden Avenue, the location of the fence, and the proposed detention areas.

Spencer Craig of Erikson Engineering and Mayer provided clarification noting the access drive was requested by the Fire Department during review and the detention meets the minimum requirements.

Commissioner Lavoie expressed concern over the potential flooring on the sidewalk due to the proposed detention and the location of the accessible parking stalls.

**Scales :** Commissioner Scales asked the petitioner to clarify the traffic flow through the site.



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Craig, Mayer, and Thaddeus Jedizejah of Advocate Health Care indicated signage will be posted indicating the correct entrance for the public.

**Barry:** Commissioner Barry expressed concerns with the emergency entrance along Ogden Avenue and the existing deed restrictions.

Williams and Director of Community Development provided clarification of the Fire Department's requirements and that the deed restriction is recorded against the property.

Mayer explained that the security gate would not be preferred due to IDOT requirements and the potential of making cars backout along Ogden Avenue. Mayer clarified that the facility is not for emergencies and there would be limited use of the emergency access lane.

**Peterson :** Commissioner Peterson expressed concern over the materials being used for the front face along Ogden Avenue and would have preferred more landscaping.

**Thomas :** Commissioner Thomas asked the petitioner how many parking stalls would be lost if the parking waiver was not granted.

Craig indicated that they don't have an exact number but would be below the required amount if the waiver is not granted.

Hennerfeind also provided an explanation on parking stall size code requirements.

**Zekiri :** Commissioner Zekiri asked staff a clarifying question regarding the site plan approval and the proposed addition.

Williams and Village Attorney John Zemenak provided an explanation of the site plan approval process and detailed that any changes to site plan would have to be reviewed again through the suite plan approval process.

**Carmichael :** Chair Carmicaheal asked the petitioner when they may expand the building.

Mayer explained that other projects with similar designs would take two years to propose an expansion and explained that they would then update the new facade to better materials.

Commissioner Barry reiterated that the emergency access along Ogden Avenue should have a deterrence mechanism such as a speed bump.

Zemenak indicated that any requirements placed on the emergency access and the site plan approval would have to be permitted by the Fire Department regulations and IDOT.

Lavoie asked the petitioner to clarify the detention if the addition is proposed in the future.

### MOTION 1

Motion to recommend to the Village Board of Trustees to approve a requests by ADVOCATE HEALTH & HOSPITALS CORPORATION, for a medical outpatient center at 330 East Ogden Avenue, Westmont, Illinois, 60559 and 639 Blackhawk Drive, Westmont, Illinois, 60559, for a Zoning Ordinance Variance request to permit outdoor lighting in excess of illumination standards.

Motion by: Scales

Second by: Thomas



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### **VOTING 1**

Zekiri: Yes  
Thomas: Yes  
Peterson: Yes  
Barry: No  
Scales: Yes  
Lavoie: No  
Carmichael: Yes

### **Motion Passed**

### **MOTION 2**

Motion to recommend to the Village Board of Trustees to approve a requests by ADVOCATE HEALTH & HOSPITALS CORPORATION, for a medical outpatient center at 330 East Ogden Avenue, Westmont, Illinois, 60559 and 639 Blackhawk Drive, Westmont, Illinois, 60559, for a Site and Landscaping Plan approval.

Motion by: Barry  
Second by: Scales

### **VOTING 2**

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

### **Motion Passed**

### **MOTION 3**

Motion to recommend to the Village Board of Trustees to approve a requests by ADVOCATE HEALTH & HOSPITALS CORPORATION, for a medical outpatient center at 330 East Ogden Avenue, Westmont, Illinois, 60559 and 639 Blackhawk Drive, Westmont, Illinois, 60559, for a Preliminary Plat of Subdivision to consolidate two (2) lots into one (1) lot.

