



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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Village of Westmont Planning & Zoning Commission May 14, 2025 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **May 14, 2025 at 6:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

1. Call to Order

Chair Doug Carmichael called the meeting to order at **6:01 PM**.

2. Roll Call

Present: 7 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Conor Donoghue, Michael Lynn, Thomas Sharp, John F. Simpson IV, Craig Thomas

Commissioner Simpson arrived at 6:03 p.m.

Absent: 0

Staff: Scott Williams (Senior Planner), John Zemenak (Village Attorney)

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

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 May 7, 2025 special meeting.

MOTION by **Sharp** to approve the special meeting minutes from May 7, 2025.

Seconded by **Thomas**.

VOTING:

Ayes: 6 - Carmichael, Peterson, Donoghue, Lynn, Sharp, Thomas

Nays: 0

Abstain: 1 - Simpson

Motion Passed

8. Review of Public Hearing Procedures

9. Old Business

None.



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10. New Business

PUBLIC HEARING PZC 005-2025

Requests from Kidvest, LLC, d/b/a Primrose School of Westmont (Petitioner), and P & C Holdings, LLC (Owner), for the property at 98 East Naperville Road, Westmont, Illinois, 60559, for the following:

- 1) Zoning Ordinance Variance to allow for playground and equipment to encroach into the required supplemental setback line to Naperville Road and within a required front yard setback in the B-2 General Business District.
- 2) Site and Landscape Plan.

Presentation:

Chris Horney, representing the petitioner, gave an overview of the requests. Horney explained that a portion of East Naperville Road was removed and replaced with grass in front of the subject property, which is adjacent to the proposed outdoor playground. Horney also mentioned that the site and landscaping plan were designed to be compliant with requirements for daycares from the State of Illinois.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained that though Naperville Road was removed, the supplemental setback from the right-of-way line is still effective. He also clarified that the waiver request to the parking stall size will be reviewed by the Village Board, as it is not in the zoning ordinance.

Public Comment:

None.

Commissioner Comments:

Lynn: Commissioner Lynn asked for the front yard and interior side yard setbacks. Williams replied that the front yard setback is 10 feet, but the supplemental setback increases it to 30 feet, and the interior side yard setback is 5 feet. Lynn asked for clarification on supplemental setbacks. Williams explained that some of the busier roads in the Village have larger setbacks than what the zoning ordinance typically requires.

Lynn questioned if there are plans for the space previously occupied by Naperville Road. Williams replied that he is unaware if the Village has plans, but noted that many trees were recently planted in the area.

Simpson: Commissioner Simpson raised concerns about drop-off procedures and potential conflicts with Salt Creek Ballet Company. Horney and Lauren Kavanaugh, President of Salt Creek Ballet Company, replied that during the week, the Salt Creek students are older and are typically dropped off by their parents. Kavanaugh said that there will be overlap, but their weeknight students do not require lots of parking.

Commissioner Donoghue asked if the neighboring gym uses the subject property's parking lot for overflow. Kavanaugh replied that she has not heard from parents that the gym uses their parking lot. Williams clarified that the proposed parking lot exceeds the minimum for both users.



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Simpson questioned if there will be traffic controls for the peak hours to avoid congestion during the overlapping time. Williams stated that the Departmental Engineer did not raise issues with the provided traffic statements. Horney added that there will only be one-way drive aisles with angled parking, which he believes will help mitigate traffic concerns.

Lynn asked if there would be a different pavement near the trash enclosure. Horney answered that there will be concrete near the enclosure, and the rest will be asphalt. Lynn asked if the turning radius was satisfactory. Williams answered that the Fire Department did not have an issue with the turning radius.

Simpson asked if the current uses meet the parking minimums and how they compare to the proposed uses. Williams replied that there is not an approved site plan for the property, but explained that office uses have a similar requirement to the day care.

Simpson asked if there will be curb wheel stops for the spaces adjacent to the playgrounds. Horney replied that there will be a curb and curb wheel stops at those spaces. Horney added that children are not typically in the playground during peak drop-off and pick-up times. Williams mentioned that the fence is designed to be crash resistant.

