

**Village of Westmont
Planning and Zoning Commission
December 12, 2012 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, December 12, 2012 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, Illinois 60559.

Chair Ed Richard led in the following:

- (1) Call to Order
- (2) Roll Call – Commissioners Ed Richard, Gregg Pill, Steve Fedeczko, Roy Fleet, Craig Thomas, Wally Van Buren, Village Planner Jill Ziegler, and Attorney John Zemenak
- (3) Pledge of Allegiance
- (4) Swearing-in of testifying attendees and reminder to sign in
- (5) Reminder to silence all electronic devices
- (6) Approval of Minutes of the November 2012 Planning and Zoning Commission Meeting, motion by Pill, second by Fedeczko, approved
- (7) Open Hearing

NEW BUSINESS

PZ 12-044 - Chamroeun Keang of the Phoenix Nails Spa regarding the property located at 15 East Burlington Avenue, Westmont, IL 60559 for one request.

PRESENTATION

Eric Newton presented regarding a special use permit for a nail salon in the B-1 District. Keang wants to purchase the existing nail salon and continue operating it as it is currently. He has experience in this field. They feel it will be a good fit in the area. There will be five nail stations.

PUBLIC COMMENT

None.

STAFF & COMMISSIONER COMMENT

Staff has no concerns with this request. Commissioners supported the project. There will be new employees.

FINDINGS OF FACT

All findings of fact were approved unanimously.

MOTION A

Recommend approval to the Village Board (A) Special Use permit request to operate a ground floor nail salon in the B-1 Limited Business District. Motion by Van Buren, second by Fedeczko

VOTING A

Pill - Yes

Thomas - Yes

Fleet - Yes

Fedeczko - Yes

Van Buren - Yes

Richard - Yes

PZ 12-045 - Kenneth Brom regarding the property located at 150 West Ogden Avenue, Westmont, IL 60559 for two requests.

PRESENTATION

Brom presented regarding interest in establishing an auto enthusiast business and restaurant. The restaurant may be open to the general public. It would be like a year-round car show. The business plan is similar to a club run by Jay Leno.

The special use seems to be a reasonable request compared to other businesses in the area. They plan to use the existing building.

PUBLIC COMMENT

None.

STAFF & COMMISSIONER COMMENT

Staff supports this unique proposal.

The special use is only for the automobile part of the business.

Fleet asked if they would be tuning cars or using a dyno. The presenter said he has heard no plans of having a dyno, but they would have lifts.

Fedeczko confirmed that the plan is to have members only in the work area. Rules regarding what can be done is evolving.

Van Buren liked the idea.

Pill confirmed that they are hoping to open the business within 6 months. There may be some merchandise sales. No business name has been selected, nor have hours been established. The restaurant might be run by an outside entity, and it might be an upscale steak house. There might be some thought to purchasing the Arby's property.

Thomas liked the idea.

Richard confirmed that outside parking would be for cars for sale and for customers.

Zemenak stated several regulations including no car display racks and no outside speakers. It was confirmed that cars for sale would be displayed indoors, but this would not be a focus of the business. Zemenak referenced the idea of whether or not the business would generate sales tax. Zemenak stated that hours of operation need to be confirmed. There would need to be a liquor license if the restaurant sold alcohol.

FINDINGS OF FACT A

All findings of fact were approved unanimously.

MOTION A

Recommend approval to the Village Board (A) Special Use permit request to operate an automobile enthusiast center including automobile service, automobile retail sales of used and new automobiles, and an associated restaurant in the B-2 General Business District. Motion by Pill, second by Thomas.

VOTING A

Pill - Yes

Thomas - Yes

Fleet - Yes

Fedeczko - Yes

Van Buren - Yes

Richard - Yes

FINDINGS OF FACT B

All findings of fact were approved unanimously.

MOTION B

Recommend approval to the Village Board (B) Zoning Code Variance request to permit auto sales of used and new vehicles within the required 500 feet separation from a residence district (approximately 10 feet of separation is shown where Code requires 500 feet of separation as a special condition for a Special Use Permit). Motion by Van Buren, second by Fedeczko.

VOTING B

Pill - Yes

Thomas - Yes

Fleet - Yes

Fedeczko - Yes

Van Buren - Yes

Richard - Yes

PZ 12-046 - Keith Erickson regarding the property located at 11 West Quincy Street,

Westmont, IL 60559 for several requests.

PRESENTATION

Erickson presented regarding request to open a live entertainment venue. The space is about 5000 square foot. It would include live music, plays, and would be available for rentals. They believe they can be an anchor and bring people into the downtown. They will have a stage area, then wide open seating. There will be a bar and merchandise sales. They will need a liquor license. Entertainment is the focus of the business, not alcohol sales. They are working with Dolci's to serve food at the location. In regard to traffic, most performances would be taking place after rush hour is over. They feel public parking and the metra commuter lot will accommodate parking needs. The location will have approximately a 300 maximum capacity.

They feel that the sound from the business will be accommodated by sound-proofing that they will install. Erickson and Eldon Olmstead would be the co-owners of the business. Bands and the Progressive Village Performance Network (PVPN) would be able to use the facility. They plan to be versatile.

PUBLIC COMMENT

Kevin Field, 13 S. Lincoln, is concerned with noise and alcohol. He is concerned about impact to property values. He is also concerned regarding security as it may affect downtown residents. he also suggested that the alleys be updated. Field confirmed that various licenses would not be transferrable.

Erickson stated that they would not be open as a tavern when entertainment was not provided. Erickson stated that he feels this business will improve property values.

