



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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westmont.illinois.gov | 630-981-6200

Village of Westmont Planning & Zoning Commission October 9, 2024 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **October 9, 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: 5 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Chris Lavoie, Matt Scales, Boyar Zekiri

Absent: 1 - Commissioner Craig Thomas

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

3. **Pledge of Allegiance**
4. **Swearing-in of testifying attendees**
5. **Swearing-in of Michael Lynn as Commissioner**
6. **Roll Call of the newly constituted Planning and Zoning Commission**

Present: 6 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Chris Lavoie, Michael Lynn, Matt Scales, Boyar Zekiri

Absent: 1 - Commissioner Craig Thomas

7. **Reminder to silence all electronic devices**
8. **Reminder to sign-in for any public testimony**
9. **Approval of the Minutes of the August 14, 2024 regular meeting.**

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

Motion by: Scales

Second by: Zekiri

VOTING:

Yes: 6 - Carmichael, Peterson, Lavoie, Lynn, Scales, Zekiri

Absent: 1 - Thomas

Motion Passed

10. **Approval and release of the Minutes of the August 14, 2024 executive session.**

MOTION to approve and release of the executive session minutes on August 14, 2024.



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Motion by: Scales
Second by: Zekiri

VOTING:

Yes: 6 - Carmichael, Peterson, Lavoie, Lynn, Scales, Zekiri
Absent: 1 - Thomas

Motion Passed

11. Review of Public Hearing Procedures

12. Old Business

None.

13. New Business

PZC 019-2024

Requests from C. Kingston Partners Inc, d/b/a 1440 Event Design (Petitioner) and 1133 Cleveland Properties, LLC, d/b/a Oakmont Tech Center (Owner) for the property at 600 Oakmont Lane, Suite LL, Westmont, Illinois, 60559, for the following:

- A) Special Use Permit request to operate business offices with accessory uses of assembling, warehousing, or distribution of materials, goods, or products.
- B) Zoning Ordinance Variance request to increase the total floor area dedicated to accessory uses.

Presentation:

Bert Kaulen and Casey Plasch, petitioners, presented the case. Plasch explained the 1440 Event Design business model, their plans for the space on Oakmont Lane, what the accessory uses of assembling, warehousing, distribution of materials, and parking of fleet vehicles will look like.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. He explained the previous uses of the space, the background on the 25% limit for accessory uses in the O/R district, the hours of operation, and the limits on fleet vehicles. Williams noted that the larger vehicles can be stored inside the unit. He pointed out that the special use permit has requirements to limit noise and fumes.

Public Comment:

Kevin Vandervelde, a neighboring resident, voiced concerns about printing, emissions, the location and screening of refuse, the size of the trucks, the disposal of waste, and asked for increased screening.

Kaulen responded that printing is done in an off-site location in Lombard. Plasch stated that the trucks will be parked inside at night and that furniture is not manufactured or assembled on site, only scenic material will be assembled. Kaulen clarified that the dumpster concerns will be resolved by Flood Brothers in the near future.

Guy Bonneville, owner, clarified the location of the unit to be occupied by the petitioners. Bonneville



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explained that the Tartan Lakes subdivision is on the other side of the property from the unit, that there is a 10-foot berm to screen the property, and that the trucks will be parked inside, so visibility should not be an issue.

Vandervelde responded that the Tartan Lakes and Mayslake subdivisions are able to see where the dumpster is and where the fleet is proposed to be parked. Kaulen explained that the dumpster will be moved to an enclosure and is amenable to park the larger trucks elsewhere in response to visibility concerns.

John Zemenak, Village Attorney, explained that vehicles do not need to be screened if parking in standard parking spaces, but that oversized vehicles are prohibited. He added that screening can be required as a part of the special use, if the Commission felt it was necessary.

Commissioner Comments:

Scales: Commissioner Scales had no further questions.

Lavoie: Commissioner Lavoie asked what the hours of operation are and if there will be overnight traffic. Kaulen responded that it is between 8:00 a.m. and 6:00 p.m. Plasch explained that most deliveries and meetings with clients are during standard business hours and that any pick-ups at night would be brought back to the space the following morning. Lavoie voiced support for the request.

Zekiri: Commissioner Zekiri asked what the peak time is. Plasch replied that most events are during the week.

Peterson: Secretary Peterson voiced support for the request.

Carmichael: Chair Carmichael asked if they will be keeping the wedding business in their Lisle space, what kind of events take place in a stadium, and where they usually do business. Kaulen replied that they will be keeping the wedding business in Lisle, that some events are held in a stadium to accommodate heavily-attended events, and that they do business across the United States. Plasch added that most of their business is in the greater Chicago area.

