



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

630-981-6250

westmont.illinois.gov | 630-981-6200

Village of Westmont Planning & Zoning Commission July 10, 2024 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **July 10, 2024 at 6:00 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

Present: 6 - Chair Doug Carmichael, Commissioners Jill Peterson, Harold Barry III, Chris Lavoie, Craig Thomas, Boyar Zekiri

Absent: 1 - Matt Scales

Staff: Scott Williams, Senior Planner, John Zemenak, Village Attorney, Adam Walsh, Planner

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 June 12, 2024 regular meeting.

MOTION to approve the regular meeting minutes on June 12, 2024.

Motion by: Barry

Second by: Thomas

VOTING:

Yes: 6 - Carmichael, Peterson, Barry, Lavoie, Thomas, Zekiri

Absent: 1 - Scales

8. Review of Public Hearing Procedures

9. Old Business - None

10. New Business

PZC 010-2024

Request from Dune Newton (Petitioner) and Kenneth W. Newton, as Trustee of the Kenneth W. Newton Declaration of Trust (Owner) for the property at 10 West Traube Avenue, Westmont, Illinois, 60559, for the following:

- A) Zoning Ordinance Map Amendment request to rezone the property from O/R-1 Office Research-One District to R-3 Single-Family Detached Residence District.



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Presentation:

Duane Newton, petitioner, presented the case. Newton explained that the property was originally zoned residential, but was rezoned to O/R-1 in the late 1980s. Newton stated that he would like to make improvements to the property, but the regulations for the O/R-1 district make it difficult to complete such improvements.

Commissioner Peterson recused herself from the case.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained the purpose of the O/R-1 district, the history of rezonings for the subject property, and the difficulties of appraising a nonconforming structure.

Williams stated the subject property would be converted from a two-dwelling residential use to a single-family residence, which is a permitted use in the R-3 district.

Public Comment:

No one from the public commented on the case.

Commissioner Comments:

Barry: Commissioner Barry asked Williams to clarify the zoning of the surrounding properties. Williams clarified that properties to the west are zoned R-3, so this request would not result in spot-zoning. Barry found the request appropriate.

Lavoie: Commissioner Lavoie spoke in support of the request. Lavoie asked about the nonconforming setback if rezoned to R-3. Williams responded that the property would not conform with the side yard or front yard setbacks. He said that the Zoning Ordinance allows certain properties to match neighboring properties' front yard setback, but could not confirm that this would be possible for the subject property. John Zemenak, Village Attorney, added that any enlargements to the structure would have to comply with the setbacks.

Zekiri: Commissioner Zekiri voiced support for the request.

Thomas: Commissioner Thomas expressed support for the request.

Carmichael: Chair Carmichael asked if the property had been used as a residence since being rezoned to O/R-1. Williams responded that available records show that it has remained a residence since the rezoning. Carmichael stated that the request seems reasonable.

MOTION 1

Motion to recommend to the Village Board of Trustees to approve a request by Duane Newton and Kenneth W. Newton, as Trustee of the Kenneth W. Newton Declaration of Trust, for 10 West Traube



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Avenue, Westmont, Illinois, 60559, for a ***Zoning Ordinance Map Amendment request to rezone the property from O/R-1 Office Research-OneDistrict to R-3 Single-Family Detached Residence District.***

Motion by: Lavoie

Second by: Barry

Chair Carmichael closed the public hearing.

VOTING 1

Yes: 5 - Carmichael, Barry, Lavoie, Thomas, Zekiri

Absent: 1 - Scales

Recused: 1 - Peterson

Motion Passed

11. Open Forum

Nobody spoke during the Open Forum.

12. Miscellaneous Items -

A) Zoning Ordinance Update Discussion on Bicycle Parking Requirements

Williams reminded the Commissioners on the timeline of the Zoning Ordinance update and introduced the purpose for discussing bicycle parking requirements. Williams noted that the current Zoning Ordinance does not mention bicycle parking, which is why staff is asking the Commission for guidance on the topic.

Adam Walsh, Planner, presented the staff report. He highlighted the benefits of biking, existing trails in the community, and provided examples of the proposed bicycle parking requirements, and compared them to the Villages of Clarendon Hills and Downers Grove's adopted requirements.