Renee Sturgeon, owner of Taco Express, is concerned with children and grade schools being nearby. He is concerned with parking. He is concerned about traffic egress through residential and the alley. He is concerned with noise next to his business. Taco Express closes at 10 p.m. He voiced concern about Alcoholics Anonymous being nearby.

Richard reaffirmed that alcohol will only be served during performances.

Robert Plowman, 111 W. Naperville, is the founder of PVPN and strongly supports this project and thinks it will greatly benefit the community.

Paul Qualia, Adams Street, was sworn in and said he strongly supports the project. He has two young children and has no safety concerns. He feels that people should support this project as it will help the community.

Jim Kish, 21 S. Lincoln, confirmed that this venue may be similar to the business named Space in Evanston. They would have similar types of acts.

Jack Quastage, lives in Naperville, was sworn in and stated that he is a business property owner on the block. He is very interested in getting a viable business into this location. He thinks this will help other businesses. He confirmed that the business would be up and running in 2013, maybe mid-year. He would like to have entertainment up to 6 nights a week. He confirmed that they have connections to bands and other entertainment. There may be dance space available. He has concerns regarding security. The owners live nearby so they will be able to help manage security issues in a prompt manner. Quastage confirmed that their current plan is to not prepare food on-site.

Jason Pecard, lives nearby, was sworn in and said he strongly supports this project. He feels that this will definitely be a positive step for the community. He feels that quality sound-proofing will alleviate noise issues.

Dee Adams, 20 S. Lincoln, stated she feels that restrictions should be in place, especially regarding sound proofing concerns and alcohol-related issues. She mentioned that she supports the Taste of Westmont, which creates similar concerns, but is only four days a year rather than year-round.

Richard stated that he thinks drunkenness will not be a concern with this type of business.

Zemenak confirmed that hours will be confirmed by the Village Board.

Richard confirmed that this hearing does not address alcohol-related comments.

This item may go before the Village Board in January.

Zemenak stated that noise-levels could be tested.

Plowman spoke again and confirmed that the alcohol proximity to a school is 1000 feet by local ordinance, which can have a variation, but the State Law is 100 feet, which must be enforced.

Rene Brauer, resident nearby, supports the project, but would like to have sound and safety issues specifically written into the special use permission. She also has concerns regarding parking in the residential issue. She feels it is a welcome addition to the community.

Quaglia spoke again and asked what this space was zoned for. He stated that the train will actually create more noise. It was confirmed that the space was originally intended to be a restaurant.

Field stated that no business has existed in the downtown with this type of format. He inquired about how food will travel between the two businesses.

Audrey Payne, South Williams, asked the Village to support this project and work with the

neighbors.

STAFF & COMMISSIONER COMMENT

Thomas asked for police feedback.

Deputy Chief Jim Gunther stated that he does not think this business would create need for additional manpower. In regard to the liquor license request, he feels the request is reasonable.

Thomas stated that signage could assist with parking concerns. Thomas feels that the development is necessary and that neighbors should expect it in the downtown.

Pill was encouraged by the presentations that came forward tonight. These are unique businesses that could benefit the community. Pill feels the prudent writing of restrictions in regard to the special use will assist with sound and parking issues. Pill confirmed the band hiring protocol, which would may utilize local booking agencies, but there will also be local acts. Ticket sales would be on-line. Pill supports the project.

Van Buren stated that it seems as though a lot of the specific details have not been fully addressed, but supports the project.

Fedeczko stated that plays may run for several nights. Erickson said that they are open to plays that run multiple nights.

Fleet confirmed that the main entrance is handicap ramped. Tickets would be taken inside and they do not feel there would be many lines outside. Signage will be addressed later, but they hope to have signage that is easily seen by passengers on the commuter train.

Erickson confirmed that food would be pre-ordered so that a main service time would be established. Then there would be additional orders later.

Taco Express asked where employees will park. Erickson said they would be directed to park in an employee parking area.

Richard asked Erickson if he is financially viable to go into this business, and Erickson said yes.

Fedeczko confirmed that the property occupancy has already been established.

FINDINGS OF FACT A

All findings of fact were approved unanimously.

MOTION A

Recommend approval to the Village Board (A) Special Use permit request to operate a performing arts studio and live entertainment venue with an associated tavern, in the B-1 Limited

Business District. Motion by Pill, second by Fleet.

VOTING A

Pill - Yes

Thomas - Yes

Fleet - Yes

Fedeczko - Yes

Van Buren - Yes

Richard - Yes

FINDINGS OF FACT B

All findings of fact were approved unanimously.

MOTION B

Recommend approval to the Village Board (B) Zoning Code Variance request to reduce the number of required off-street parking stalls. Motion by Van Buren, second by Fedeczko.

VOTING B

Pill - Yes

Thomas - Yes

Fleet - Yes

Fedeczko - Yes

Van Buren - Yes

Richard - Yes

FINDINGS OF FACT C

All findings of fact were approved unanimously.

MOTION C

Recommend approval to the Village Board (C) Zoning Code Variance request to permit a tavern within the required 1,000 feet separation from a school (approximately 500 feet of separation is shown where Code requires 1,000 feet of separation as a special condition for a Special Use Permit). Motion by Thomas, second by Pill.

VOTING C

Pill - Yes

Thomas - Yes

Fleet - Yes

Fedeczko - Yes

Van Buren - Yes

Richard - Yes

Richard suggested residents go to the Committee of the Whole meeting that addresses this

issue.

(8) Adjourn

Motion by Thomas, second by Pill, approved by voice vote.

Meeting adjourned at 9:33 p.m.

These minutes respectfully submitted by Larry McIntyre.