Lynn: Commissioner Lynn asked about how much refuse they generate and what the typical size of it is. The petitioners responded that they recycle a lot of plastic and cardboard boxes, which fit in the dumpsters. Plasch added that most of their garbage is disposed of at the event site, and is not brought back to be thrown away at their office.

Lynn asked which warehousing facility is larger. Kaulen explained that the space on Oakmont Lane is larger than their current space. Lynn expressed support for the request.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a request by C. Kingston Partners, Inc. d/b/a 1440 Event Design (Petitioner) and 1133 (CLEVELAND Properties, LLC, d/b/a Oakmont Tech Center (Owner), for the property at 600 Oakmont Lane, Suite LL, Westmont, Illinois, 60559, for a **Special Use**



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Permit request to operate business offices with accessory uses of assembling, warehousing, or distribution of materials, goods, or products.

Motion by: Scales
Second by: Lavoie

VOTING A

Yes: 6 - Carmichael, Peterson, Lavoie, Lynn, Scales, Zekiri
Absent: 1 - Thomas

Motion Passed

MOTION B

Motion to recommend to the Village Board of Trustees to approve a request by C. Kingston Partners, Inc. d/b/a 1440 Event Design (Petitioner) and 1133 (CLeveland Properties, LLC, d/b/a Oakmont Tech Center (Owner), for the property at 600 Oakmont Lane, Suite LL, Westmont, Illinois, 60559, for a ***Zoning Ordinance Variance request to increase the total floor area dedicated to accessory uses.***

Motion by: Scales
Second by: Lavoie

VOTING B

Yes: 6 - Carmichael, Peterson, Lavoie, Lynn, Scales, Zekiri
Absent: 1 - Thomas

Motion Passed

14. Open Forum

Nobody spoke during the Open Forum.

15. Miscellaneous Items

A) Zoning Ordinance Update Discussions

First Topic: O/R and O/R-1 Use Expansion

Adam Walsh, Planner, introduced the discussion, noting that the O/R and O/R-1 districts allow a limited number of uses, that office spaces are having issues filling vacancies, and that neighboring and comparable communities allow more uses in their office districts. Walsh explained the potential additions Staff is considering, and asked the Commission for guidance on which uses should be allowed in which districts, and if they should be allowed as permitted or special uses.

Scales voiced support for the additions.

Carmichael asked Walsh to expand on allowing the proposed uses as special or permitted uses. Zekiri confirmed that none of the proposed uses are currently allowed. Walsh answered that one community



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may allow the use as permitted, while another may say it is a special use. He reiterated that Staff has not decided which use would be permitted or special, and that they are asking the Commission for their opinion. Williams added that a previous text amendment to the O/R district cracked the door open to see how many businesses would take advantage of it. He also explained that smaller Class B offices have trouble filling the space, and non-office uses often contact Staff to see if they are allowed to occupy that space.

Williams noted that any expansions to the uses allowed in the office districts should not create another business or manufacturing district, and that it is important to have districts where the day-time population is so they can support other businesses like restaurants and gas stations during the day.

Carmichael said that a few of the proposed uses could be active during the night, and may make sense to be special uses. Williams replied that the office district purpose statements say they are for office uses only, so classifying the additions as special uses would make sense because they are not offices.

Scales asked what the trigger for a special use is. Zemenak responded that special uses are typically businesses that may have a unique or adverse impact on municipal services or neighboring properties, and must meet standards imposed by the Village to prove that they will not have adverse impacts. Williams added that activating a district during the night may impact emergency services.

Zekiri asked if the hours of a permitted use can be regulated. Williams explained that a permitted use would be reviewed by Staff and would not come before the Commission.

Peterson voiced support for allowing the proposed uses as special uses. Zekiri and Scales stated that some of the uses could be allowed as permitted uses.

Peterson asked if there are any other uses that may be added to the O/R and O/R-1 districts. Williams replied that other communities allow more specific uses, but Staff is aiming to add broad use classifications, and that more specific use could be allowed as accessory uses.

Zekiri expressed concern about allowing 24/7 veterinary offices because of potential adverse impacts. Williams added that veterinary offices and fitness facilities could be allowed as a special use with conditions that could mitigate any impacts.

Lynn asked if a business could be permitted if their hours of operation were between certain hours, and be a special use if it operated beyond those hours. Williams responded that it could be done as a condition on only special uses.

Lynn questioned if retail uses would be allowed as an addition to the office districts. Zemenak replied that the Village would rather see retail in the business districts.