Williams explained that the discussion is for private property requirements only. Public bicycle parking provided by the Public Works Department is not affected by the proposed requirements. Williams noted that bicycle routes will not be discussed, as they are outside of the purview of the Commission.

Does the Planning & Zoning Commission feel that bicycle parking should be required?

Williams gave an overview of the positives and negatives of requiring bicycle parking, and asked the Commission if they felt it should be required.

Zekiri asked if a developer could ask for a variance or a waiver if they felt their use does not require bicycle parking. Williams responded that they would still have the option to ask for a variance if it was a requirement. Zemenak added that it could be possible for the requirement to be waived administratively, but that process has not been considered yet. Williams expressed that including a provision that the zoning administrator could waive the bicycle parking requirement could be appropriate. Peterson asked what the criteria would be to get the requirement waived. Williams responded that it could be based on



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the use or the infrastructure serving the area. Zemenak explained that the community development director would have the power to grant waivers.

Barry asked how bicycle parking requirements would be enforced. Zemenak answered that if there is a site plan that shows bicycle parking, then it would have to be installed and maintained.

Peterson expressed support for requiring bicycle parking, as she had issues with bicycle racks not being provided in the Village. Peterson stated that she does not like allowing businesses on busy roads to be exempt from bicycle parking requirements.

Carmichael asked staff if other communities require or recommend bicycle parking. Walsh answered that over half of the communities researched mention bicycle parking, and of those that mention it, they require it. Zemenak noted that the City of Naperville requires bicycle parking for almost all uses. Carmichael asked if the requirements say if the spaces can be provided inside a building or just outside. Williams responded that it can be provided inside and outside.

Peterson stated that biking is the way of the future, and that it is the right time to include bicycle parking requirements in the new Zoning Ordinance.

Thomas spoke in support of having bicycle racks available for people to store them in an appropriate place.

Carmichael asked if the proposed requirement for multi-family residences is higher than other communities. Walsh responded that the proposed requirements are in the middle of what other communities require, but they are within one to two spaces of each other.

Lavoie did not support requiring bicycle parking because he believes that developers will provide it anyway and because it adds more regulations to an already complex process. Lavoie had concerns about requiring bicycle parking because he finds biking to be a largely seasonal activity. Zekiri asked if developers are going to provide it anyway, why it should not be required. Barry answered that it is seen as another requirement for developers to follow. Lavoie explained that smaller projects may not have the space to accommodate the required vehicle and bicycle parking spaces. Zekiri responded that in those cases, a waiver or variance could be asked for since it is a unique situation.

Barry clarified that the discussion is for private development, and that adopting requirements will not automatically result in bicycle racks being installed throughout the Village. Williams reiterated that Public Works is responsible for installing and maintaining public bicycle racks, which will not be affected by any adopted requirements.

Williams explained that it may make sense to require bicycle parking in the B-1 district only for development projects of a certain size, as the many small lots in the district may not be able to accommodate it. Barry spoke about the difficulties of requiring small properties in the B-1 to provide bicycle parking.



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Barry and Carmichael spoke about installing bicycle racks in the public parking lot on Lincoln Street.

Lavoie brought up requiring the Westmont Park District to require bicycle parking. Williams added that if requirements were adopted, the Park District would be required to follow it.

Williams stated that the bicycle parking requirement would be based on the land use, not the zoning district.

What should the trigger be for bicycle parking to be required?

Williams asked the Commission if bicycle parking should be required when a new use comes in, upon redevelopment of certain square footage, or in just brand-new developments. Zemenak added that the City of Naperville requires the installation of bicycle parking based on the size of the development.

Lavoie asked if uses that serve seniors, who typically do not ride bicycles, should be required to provide bicycle parking. Zemenak voiced support for requiring bicycle parking on new developments instead of new uses. Williams responded that staff does not support requiring bicycle parking when the use changes. Barry shared concerns that there are uses that do not make sense to be accessed by bicycle.

Lavoie voiced concerns about bicycle racks being placed in a way that negatively impacts ADA accessibility and disagreed with adding more regulations that make the development process more difficult. Williams answered that there will be guidelines for the placement of bicycle racks so they do not impede on pedestrian flow of traffic.

