



**Village of Westmont
Planning and Zoning Commission
May 14, 2014 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, May 14, 2014 at 7:00pm, at the Westmont Village Hall, 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Ed Richard led in the following:

(1) Call to Order

In attendance: Chair Ed Richard, Commissioners Gregg Pill, Stan Anton, Steve Fedeczko, PZ Secretary Wallace Van Buren, Village Attorney John Zemenak, Village Planner Jill Ziegler.

Absent: Commissioners Craig Thomas, Bill Fleet

(2) Pledge of Allegiance.

(3) Swearing in of testifying attendees and reminder to sign in.

(4) Reminder to silence all electronic devices.

(5) Approval of Minutes

(6) Approval of Minutes of the April 9, 2014 meeting.

Motion to approve the Minutes of the April 9, 2014 meeting.

Motion: Pill

Second by: Anton

VOTING--Minutes

Van Buren--yes

Pill--yes

Anton--yes

Fedeczko--yes

Richard--yes

Motion passed.

New Business

PZ 14- 008 Sprint (applicant) with Franciscan Tertiary Province of the Sacred Heart (property owner) regarding the property located at 1801 35th Street, Oak Brook, IL 60523 for the following:

(A) Zoning Code Variance Request to permit more than three antennas on a structure.

PRESENTATION: Abbey Freena, SEC Wireless was retained by Sprint to assist with deployment of 2.5



network. This is an upgrade to their current system. Sprint is seeking approval to install 3 antennas at their existing site. There are currently 3 antennas at their location. The new antennas would be the same height as existing antennas and painted to match and installing a new equipment cabinet. This upgrade will allow residents and businesses to fully utilize benefits of newer technology, improved quality and clarity. They will be keeping the 3 existing and adding 3 new, the hardship is that the antenna service cannot be combined, they need two antennas to provide the upgrades for each sector.

PUBLIC COMMENT: None.

STAFF COMMENT: Ziegler commented that this is a straight forward request. We have received structural confirmation that the roof can support the additional equipment, it is set back from road and glad that no additional structure is needed.

COMMISSIONER COMMENT:

Pill: Likes the idea and is in favor.

Anton: no questions.

Van Buren: no questions.

Fedeczko: only commented that other providers have added similar upgrades.

Richard: no questions.

FINDINGS OF FACT A:

(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance Request to permit more than three antennas on a structure.

Motion by: Pill

Second by: Anton

VOTING A

Van Buren--yes

Pill--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.



PZ 14- 009 Burgess Square Healthcare and Rehabilitation Centre regarding the property located at 5801 South Cass Avenue, Westmont, IL 60059 for the following:

- (A) Site and landscaping plan approval for a nursing home parking lot addition in the R-4 General Residence District.

PRESENTATION: Neil Gline administrator at Burgess Square presented to request adding 50 new parking stalls to resolve parking congestion on 58th street. They currently have approximately 100 spots. Would like to add the additional spots to reduce congestion due to life safety concerns for emergency vehicles to be able to access 58th street. The land that they are trying to build into is water retention. There was an issue during the winter with fire trucks not being able to access the facility. John Green, site land planner/land surveyor/civil engineer, presented plans on 53 stall parking lot, slightly modify entrance to allow better access onto property. The site will comply with handicap stalls and be re-striped in compliance with emergency vehicle access and also improve traffic on 58th. The lot will be manufactured with permeable pavers, brick paver unit with engineered openings at joints to allow moisture into ground, stratum of washed stone to promote infiltration into ground to diminish runoff. They are also adding a rain garden to the site. There were discussions during review of adding stalls to the south end, which would be constructed out of the permeable bricks as well. Mike Tripetti presented the landscape plan for the proposed improvements. New plantings on north and west sides to act as screen, plus new trees with rain garden in center area of parking lot with native short prairie grasses. The parking lot will also have ornamental plantings in the islands including some flowering and evergreen shrubs providing 4 feet of screening.

PUBLIC COMMENT: None.