Lavoie asked if the Zoning Ordinance could include a stipulation that would allow for Staff to determine when a special use would be required. Zemenak responded that it would give Staff too much discretion. Lavoie questioned how Staff can use discretion when classifying a use as a financial institution. Williams answered that the definition section of the Zoning Ordinance would say what a financial institution



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generally is and that Staff often has discussions internally to ensure consistent classification of businesses.

Lynn asked if it is better to allow more permitted than special uses to attract businesses. Williams replied that in the office districts, allowing special uses means that the district would remain more attractive to offices.

Scales questioned if it would be more efficient to allow the proposed uses as permitted. Williams answered that allowing them as a special use gives prospective businesses an avenue for approval instead of turning them away.

Zemenak asked Staff if any financial institutions have inquired about a space in the office districts. Williams replied that offices for a bank are in the O/R, but were classified as an office. Zemenak clarified that any new ATMs would have to obtain a special use permit, to which Williams replied yes. Zemenak questioned if banks would make sense to allow in an office district. Williams responded that the definition for financial institutions would have to be crafted in a way that preserves the integrity of the office districts.

Carmichael asked how parking requirements would factor into the proposed additions. Williams replied that parking would still be required at the same rates, and that special uses would have to show that they will not cause a parking issue. Peterson questioned about parking and permitted uses. Williams explained that they would still have to show that a parking issue would not be caused, or ask for a variance.

Scales asked if Staff wants to add more uses to the office districts, if Staff will come back for another discussion. Williams replied that Staff will take their and the Commission's feedback to the consultant for them to craft language on it to present at the public hearing.

Lavoie raised a concern about allowing veterinary offices because of noise impacts. Zemenak added that a condition could be that a veterinary office would have to provide a separate entrance or be in a stand-alone building. Zekiri and Scales also raised concerns about veterinary offices being a permitted use.

Second Topic: Downtown Districts

Williams gave a presentation on the proposed new Downtown zoning districts, highlighting the building types allowed in each district, the changes in setbacks, and how the proposed districts are similar to neighboring communities.

Lavoie expressed support for including the properties bordering the proposed Downtown Core and Edge districts to be zoned Downtown Residential. Scales, Lynn, and Zekiri generally agreed. Williams clarified that all properties proposed to be rezoned would require a public hearing.

Williams further clarified that rezonings beyond what is proposed to be a part of the Downtown districts would have to wait until after a new Comprehensive Plan is adopted.



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Scales asked if any commercial would be allowed in the Downtown Residential district. Williams replied that offices would be allowed if in a general building and that a text amendment would be required for any commercial to be allowed. Scales exclaimed that it may make sense to allow corner stores in Downtown Residential district.

Zekiri questioned if general buildings would be required to have offices on the first floor with residential above. Williams answered that the whole building could be residential.

Lynn asked if it would make sense to have more properties south of the train tracks to be zoned Downtown Residential. Williams replied that it would likely not be rezoned since there are many properties along South Cass Avenue that are improved with single-family attached and multi-family residences.

Lavoie questioned if the lots along Burlington Avenue were deep enough to accommodate denser developments. Williams replied that the alley behind the properties on West Burlington Avenue means that a developer would likely use multiple properties to build a dense development and that the front yard setback would be decreased, which should also allow for denser developments.

Scales asked how lot lines would change if an alley was vacated by the Village of Westmont. Zemenak replied that normally the bordering lots would evenly split the land, but the Village could vest title in only one adjoining property. Williams added that since the alleys were recently remodeled, it is unlikely that the Village would vacate the alley.

Scales asked if any of the properties along Cass Avenue north of Naperville Road should be zoned Downtown Residential. Williams responded that they are zoned R-4, which allows for low-density multi-family developments and that the Comprehensive Plan identifies the future land use as commercial.

Scales and Zekiri questioned the timeline for the Zoning Ordinance update. Williams replied that the Downtown districts may be brought back to the Community Development Committee or before this Commission after having the consultant craft language on their input. The public hearing on the Zoning Ordinance would likely happen later in 2024 or early in 2025.

Third Topic: Accessory Dwelling Units (previously discussed at August 10, 2024)

Carmichael allowed Lynn to give input on accessory dwelling units (ADUs), since he was not appointed to the Commission at that time. Lynn voiced support for allowing ADUs, but advocated for residents of one to be allowed to access through the front of the property instead of the alley, as some alleys are poorly lit and made of gravel.

B) Potential Special Meeting Dates

Williams noted that the Community Development Specialist, Jaime Hoffmann, may be asking the Commissioners for their availability for the upcoming months in case a special meeting(s) is needed as the holidays approach.

C) Next Regular Planning and Zoning Commission Meeting is on November 13, 2024



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16. Adjourn

Motion by: Scales
Second by: Lavoie

The motion carried on a unanimous vote.

Meeting adjourned at 8:06 p.m.