Barry inquired about the process for ensuring bicycle racks are properly maintained and agreed with Lavoie about adding more requirements that make development harder and that certain uses should not have to provide bicycle parking.

Lavoie reiterated that developers will provide bicycle parking if they believe it will attract their target demographic.

Williams explained that the consultant proposed the requirements, and staff is bringing them to the Commission for direction.

Peterson asked if the new Holy Trinity community center would be providing bicycle parking. Lavoie responded that Holy Trinity already provides some, and will not be adding more. There was discussion among Commissioners Peterson, Barry, Lavoie, Thomas, and Chair Carmichael about whether buildings that already provide bicycle parking would have to provide more if they expanded. Williams clarified that staff is looking for guidance on what the size of an expansion would be for more bicycle parking to be required.

Lavoie asked if bicycle parking can be strongly recommended instead of required. Williams answered that staff currently can recommend it during the pre-application meeting, but cannot require it.

Williams asked the Commissioners for their opinion on what the trigger should be for requiring bicycle



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parking. Zekiri voiced that new development projects should be the trigger instead of a change in use. Zekiri also liked the idea of allowing the community development director to grant waivers from the requirement instead of requesting a variance.

In lieu of requiring bicycle parking, should providing a certain amount of bicycle spaces allow for a reduction in the number of vehicle parking spaces required?

Williams asked if providing a certain amount of bicycle parking could be exchanged for a vehicle space. Commissioners Peterson, Lavoie, and Barry did not like the idea, citing that losing a parking space does not guarantee the bicycle parking will be used. Williams mentioned that permitting an exchange of spaces could be advantageous for the developer and eliminate the need for a vehicle parking variance, in some cases.

Lavoie stated that developers may find loopholes with this requirement where they may install many bicycle parking spaces to greatly reduce the required vehicle parking. Zekiri added that some sort of cap would be appropriate to prevent that from happening. Walsh answered that many communities cap the amount of bicycle parking required around 20-25 spaces, which could result in a reduction of only two to three vehicle parking spaces.

Lavoie asked if providing bicycle parking on green spaces would be permitted. Williams responded that projects would still need to meet the landscaping standards and that bicycle parking spaces require a flat surface, which would not count towards landscaping.

Barry asked if there are currently any requirements for the design of bicycle parking. Williams answered that outside of building codes, zoning does not have requirements.

Williams closed the discussion by asking Commissioners if they believe it should be required on all new developments. A majority of the Commissioners were against it.

Williams asked the Commissioners if they wanted to provide developers with the option to reduce the required vehicle parking by providing a certain amount of bicycle parking. Half of the commissioners supported the option.

Williams asked the Commissioners if they are in agreement that if bicycle parking is required, that it should not be required in the current B-1 district. The Commissioners agreed that the current B-1 District should be exempt from bicycle parking requirements. Zemenak added that large Planned Unit Developments can be required by the Village to require some bicycle parking.

Williams summarized the discussion, saying that bicycle parking likely will not be required, but staff will put together guidelines for the location of bicycle racks.

B) American Planning Association - Illinois (APA-IL) State Conference on September 25-27, 2024
Chair Carmichael introduced the APA-IL State Conference in Champaign, Illinois in September. Williams added that Plan Commissioner training is on Thursday, September 26 for the full day. He added that funding is available for the cost of registration and that the Commissioners may have the ability to attend



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other sessions, depending on available funds.

C) Taste of Westmont - July 11-14, 2024

Chair Carmichael reminded those in attendance that the Taste of Westmont begins on Thursday, the 11th through Sunday, the 14th.

D) Next regular Planning and Zoning Commission meeting on August 14, 2024 at 6:00 pm.

Williams noted that there are no cases scheduled for the meeting, but Zoning Ordinance update discussions will occur at the meeting. The Commissioners likely will complete required annual HR training during a closed session at the meeting.

E) Temporary Park at 109 North Cass Avenue, Westmont, Illinois, 60559

Barry provided an update on the temporary park being constructed in Downtown Westmont. He thanked staff for their work on the project.

F) Holy Trinity Catholic Parish Construction Update

Lavoie provided an update on the construction for Holy Trinity, which will go vertical next week

13. Adjourn

Motion by: Barry

Second by: Zekiri

Meeting adjourned at 7:13 pm.