

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF NOVEMBER 14, 2012

P/Z 12-040: James D. Fiala Paving Company Re: 15 South Cass Avenue, Westmont

Request for a special use to allow a ground floor office in the B-1 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: All office operations will be conducted indoors and this use will not adversely affect the public welfare. This office will eliminate the need for a construction trailer on the site of the 55th Street road construction project.

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 proposed office use is consistent with surrounding uses, will not result in adverse light, noise or traffic, and will not adversely affect surrounding property values.

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: The Applicant will occupy an existing building, and surrounding lots are fully developed.

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 currently improved and served by all necessary utilities, storm sewers 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: This use will not attract retail or other customers, and sufficient off-street and/or public parking is available for Applicant's use.

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 all regulations of the Village's codes and ordinances and no variances are sought in conjunction with this use.

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

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