

**Village of Westmont
Planning and Zoning Commission
April 10, 2013 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, April 10, 2013 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, Stan Anton, Roy Fleet, Steve Fedeczko, Craig Thomas, Wally Van Buren, Village Planner Jill Ziegler, and Attorney Ann Marie Lampariello-Perez
- (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, motion to table, approved
- (7) Open Hearing

NEW BUSINESS

PZ 13-008 - Laine Sikula regarding the property located at 101 North Washington Street, Westmont, IL 60559 for two requests.

PRESENTATION

The hardship is that this building was built in the 1950s when various codes did not exist. They would like to add a new front porch that is 4 feet wider than the current porch. There will also be a rear addition. The house was built at an angle on the lot. There are other properties in the area that have similar setbacks to this property. Setback used to be 25-foot when the home was built.

PUBLIC COMMENT

William Spurling, the former property owner, thinks this will be an enhancement.

The new homeowner wants to enhance the property.

STAFF & COMMISSIONER COMMENT

Thomas and other commissioners supported the project.

FINDINGS OF FACT A

Yes - 7, No - 0

MOTION A

Motion to recommend approval to the Village Board (A) Zoning Code Variance Request to allow the construction of a front porch with an existing non-conforming front yard setback in the R-3 Single Family Detached Residence District. Motion by Van Buren, second by Pill

VOTING A

Richard - yes
Van Buren - Yes
Pill - Yes
Anton - Yes
Fedeczko - Yes
Thomas - Yes
Fleet - Yes

FINDINGS OF FACT B

Yes - 7, No - 0

MOTION B

Motion to recommend approval to the Village Board (B) Zoning Code Variance Request to allow the construction of an addition with an existing non-conforming setback in a side yard adjoining the street in the R-3 Single Family Detached Residence District. Motion by Fedeczko, second by Anton

VOTING B

Richard - yes
Van Buren - Yes
Pill - Yes
Anton - Yes
Fedeczko - Yes
Thomas - Yes
Fleet - Yes

PZ 13-009 - Walter Krawczyk with Peter Kuzmanovich of Globe RE Development Co. regarding the property located at 324 North Warwick Avenue, Westmont, IL 60559 for two requests.

PRESENTATION

The project engineer presented. They had come in with a different plan originally, but in talking with staff and looking at the comprehensive plan, they recommended single-family homes for these areas. They have engineered a plan that would address stormwater retention and other concerns per Village code. Homes would have 3 to 4 bedrooms. They feel this project would assist stormwater issues in the area. He reviewed a map of the area. He feels this project will be a complement to the neighborhood. The hardship is in regard to the fact that by opting to not build a multi-unit building on this property, they will need to create two single-family home projects to meet their financial return on their investment.

PUBLIC COMMENT

A speaker stating that she represented the property owner clarified that there was a deadline on the current property agreement and that the deadline would not be met if the process followed the outlined timetable. The attorney stated that the motion could be made to be contingent on the property agreement being executed and the project moving forward.

Dave Wisbrock, 325 N. Warwick, lives across the street and recommends that no development is built at this location due to regular flooding concerns in the area. He thinks the drainage in that area needs to be addressed before there is any development. Anton suggested that this development might help the area. Wisbrock gave pictures of flooding

Dragon and Helen, neighbors to the north, 328 N. Warwick, confirmed that a sub-standard lot refers to the property width requirement for an R-4 district. They are against the development because of their concern of flooding in the area.

Wisbrock stated that he was also concerned about additional traffic.

Nancy Hessler, lived in the area previously, 320 N. Warwick, spoke on behalf of Mary Robertson, family has lived at this property since 1961. This area was annexed in 1972. She gave a history of the area. She is concerned with flooding issues in the area. Hessler said the hardship is on the neighbors. She hopes the project is denied. She thinks it's hard to justify building two homes where there was previously one.

Richard confirmed with staff that this property, zoned R-4, could put in a 5-unit development without needing a variation. Staff has suggested that this area should be for single family homes, which is why the current project has evolved.

Wisbrock made an outburst from the audience and left the room.

Van Buren stated that from 1973 until just a few years ago, every 100-foot lot that requested subdivision in the Village of Westmont was granted.

Scott Jensen, 323 N. Warwick, said he is against the project due to flooding concerns. He asked about the building moratorium in the area.

Richard asked if the residents in attendance asked flooding questions to the recent elected officials.

Thomas confirmed with staff that the building "moratorium" restricts development to a 30% lot coverage rather than 40% for the rest of the Village.

Jason Fihctel, neighbor in the area, stated that while he prefers to have a single-family development on this property, since it seems that is not likely, then he is in favor of the two single-family homes compared to a larger multi-unit building.

STAFF & COMMISSIONER COMMENT

Staff recommends that this area be developed as single-family homes rather than as a multi-unit building. There will not be a lot coverage variance request. There will be stormwater detention on the front of the property.

Fleet confirmed that the project would be under 30% lot coverage. Fleet asked about the side setback and inquired about moving the project further away from the neighboring home to the

south. The property owner representative stated that for many years, the home on this property was much closer to the home to the south than the current proposed project.

