

**VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION**  
**FINDINGS OF FACT**

**PUBLIC HEARING OF AUGUST 8, 2012**

**P/Z 12-026: Gina DeLaMora D/B/A Interiors by Gina, 220 North Cass Avenue, Westmont**

Request for a special use to allow a consignment shop in the B-1 Limited Business District.

***CRITERIA NO. 1: That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.***

**FINDINGS OF FACT:** This retail establishment will occupy an existing tenant space and all operations will be conducted indoors. The Applicant proposes to sell high-end consignment items as well as new and repurposed furniture and home décor accessories, and will not be conducting any rummage or warehouse-style resale operations. This use will not generate adverse noise, light, odors or other hazards.

***CRITERIA NO. 2: That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.***

**FINDINGS OF FACT:** This retail use is consistent with surrounding retail uses, and all operations will be conducted inside an existing commercial establishment.

***CRITERIA NO. 3: That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.***

**FINDINGS OF FACT:** Surrounding property is fully improved, and this use will occupy an existing commercial building. Accordingly, this special use will not impede the development and improvement of surrounding property.

***CRITERIA NO. 4: The adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.***

**FINDINGS OF FACT:** The property is fully improved and is presently serviced by adequate utilities, access ways, drainage and other necessary facilities.

***CRITERIA NO. 5: That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.***

**FINDINGS OF FACT:** The property contains a shared off-street parking lot to the immediate north and contains a gravel parking lot behind the existing building. Public parking is available on the adjacent public streets and nearby public parking lots. Access will be provided off of Cass Avenue via the public sidewalk.

**CRITERIA NO. 6:** *That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.*

**FINDINGS OF FACT:** The proposed use meets the parking requirements of the Zoning Ordinance and this use and the existing building meets all other regulations of the Zoning Code for the B-1 Limited Business District.

6 The Planning and Zoning Commission agrees with the above findings.

0 The Planning and Zoning Commission does not agree with the above findings.