Motion by: Scales  
Second by: Barry

### **VOTING 3**

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

### **Motion Passed**



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**PZC 040-2023** Requests from OSRX ENTERPRISES, LLC (Petitioner) and MILLENIUM TRUST CO LLC (Owner), for a six (6) unit townhouse project at 22 and 26 West Burlington Avenue, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance request to allow a driveway to encroach into the required three (3) foot side yard setback for a driveway.
2. A Zoning Ordinance Variance request to the required lot areas per building and per dwelling in the R-5 General Residence District.
3. A Zoning Ordinance Variance request to the required front yard setback in the R-5 General Residence District.
4. A Zoning Ordinance Variance request to the required side yard adjoining a street setback in the R-5 General Residence District.
5. A Zoning Ordinance Variance request to the required rear yard setback in the R-5 General Residence District.
6. Site and Landscape Plan Approval.
7. Preliminary Plat of Subdivision to resubdivide two (2) lots into seven (7) lots

**Presentation:** Petitioners Greg and Ellie Stevens provided the commission with a presentation of their requests and proposed townhouse development. Greg Stevens explained that the proposed development would bring warranted density to the downtown with an aesthetically pleasing design. Ellie Stevens provided examples of similar projects that have comparable density in Westmont and neighboring municipalities. Ellie Stevens also provided an overview of the development and their variance requests. They also indicated that their proposal would not be out of place compared to the setbacks and heights of the adjacent properties.

**Staff Comment:** Hennerfeind provided the commission with an overview of the proposed development. They explained that the townhomes would be plated to be owner occupied and that the R-5 Zoning District is the Village's most dense. It was further summarized that the proposed density of the project is approximately 20 dwelling units per acre and provided the commission with comparable developments within the Village and their density. Hennerfeind elaborated that only two dwelling units are permitted by right due to the lot area and that the commission should also take into account the surrounding area. They further detailed that petitioner is requesting variances to setbacks for the driveway and building along the front, side, and rear.

**Public Comment:** Stephen Fleck of 11 N. Washington Street expressed to the commission that the proposed development is too dense and that a distinction of where the downtown ends needs to be clear.

Henry Baldys of 12 N Lincoln Avenue explained that they do not feel the rear yard setback variance is not justified and that the developer should be improving the alleyway.

Hennerfeind and Zemenak explained to the resident that the Public Works Director has the ability to waive the improvement of the alley and request a cash contribution instead however the petitioner will also be requesting a waiver to the cash contribution at the Village Board.

### Commissioner Comments:

**Lavoie :** Commissioner Lavoie expressed concerns over the proposed density and the driveway design. Ellie Stevens explained that the proposed project is largely focused on people who utilize the train. Lead Architect Marek Salamon, provided a summary of the proposed traffic flow and parking design. Lavoie indicated that they do not agree that the criteria of the findings of fact are being met and that the negatives



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of the project outweigh the positives.

**Scales** : Commissioner Scales asked staff to clarify if any reviewers had issues with the driveway design and asked the petitioner about their garbage collection.

Hennerfeind confirmed that no issues were raised with this particular design.

Ellie Stevens explained that there would be individual trash bins and a corral in the rear.

**Barry**: Commissioner Barry expressed concerns with the number of units, the orientation of the garages, and with the snow removal.

**Peterson** : Commissioner Peterson voiced concerns over the number of units, the setbacks, and the negative effects on the neighboring properties.

Greg Stevens indicated that due to the required stormwater detention, the six units are required to make the project viable.

**Thomas** : Thomas voiced concerns over the parking lot design but indicated that the provided detention cost does correlate with the number of units.

Greg Stevens noted that the proposed detention would benefit and fix the flooding issues in the area as well.

Lavoie disagreed with the petitioner's assertion.

Project engineer Phil Wolf explained that the detention was not fixing the flooding issues in the area, however the flow release rate would alleviate some flooding.

**Zekiri** : Commissioner Zekiri did not see an issue with the parking design and indicated more urban areas also have to accommodate snow removal as well.

**Carmichael** : Chair Carmichael expressed that the development is geared more towards people who are primarily taking the train and aren't reliant on having a car.

### MOTION 1

Motion to recommend to the Village Board of Trustees to approve a requests from OSRX ENTERPRISES, LLC (Petitioner) and MILLENIUM TRUST CO LLC (Owner), for a six (6) unit townhouse project at 22 and 26 West Burlington Avenue, Westmont, Illinois, 60559, for a Zoning Ordinance Variance request to allow a driveway to encroach into the required three (3) foot side yard setback for a driveway.