Donoghue: Donoghue had no further comments or questions.

Sharp: Commissioner Sharp had concerns about vehicles overhanging the narrow sidewalk, requesting that the curb wheel stops be shown on the approved site plan. Sharp also requested that all exterior equipment be shown on the plan with screening.

Sharp commented that if the Naperville Road sidewalk remains, that there should be taller landscaping between the sidewalk and the fence. Horney answered that they would like to have the sidewalk removed. CJ Bak, the business owner, explained that the taller landscaping can create a security issue, as shorter landscaping means that no one can hide in it. Bak added that they chose this property because of the newly planted Oak Hickory Forest, which is more appealing to face than a busy roadway.

Sharp asked if there will be coordinated drop-off procedures for the drive aisle. Horney replied that the parking lot does not support it, so all parents will have to park in a space.

Sharp asked if using artificial turf will affect lot coverage. Williams answered that there is not a lot coverage regulation in the B-2 District, but the engineer will further scrutinize this at time of permitting.

Sharp expressed support for the requests.

Thomas: Commissioner Thomas spoke in support of the requests.

Lynn asked where the main entrance for both businesses are. Horney explained that it is the north door on the east side. The south door on the east side will be a secondary entrance.

Peterson: Secretary Peterson had concerns about parking, but understood that staff and the petitioner



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did not see an issue. Horney replied that pick-up and drop-off are spread out, and there are not as many people dropping off at the same time. He added that the waiver was requested to gain four parking spaces to help mitigate the concerns. Peterson asked if the drive aisle will be striped. Horney replied that they could, but believed that the orientation of the angled spots should direct vehicles. Williams added that the engineer may require it when permits are applied for, or the commission could add it as a condition.

Peterson asked if there are any before or after school programs where students may be bussed to or from school. Bak responded that they do not see a demand for that in their business model. Peterson asked what the age range is. Bak answered that it could be as early as six weeks, but often start at six months. Most students stay in the center until they are four or five years old.

Peterson asked how the Downtown Incentive Program funding relates to their project and if the elevations will be changed. Bak answered that they are requesting the funding to enhance the site beyond what is required by the Village's Code. Bak added that more windows or awnings may be added in the future. Williams noted that if major changes are proposed, the petitioner may need to request an amendment to their site and landscaping plan.

Peterson asked if both businesses will be allowed signage. Williams explained that both businesses can have ground and wall signs that are compliant with the zoning ordinance regulations.

Peterson voiced support for the requests.

Carmichael: Chair Carmichael expressed support, noting that the two businesses seem complimentary.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Kidvest, LLC, d/b/a Primrose School of Westmont (Petitioner), and P & C Holdings LLC (Owner), for the property at 98 East Naperville Road, Westmont, Illinois, 60559, for a ***Zoning Ordinance Variance to allow for playground and equipment to encroach into the required supplemental setback line to Naperville Road and within a required front yard setback in the B-2 General Business District.***

Seconded by **Thomas**.

VOTING:

Ayes: 7 - Carmichael, Peterson, Donoghue, Lynn, Sharp, Simpson, Thomas
Nays: 0

Motion Passed

MOTION 2

Motion by **Sharp** to recommend to the Village Board of Trustees to approve a request from Kidvest, LLC, d/b/a Primrose School of Westmont (Petitioner), and P & C Holdings LLC (Owner), for the property at 98



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East Naperville Road, Westmont, Illinois, 60559, for a ***Site and Landscaping Plan with the condition that curb wheel stops be installed along the east row of parking spaces.***

Seconded by **Simpson**.

DISCUSSION:

Williams asked if the curb wheel stops should be shown on the plans sent to the Village Board or if it should be added as a note. Sharp replied that whichever is faster, to which Williams replied that staff will decide.

VOTING:

Ayes: 7 - Carmichael, Peterson, Donoghue, Lynn, Sharp, Simpson, Thomas

Nays: 0

Motion Passed

PUBLIC HEARING PZC 007-2025

Requests from Salt Creek Ballet Company (Petitioner), and P & C Holdings, LLC (Owner), for the property at 98 East Naperville Road, Westmont, Illinois, 60559, for the following:

- 1) Special Use Permit to operate a performing arts studio in the B-2 General Business District.
- 2) Zoning Ordinance Variance to the special condition that requires 100 foot distance separation between a performing arts studio and a residence district.

