



**Village of Westmont  
Planning & Zoning Commission  
June 09, 2021 - Approved Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **June 09, 2021 at 7:00 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**

**In Attendance:** Chair Doug Carmichael, Commissioners Wallace Van Buren, Craig Thomas, Thomas Sharp, Chris Lavoie, Matt Scales, Alison Clemens, Village Attorney John Zemenak, and Village Planner Nalini Johnson

- 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 12, 2021 regular meeting.**

**MOTION to approve the regular meeting minutes on May 12, 2021**

Motion by: Clemens

Second by: Scales

The motion passed on a voice vote. All in favor.

- 8. Open Forum - No one spoke during Open Forum.**
- 9. Review of Public Hearing Procedures**
- 10. Open Hearing**

**New Business**

**PZC 76-2021 Request from the Community Development Department regarding privately- owned property located at 2-44 Plaza Drive in Westmont, IL 60559 for the following:**

**A.** A zoning map amendment to the Village of Westmont Zoning Map to rezone certain split-zoned property located at 2-44 Plaza Drive, to M - Manufacturing District.

PIN(s): 09-03-101-014 ; 09-03-105-007

**Presentation:** Village Planner Nalini Johnson discussed a privately owned property that was originally two separate lots, and were zoned differently. One lot was zoned O/R and the other was zoned M. The lots were consolidated, but were never rezoned. Johnson requested that the single consolidated lot should have the same zoning district, and after research determined that although the existing uses are office research, the intended use is light manufacturing and the future land use map shows light manufacturing or light industrial business park use. Johnson suggested zoning the lot to Manufacturing and added that the existing businesses would still be allowed to operate without restrictions.



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## Community Development Department

31 West Quincy Street • Westmont, Illinois 60559  
Tel: 630-981-6250 Fax: 630-968-8610

Village Attorney John Zemenak asked what the surrounding properties are zoned. Johnson replied that the properties to the North are zoned O/R, and to the East and Southeast are M.

**Staff Comment:** None

**Public Comment:** None

### **Commissioner Comments:**

**Lavoie :** Commissioner Lavoie had no comments or questions.

**Carmichael :** Commissioner Carmichale had no objections.

**Thomas :** Commissioner Thomas supported the rezone.

**Sharp :** Commissioner Sharp had no comments.

**Scales :** Commissioner Scales had no comments or questions.

**Van Buren :** Commissioner Van Buren had no comments.

**Clemens :** Commissioner Clemens asked staff if there were restrictions in the event that a business was emitting chemicals. Johnson replied that the code reflects performance standards that would prohibit that.

### **MOTION A**

Motion to recommend to the Village Board of Trustees to approve A zoning map amendment to the Village of Westmont Zoning Map to rezone certain split-zoned property located at 2-44 Plaza Drive, to M - Manufacturing District.

Motion by: Sharp

Second by: Scales

### **VOTING A**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Sharp: Yes

Scales: Yes

Clemens: Yes

**Motion Passed**



**Old Business** - None

**11. Miscellaneous Items -**

A) Johnson brought up a topic for discussion where she had asked the Village Attorney to provide certain factors that should be considered when rezoning properties. In return the Commission was provided a memo that focused on what is called the lasalle factors. Attorney Zemenak mentioned there were no criteria to consider in the state statute or Westmont ordinances; however factors have evolved through case law. Zemenak provided the 8 factors that have developed through case law as follows :

1. The existing uses and zoning of nearby properties.
2. The extent to which property values are diminished by the particular zoning.
3. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public.
4. The relative gain to the public as compared to the hardship imposed on the individual property owner.
5. The suitability of the property for the zoned purpose.
6. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property
7. The public need for the proposed use.
8. The thoroughness with which the municipality has planned and zoned its land use.

Commissioner Lavoie mentioned that he figured taxation would be a factor. Attorney Zemenak replied that taxation is based on the use, and not necessarily the zoning.

**12. Adjourn**

Motion by: Thomas

Second by: Clemens

**Meeting adjourned at 7:28pm**