

# REQUEST FOR BOARD ACTION

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**ORIGINATOR:** COMMITTEE OF THE WHOLE MEETING: August 30, 2012

Comm Dev **REGULAR BOARD MEETING:** September 4, 2012

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**TITLE/DESCRIPTION:** SPECIAL USE REQUEST, 220 NORTH CASS AVENUE:

Board to consider an ordinance approving the following requests from Interiors by Gina to operate a high-end resale/consignment furniture store in the B-1 Limited Business District:

- a. Special use permit.
- b. Development permit.

**BACKGROUND OF SUBJECT MATTER:** The petitioner requests approval of a Special Use to operate a high-end resale/consignment furniture store. The petitioner previously operated out of her home in Hinsdale, and is now requesting approval to move into a retail space in Downtown Westmont.

All occupancies in the B-1 Limited Business District require a development permit which can only be approved by the Village Board. The retail aspect of the proposed use is consistent with the Board's intention to target market to retail shops in downtown Westmont, and it will increase visitors to downtown. The applicant has included a proposed interior floor plan, along with a site plan that designates private parking for the three tenants in the building.

**DOCUMENTS ATTACHED:**

1. Staff report from the August 8, 2012 Planning and Zoning Commission meeting.
2. Findings of Fact from the August 8, 2012 Planning and Zoning Commission meeting.
3. Draft minutes excerpt from the August 8, 2012 Planning and Zoning Commission meeting (to be distributed at the meeting).

**RECOMMENDATION:** The Planning and Zoning Commission recommended *unanimous approval* of the Zoning Code Variance Request to allow the Special Use.

- The Commissioners discussed the applicant's removal of the liquor license request, and that she wants to work with outside vendors to provide tastings to her customers, approximately once a month. Deputy Chief Gunther is working with the applicant regarding the associated requirements.
- The Commission clarified that by refinishing furniture, the applicant would be sanding and using paint and fabric, and not stripping furniture and using noxious chemicals.
- The Commission confirmed that home decor items would also be included at the store.