STAFF COMMENT: Ziegler presented that the traffic is very congested on 58th street and reduces access by emergency vehicles. Staff would support with the expansion and 6 additional spaces on south end. The police and fire department are please with plans. All parking in set back in back would need to be removed because expansion would resolve problems. The 6 additional stalls would not encroach on set back.

COMMISSIONER COMMENT:

Richard: inquired about the 4 depressed curb cuts. Response: Any over flow will run off into the rain garden area, which has drain tile well below the stratum of soil, with over flow connecting to city sewer system.

Fedeczko: is there any sort of problem if a heavier vehicle was parked on the pavers. Response: the system has been engineered and designed to support an 18 wheel truck, careful to specify commercial version.

Van Buren: lives near area and knows that more parking is badly needed, inquired about how much land is needed for water retention. Response: in lieu of detention, they are proposing the paver lot which will allow water to infiltrate the ground instead of being retained.

Anton: commended panel for addressing the problem, inquired about schematic cross section of rain



garden for further explanation. Response: water will go through rain garden, 18" of top soil, the perforated drain tiles, then recharge stone 6" and ground for water to soak into, intention is that large majority of water will soak into ground first before hitting city sewer.

Pill: inquired if Burgess was property owner all the way to Cass Avenue. He is not sure why they do not have to have detent the entire property. Ziegler commented that they will request a waiver for the detention based on the improvements proposed with rain garden and pavers. Staff is considering this is a life safety concern. Pill mentioned that they could place no parking signs even though it exacerbate Burgess's parking problem.

Richard: asked about the residential side, confirmed that the parking will go away but 6 foot fence will remain.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Site and landscaping plan approval for a nursing home parking lot addition in the R-4 General Residence District.

Motion by: Van Buren

Second by: Fedeczko

VOTING A

Van Buren--yes

Pill--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

PZ 14- 010 - Cass Avenue Dream Homes LLC regarding the properties located at 408, 412 and 414 North Cass Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to reduce the required front yard setback in the R-4 General Residence District for the purpose of constructing a 6 unit townhome building within the setback.
- (B) Zoning Code Variance Request for relief from the maximum allowable density. The R-4 General Residence District requires a minimum lot area of 127,800 square feet and the petitioner is proposing 83,700 square feet in order to build 4 townhome buildings with approximately 8 three-bedroom units and 14 two-bedroom units.
- (C) Site and landscaping plan approval.
- (D) Preliminary subdivision approval.

PRESENTATION: Steve Vernon, Cass Avenue Dream Homes, purchased the property a number of



years ago and received approval for 2 sixteen unit condominium buildings, but housing downturn caused this proposal to not be feasible. Presented additional proposal for 24 unit plan but had issues with engineering for detention. They have now reduced the plan to 22 units and trying to reach a price point under \$300K which they feel is much more feasible for the market right now. He mentioned there is a section that would be constructed out of pavers to allow fire truck access to what would eventually be Lincoln if the road was constructed to go through. They are trying to create a townhome look. They are asking for a 15ft variance and showed example of similar neighborhood with a similar set back, housing styling. All of the units will have their own drive, two car garage and patio.

PUBLIC COMMENT: Jim Haptis, 413 N. Grant directly west of the property, showed a picture of the property from Monday after a rainfall and last spring showing the high water that this property gets and pictures of the health department with doors pushed in from flooding. Concerned about car parking and lights parking and shining into his home. Currently has problems with medical center and the homeless persons that congregate near the facility. Has complaints against property because it hasn't been maintained in the 8 years that they have owned the property.

Response: cannot control the homeless persons but they are very familiar with the flooding issues and have done the topography and studies of the water runoff and all of it has been considered with the design. They are installing a very large detention area and are proposing a huge detention area to eliminate those flooding issues. They are fully expecting that any water that would collect would now run off into the detention area. For the headlight issues, they would comply with the Village ordinances of either putting up a 6 foot hedge or 6 foot fence. He has a lawn maintenance company and was not aware of issues but would be happy to address any problems to resolve.