Presentation:

Lauren Kavanaugh, President of Salt Creek Ballet Company, gave an overview of the request. Kavanaugh explained the office hours versus the school hours and anticipated parking demands.

Staff Comment:

Williams presented the staff report. Williams explained that Salt Creek Ballet Company is a nonconforming use, as it likely opened before performing arts studios were required to obtain a special use permit. Since the petitioner is requesting to move upstairs, the zoning ordinance requires that they receive the requested approvals.

Public Comment:

None.

Commissioner Comments:

Lynn: Lynn had no questions or comments.

Simpson: Simpson had no questions, adding that he is happy to see them stay in the Village.

Donoghue: Donoghue had no questions or comments.

Sharp: Sharp asked what the trigger for a traffic study is. Williams explained that it is at the engineer's



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discretion and that the study is typically required for a new use or a newly-constructed building. Sharp commented that a traffic study may have been useful for this and the previous cases' requests even if not commonly required. Sharp spoke in support for the requests.

Thomas: Thomas voiced support for the requests.

Peterson: Peterson asked to confirm the number of employees. Kavanaugh replied that they have nine employees and the Board of Directors volunteer, too. Peterson was supportive of the requests.

Carmichael: Carmichael asked staff if there are enough access points for ingress and egress. Williams answered that the Fire Department has their own use system and requirements that the petitioner would have to comply with.

MOTION 1

Motion by **Sharp** to recommend to the Village Board of Trustees to approve a request from Salt Creek Ballet Company (Petitioner) and P & C Holdings (Owner), for the property at 98 East Naperville Road, Westmont, Illinois, 60559, for a ***Special Use Permit to operate a performing arts studio in the B-2 General Business District.***

Seconded by **Simpson**.

VOTING:

Ayes: 7 - Carmichael, Peterson, Donoghue, Lynn, Sharp, Simpson, Thomas

Nays: 0

Motion Passed

MOTION 2

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Salt Creek Ballet Company (Petitioner) and P & C Holdings (Owner), for the property at 98 East Naperville Road, Westmont, Illinois, 60559, for a ***Zoning Ordinance Variance to the special condition that requires 100 foot distance separation between a performing arts studio and a residence district.***

Seconded by **Donoghue**.

VOTING:

Ayes: 7 - Carmichael, Peterson, Donoghue, Lynn, Sharp, Simpson, Thomas

Nays: 0

Motion Passed

PUBLIC HEARING PZC 006-2025

Requests from ZzeNails, Inc, d/b/a ZzeNails (Petitioner), and Richmond Station, LLC (Owner), for the



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property at 42 South Cass Avenue, Westmont, Illinois, 60559, for the following:

- 1) Special Use permit to operate a beauty parlor, located on the ground floor, in the B-1 Limited Business District.

MOTION 1

Motion by **Thomas** to continue the public hearing to the regular meeting on June 11, 2025 at 6:00 p.m.

Seconded by **Sharp**.

DISCUSSION:

Simpson asked to clarify that the petitioner was not present, Williams and Carmichael confirmed that the petitioner was not in attendance.

VOTING:

Ayes: 7 - Carmichael, Peterson, Donoghue, Lynn, Sharp, Simpson, Thomas

Nays: 0

Motion Passed

11. Open Forum

Nobody spoke during the Open Forum.

12. Miscellaneous Items

- a. The next regular PZC meeting is on June 11, 2025.
Sharp asked how many cases will be on the agenda. Williams replied that there will be at least two cases in addition to the third public hearing on the zoning ordinance update.
- b. Carmichael notified the commission that May 15, 2025 is Peace Officer's Memorial Day, and all are encouraged to fly their flags at half mast from dawn to dusk.

13. Adjourn

Motion by **Sharp** to adjourn the meeting.

Second by **Simpson**.

The motion carried on a unanimous vote.

Meeting adjourned at **7:34 p.m.**