It was confirmed that this project would add 100 feet of storm sewer on the property that does not currently exist. The pipe would feed into the drainage system.

Wisbrook interrupted the meeting and stated that the 100 feet of new storm sewer will not help if it's feeding into a drainage system that does not work. This would need to be addressed through engineering.

Fedeczko stated that the retention basin in the front of the home will detract from the neighborhood and the value of the project.

Van Buren is comfortable with the subdivision and thinks that the flooding is a separate issue.

Pill thinks this is the best possible solution for this property, however, feels that the flooding has to be addressed. Pill agreed that the front detention basin is not favorable.

Thomas encouraged that the residents should come to the Village Board.

It was suggested that "cash-in-lieu" would not be an option regarding this project.

The project engineer stated that the developer will commit to ensuring that adequate storm water detention will be addressed.

FINDINGS OF FACT A

Yes - 6; No - 1

MOTION A

Motion to recommend approval to the Village Board (A) Zoning Code Variance Request to allow the construction of two single family houses on two lots of substandard width in the R-4 General Residence District. Motion by Anton, second by Fleet

VOTING A

Richard - Yes

Van Buren - Yes

Pill - No

Anton - Yes

Fedeczko - Yes

Thomas - No

Fleet - Yes

MOTION B

Motion to recommend approval to the Village Board (B) Preliminary Plat of Subdivision request to

split one lot into two buildable lots in the R-4 General Residence District. Motion by Van Buren, second by Anton

VOTING B

Richard - Yes

Van Buren - Yes

Pill - No

Anton - Yes

Fedeczko - Yes

Thomas - No

Fleet - Yes

MOTION C

Motion to recommend approval to the Village Board (C) that extreme care and thorough consideration be given to any development on this property so to address stormwater retention and flooding issues. Motion by Pill, second by Anton.

VOTING C

Richard - Yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Yes

Fleet - Yes

Pill suggested amending the motion to add consideration that the Village not accept any cash in lieu of providing stormwater retention. Motion by Thomas, second by Fleet

VOTING ON AMENDED MOTION

Richard - Yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Yes

Fleet - Yes

PZ 13-010 - Crystal Pacheco of The Barbershop with Robert Cynowa regarding the property located at 128 South Cass Avenue, Westmont, IL 60559 for one request.

PRESENTATION

Pacheco presented and is renewing the current business, but is now the name on the lease and the business.

PUBLIC COMMENT

Dan Hogan spoke and represented the landlord. He supports the project now that Crystal is the sole tenant and business owner.

STAFF & COMMISSIONER COMMENT

Thomas and others supported the project.

FINDINGS OF FACT

Yes - 7, No - 0

MOTION A

Motion to recommend approval to the Village Board (A) Special Use Permit request to operate a ground floor barber shop in the B-1 Limited Business District. Motion by Pill, second by Anton.

VOTING A

Richard - Yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Yes

Fleet - Yes

PZ 13-011 - Phillip Stewart of Standard Market regarding the grocery store located at 333 East Ogden Avenue, Westmont, IL 60559 for two request.

PRESENTATION

Stewart presented regarding a request to expand their wine and cheese department. The proposal is based on need. About 75% of the expansion is outdoor patio.

PUBLIC COMMENT

George Matoka, lives across the street in Clarendon Hills, represents the condo association consisting of 8 homes in that area. Matoka stated that the original project agreed to put up evergreen plantings that would screen the parking lot from these residents, but that has not happened. Complaints to the developer and the Village did not remedy the concern. The shrubs in the area are not helping. He stated that customers and workers have parked on their private street. He also stated that the increased traffic provides safety concerns.

Stewart said that the landscaping on the property does in fact comply with what was approved. A partner in the project stated that he had talked to Matoka recently and agreed to put in 8 taller evergreen plantings to address concerns.

Richard stated that the neighbor to the south of Standard Market had approached him and said they are extremely please with the Standard Market project.

Steward stated that this expansion should not increase traffic.

STAFF & COMMISSIONER COMMENT

Fleet and the other commissioners supported the project. It was confirmed that this will not create a sightline issue.

Staff supported a fast-track for this project.

Pill complemented Standard Market for transforming the area into a great project for Westmont.

FINDINGS OF FACT A

Yes - 7, No - 0

MOTION A

Motion to recommend approval to the Village Board (A) Zoning Code Variance Request to reduce the required front yard setback for an existing grocery store in the B-2 General Business District for the purpose of constructing an addition to the wine and cheese department. Motion by Anton, second by Pill

VOTING A

Richard - Yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Yes

Fleet - Yes

MOTION B

Motion to recommend approval to the Village Board (B) Site and landscaping plan approval. Motion by Van Buren, second by Fedeczko

VOTING B

Richard - Yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Yes

Fleet - Yes

Staff mentioned updates to the Master Plan and an online community visual assessment survey.

(8) Adjourn

Motion by Anton, second by Van Buren, approved by voice vote.

Meeting adjourned at 9:11 p.m.

These minutes respectfully submitted by Larry McIntyre.