STAFF COMMENT: Ziegler mentioned that previous intention of two condominium buildings has been modified. The current proposal is planned to be built in two phases, detention for entire development would need to go in during phase one. Because extension of Lincoln will not be planned for quite some time, the fence would be required. Proposed detention is sufficient.

COMMISSIONER COMMENT:

Pill: asked for clarification on what will be built in phase one. Response: eastern 6 unit building first, then next 6 unit and entire detention area and all landscaping on south area.

Anton: asked about water and reducing output. Response: adding a restrictor pipe so only a limited amount will not be detained.

Van Buren: if Lincoln were developed would it come from north to south or all at once. Staff response: not sure which direction it would come from. Response: their researched showed that everything for Lincoln is dedicated to the north but believes there are 3 neighbors to south and 4 to west that would need to dedicate.

Fedeczko: no issue with type of buildings, but concerned on phasing, due to similar projects in town where they started phase on did not complete. Response: phase one this fall and be complete by next fall, would immediately go into phase two upon 50% of phase one sold. Their price point is also 60% less than the properties that are not complete. Based on a project in Orland that sales are



booming, in past year have an additional 40 units up since last year. They are working with agents in area on price points and market. There will be an association to manage the private road, detention and landscape.

Richard: inquired about an association to maintain property to attorney. Inquired about north end of road in the elevation plan, and clarified drainage and entrances to retention area. Inquired about masonry variance request. Response: they are still doing masonry but also using more traditional stick construction, asking relief from requirement, will be presenting to board on that request. Each unit will have a sprinkler system, block system approved with fire department between units 2" thick masonry product. Richard asked about landscaping plan. Response: willing to have fence or shrubbery screening whichever would be more pleasing to community.

FINDINGS OF FACT A:

(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance Request to reduce the required front yard setback in the R-4 General Residence District for the purpose of constructing a 6 unit townhome building within the setback.

Motion by: VanBuren

Second by: Pill

VOTING A

Van Buren--yes

Pill--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

FINDINGS OF FACT B:

(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance Request



for relief from the maximum allowable density. The R-4 General Residence District requires a minimum lot area of 127,800 square feet and the petitioner is proposing 83,700 square feet in order to build 4 townhome buildings with approximately 8 three-bedroom units and 14 two-bedroom units.

Motion by: Pill

Second by: Anton

Question on the Motion: does the dedicated portion increase his density variance. Staff included this in the calculations.

VOTING B

Van Buren--yes

Pill--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

MOTION C

Motion to recommend to the Village Board of Trustees to approve a Site and landscaping plan approval.

Motion by: Anton

Second by: Fedeczko

VOTING C

Van Buren--yes

Pill--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

MOTION D

Motion to recommend to the Village Board of Trustees to approve a Preliminary subdivision approval.

Motion by: Van Buren

Second by: Anton

VOTING D

Van Buren--yes



Pill--yes
Fedeczko--yes
Anton--yes
Richard--yes
Motion passed.

PZ 14-011 Great Lakes Auto Sports with Frank Zygmunt, Jr. (property owner) regarding the property located at 6 S 611 Vandustrial Drive, Westmont, IL 60559 for the following:

(A) Special-Use Permit request to allow the retail sale of classic automobiles as an accessory use on the subject lot, located in the "M" Manufacturing District. The primary use for the subject lot is restoring and servicing classic automobiles.

PRESENTATION: They will be reconditioning post WWII autos in the facility. Proposing 3 work bays, service, storage and showroom on site. Specialty work and heavy body work and high end painting will be done at other locations. Asking for special use permit for selling cars out of this location over the internet. Hope to sell 10 cars per month. Reviewed conditions of the special use, only anticipates one or two visitors per day. Shared his background with car experience.

PUBLIC COMMENT: None.

STAFF COMMENT: Ziegler commented that special use permit is required as car sales not permitted in the M district. In this instance, small amount of vehicles be kept indoors which should be included with permit and they have a niche business as he described.

COMMISSIONER COMMENT:

Fedeczko: inquired if they will be doing any restoration on race cars. Response: not at first as race cars will require a lot of work and trips with customer to race track.

Van Buren: good luck.