Motion by: Scales

Second by: Barry

### VOTING 1

Barry: No

Scales: Yes

Lavoie: No

Zekiri: Yes

Thomas: Yes

Peterson: No

Carmichael: Yes



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### **Motion Passed**

#### **MOTION 2**

Motion to recommend to the Village Board of Trustees to approve a requests from OSRX ENTERPRISES, LLC (Petitioner) and MILLENIUM TRUST CO LLC (Owner), for a six (6) unit townhouse project at 22 and 26 West Burlington Avenue, Westmont, Illinois, 60559, for a Zoning Ordinance Variance request to the required lot areas per building and per dwelling in the R-5 General Residence District.

Motion by: Scales

Second by: Barry

#### **VOTING 2**

Scales: Yes

Lavoie: No

Zekiri: Yes

Thomas: Yes

Peterson: No

Barry: No

Carmichael: Yes

### **Motion Passed**

#### **MOTION 3**

Motion to recommend to the Village Board of Trustees to approve a requests from OSRX ENTERPRISES, LLC (Petitioner) and MILLENIUM TRUST CO LLC (Owner), for a six (6) unit townhouse project at 22 and 26 West Burlington Avenue, Westmont, Illinois, 60559, for a Zoning Ordinance Variance request to the required front yard setback in the R-5 General Residence District.

Motion by: Scales

Second by: Barry

#### **VOTING 3**

Lavoie: No

Zekiri: Yes

Thomas: Yes

Peterson: No

Barry: No

Scales: Yes

Carmichael: Yes

### **Motion Passed**

#### **MOTION 4**

Motion to recommend to the Village Board of Trustees to approve a requests from OSRX ENTERPRISES, LLC (Petitioner) and MILLENIUM TRUST CO LLC (Owner), for a six (6) unit townhouse project at 22 and 26 West Burlington Avenue, Westmont, Illinois, 60559, for a Zoning Ordinance Variance request to the required side yard adjoining a street setback in the R-5 General Residence District.



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Motion by: Scales  
Second by: Barry

### **VOTING 4**

Zekiri: Yes  
Thomas: Yes  
Peterson: No  
Barry: No  
Scales: Yes  
Lavoie: No  
Carmichael: Yes

### **Motion Passed**

### **MOTION 5**

Motion to recommend to the Village Board of Trustees to approve a requests from OSRX ENTERPRISES, LLC (Petitioner) and MILLENIUM TRUST CO LLC (Owner), for a six (6) unit townhouse project at 22 and 26 West Burlington Avenue, Westmont, Illinois, 60559, for a Zoning Ordinance Variance request to the required rear yard setback in the R-5 General Residence District.

Motion by: Scales  
Second by: Barry

### **VOTING 5**

Thomas: Yes  
Peterson: No  
Barry: No  
Scales: Yes  
Lavoie: No  
Zekiri: Yes  
Carmichael: Yes

### **Motion Passed**

### **MOTION 6**

Motion to recommend to the Village Board of Trustees to approve a requests from OSRX ENTERPRISES, LLC (Petitioner) and MILLENIUM TRUST CO LLC (Owner), for a six (6) unit townhouse project at 22 and 26 West Burlington Avenue, Westmont, Illinois, 60559, for a Site and Landscape Plan Approval.

Motion by: Scales  
Second by: Barry

### **VOTING 6**

Peterson: No  
Barry: No  
Scales: Yes  
Lavoie: No  
Zekiri: Yes  
Thomas: Yes  
Carmichael: Yes



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### Motion Passed

#### MOTION 7

Motion to recommend to the Village Board of Trustees to approve a requests from OSRX ENTERPRISES, LLC (Petitioner) and MILLENIUM TRUST CO LLC (Owner), for a six (6) unit townhouse project at 22 and 26 West Burlington Avenue, Westmont, Illinois, 60559, for a Preliminary Plat of Subdivision to resubdivide two (2) lots into seven (7) lots

Motion by: Scales

Second by: Barry

#### VOTING 7

Barry: No

Scales: Yes

Lavoie: No

Zekiri: Yes

Thomas: Yes

Peterson: No

Carmichael: Yes

### Motion Passed

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

#### **11. Miscellaneous Items -**

1. Next PZC on April 10, 2024

2. Senior Planner Scott Williams notified the commission that staff is moving forward with the proposed meeting time change.

#### **12. Adjourn**

Motion by: Barry

Second by: Thomas

**Meeting adjourned at 9:31PM**