Anton: good luck, good fit.

Pill: no questions.

Richard: clarified that there will be no paint work done on site. Response: correct, no spray work done on site.

FINDINGS OF FACT A:



(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

(4) Yes-5; No-0

(5) Yes-5; No-0

(6) Yes-5; No-0

(7) Yes-5; No-0

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special-Use Permit request to allow the retail sale of classic automobiles as an accessory use on the subject lot, located in the "M" Manufacturing District. The primary use for the subject lot is restoring and servicing classic automobiles.

Motion by: Anton

Second by: Fedeczko

VOTING A

Van Buren--yes

Pill--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

PZ 14-012 ITEM CONTINUED TO JUNE 11, 2014

Pathway Development Partners (contract purchaser) with First Illinois Bank of LaGrange (property owner) regarding the property located at 407 West 63rd Street, Westmont, IL 60559 for the following:

- (A) Map Amendment request to rezone the property at 407 West 63rd Street from R-4/PD General Residence District / Planned Development to R-6 Special Residence District.
- (B) Site and Landscaping Plan approval to build an assisted living facility.
- (C) Preliminary Plat of Subdivision.

Motion to continue Item PZ14-012 to June 11, 2014

Motion by: Pill

Second by: Anton



VOTING

Van Buren--yes

Pill--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

PZ 14-013 Hinsdale-Westmont Veterinary Center (contractor purchaser) with Shiv Sagar, Inc. (property owner) regarding the property located at 115 East Ogden Avenue, Westmont, IL 60059 for the following:

- (A) Special Use permit request to operate a veterinarian office in the B-2 General Business District.
- (B) Zoning Code Variance request for a veterinarian office to be located within 100 feet of a residence district.
- (C) Special Use permit request to operate a kennel in the B-2 General Business District.
- (D) Zoning Code Variance request for a kennel to be located within 100 feet of a residence district.

PRESENTATION: Jason Sanderson, RWE Management specializes in development of animal care facilities. Tony Kremer, owner of Hinsdale animal hospital. Mike Mathis, architect. They are requested two variances, one for veterinarian office and second for variance on location within residence district. Proposed vet office will be offering more services than a standard office. They have experience in developing 90 other facilities. Medical waste they would use a contracted company to dispose of, animal waste would be taken care of similar to human waste. Noise and odor concerns are just as much of a concern to them and clients as it would be to surrounding residents. They are not planning on doing any outdoor boarding, boarding rooms and indoor play area. The whole philosophy is offering all services under one roof. Shared pictures and details of plans. Proposed plan will improve the existing lot and add to the neighbor Pet Supplies plus. Building is 86 feet from residence but actually 194 ft from structure and there will not be any outdoor boarding, but need additional space in building for the indoor play area. Will provide fence screening per ordinance. They are proposing a modern architecture to give the look of a medical facility and comparable to other modern architecture on Ogden Avenue. They have purchased Hinsdale Animal Hospital and turned business from bankrupt to growing. They have outgrown facility and looking to take it into the future. This location is a perfect fit, improving location, complimentary business next door, close to other facility so moving clients not an issue. Many other services that other facilities do not offer, taking pet care, boarding, adoption to a higher level.

PUBLIC COMMENT: John Michael a veterinarian who works for Dr. Kremer and parents live in Westmont, there is nothing like this facility in the area.

STAFF COMMENT: Ziegler: both the vet and kennel uses require the special use permit. Staff asked



the presenter to present to EDC, it was a split vote with one more on the positive side. Negative votes were due to the comprehensive plan but group was very pleased with the site plan proposed and clients shopping in area at neighboring pet store. Ziegler will add letter from pet store to public record.

Attorney mentioned about the number of visitors per day and shared parking with neighboring facility. Response: the shared parking was an option that was discussed and not decided on, more the cross access agreement. Clarified that the drain for the indoor play area would drain into the regular waste sewers as would human waste. Response: yes.

COMMISSIONER COMMENT:

Pill: supported this at EDC meeting, perfect use of property, high end facility and will bring a lot of people into town for peripheral shopping, strongly in favor.

Van Buren: asked about name Hinsdale hospital in Westmont, and retail sales tax. Response: not sure about the name but needs to make sure they retain current clients. More sales tax from generating more business to pet supplies and more people down Ogden Avenue to do shopping while their pets are serviced.

Anton: also in favor of plan, and sees need for these services in the area.

Fedeczko: mentioned comprehensive plan that properties would be combined into one, but this facility will be a compliment to the pet supply store. Good fit and will bring in people. Understands the name sensitivity but would want to see Westmont included somehow. Westmont has single waste hauler which is one company.

Richard: would presume that they could retain the Hinsdale name if they keep it registered with State of Illinois. He mentioned that they are giving up prime retail location and stressed that it should be Westmont Hinsdale Hospital. Asked for clarification on who would be managing facility. Response: facilities will have vets, admin and managers on site. Hinsdale has limited services due to facility but with new location that would improve and their other facilities offer all the services. Asked for clarification on type of animals. Response: no large animals/farm animals, only small pets. Asked for clarification on first vs. second floor. Discussion on cantilevers and that this is a preliminary proposal still final details to be determined. Asked if the building could be moved to meet the variance. They would have to eliminate portion of the indoor space to meet this, or push building forward, they are trying to keep alignment with pet supply store at frontage, also keep all noise, odor, etc. within building.

FINDINGS OF FACT A:

(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

(4) Yes-5; No-0



(5) Yes-5; No-0

(6) Yes-5; No-0

(7) Yes-5; No-0

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use permit request to operate a veterinarian office in the B-2 General Business District.

Motion by: Anton

Second by: Fedeczko

VOTING A

Van Buren--yes

Pill--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

FINDINGS OF FACT B:

(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request for a veterinarian office to be located within 100 feet of a residence district.

Motion by: Pill

Second by: Anton

VOTING B

Van Buren--yes

Pill--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

MOTION C

Motion to recommend to the Village Board of Trustees to approve a Special Use permit request to operate a kennel in the B-2 General Business District.



Motion by: Fedeczko
Second by: Van Buren

VOTING C

Van Buren--yes
Pill--yes
Fedeczko--yes
Anton--yes
Richard--yes
Motion passed.

MOTION D

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request for a kennel to be located within 100 feet of a residence district.

Motion by: Anton
Second by: Pill

VOTING D

Van Buren--yes
Pill--yes
Fedeczko--yes
Anton--yes
Richard--yes
Motion passed.

PZ 14-014 Village of Westmont regarding a Zoning Code text amendment as follows:

- (A) Amend Appendix A, Article VII of the Westmont Zoning Code regarding adding language to allow breweries within the B-2 General Business District.

PRESENTATION: Ziegler indicated that the Village was approached by a local retailer to have a micro brewery become an ancillary use for an existing restaurant. Due to deliveries, odor, etc. it is recommended to adjust wording to consider this a special use so the committee can address each case. Neighboring towns were researched but all treated differently.

PUBLIC COMMENT: none.

STAFF COMMENT:

COMMISSIONER COMMENT:

Fedeczko: agrees with Staff and adding under special use.



Van Buren: agrees.

Anton: good idea.

Pill: clarified that we already allow them. Staff response: they only allow in manufacturing district, it would need to be ancillary to current business. Attorney: a stand alone microbrewery should be in a manufacturing district, brew pubs are on a smaller scale and should be allowed in retail areas, how will it be defined. Staff: trying to work on correct wording.

Richard: inquired as to what commission needs to define. Staff: asking for a general concept recommendation, then they will go in front of board. Comments to change percentage from 25% to 50%.

MOTION A

Motion to recommend to the Village Board of Trustees to approve to Amend Appendix A, Article VII of the Westmont Zoning Code regarding adding language to allow breweries within the B-2 General Business District.

Motion by: Van Buren

Second by: Fedeczko

VOTING A

Van Buren--yes

Pill--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

Motion to adjourn.

Motion by: Anton

Second by: Pill

Meeting adjourned 9:47pm.