

**Village of Westmont
Planning and Zoning Commission
June 13, 2012 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, June 13, 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 – Chair Richard, Commissioners Steve Fedeczko, Roy Fleet, Wally Van Buren, Craig Thomas, Gregg Pill; Community Development Director Shannon Malik, 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 April 11, 2012 and May 9, 2012 meetings - Minutes approved
- (7) Open Hearing

New Business

PZ 12-016 - Joseph Evan, representing Deema Yazeji regarding the property located at 224 Willard Place, Westmont, IL 60559 for two requests.

- (A) Zoning Code Variance Request to allow the construction of an addition on a lot of substandard width in the R-3 Single Family Detached Residence District.
- (B) Zoning Code Variance Request to allow an addition on a lot of substandard area in the R-3 Single Family Detached Residence District.

Items were withdrawn from the agenda.

PZ 12-021 - Mark Provost regarding the property located at 823 South Wilmette Avenue, Westmont, IL 60559 for one request.

PRESENTATION

Provost presented regarding an accessible house he bought for his son who has a brain injury. The applicant wants to redesign the back patio, remove some concrete and remove a shed to make some changes to landscaping on the property. The hardship is that the applicant wants to make the property more flat to accommodate a resident who has a brain injury.

PUBLIC COMMENT

None.

STAFF COMMENT

Staff stated that the request will not adversely affect neighbors and that the petitioner has worked with staff on this project.

COMMISSIONER COMMENT

Thomas confirmed that the landscaping change will help water flow on the property.

Fleet confirmed that there will be a fire pit. Fleet confirmed that the air conditioning units will remain.

Fedeczko confirmed that there will be a pad at the bottom of the door. He also confirmed that some of the driveway will remain.

Van Buren suggested that the amount of work the petitioner had to do to achieve lot coverage seemed unreasonable.

The other commissioners supported the project.

Richard confirmed that a 3'x4' wood structure will be removed.

FINDINGS OF FACT

All findings of fact were unanimously approved.

MOTION A

Motion to recommend approval to the Village Board (A) Zoning Code Variance Request to permit lot coverage greater than the 35% maximum allowed in the R-3 Single Family Detached Residence District for the purpose of constructing rear yard patios and a driveway. Motion by Van Buren, second by Fleet.

VOTING

Fedeczko – Yes

Pill – Yes

Fleet – Yes

Thomas – Yes

Van Buren – Yes

Richard - Yes

PZ 12-022 Joe Fitzpatrick of VanBruggen Signs with Fifth Third Bank, regarding the property located at 640 Pasquinelli Drive, Westmont, IL 60559 for one request.

PRESENTATION

Fitzpatrick presented regarding changes in signage for Fifth-Third Bank. Code allows one sign and the bank would like two. At one time there were four signs on the property.

STAFF COMMENT

Staff further explained the proposal.

PUBLIC COMMENT

None.

COMMISSIONER COMMENT

All of the commissioners voiced support for the request.

Richard confirmed that an existing sign on the property met directional sign requirements and was allowable by code.

FINDINGS OF FACT

All findings of fact were unanimously approved.

MOTION

Motion to recommend approval to the Village Board (A) Zoning Code Variance Request to increase the number of allowable signs. Motion by Pill, second by Fedeczko.

VOTING

Fedeczko – Yes

Pill – Yes

Fleet – Yes

Thomas – Yes

Van Buren – Yes

Richard - Yes

PZ 12-023 - Don DeLeonardis of McGrath Lexus Westmont regarding the property at 500 East Ogden Avenue, Westmont, IL 60559 for one request.

PRESENTATION

DeLeonardis presented regarding a zoning change so that Lexus can put more cars on a higher level on the property. The hardship is due to the low property line where cars are displayed, compared to the street elevation, which is higher than the lot.

PUBLIC COMMENT

None.

STAFF COMMENT

Staff recommends that be a total of 4 cars placed within the area requested. The petitioner stated that he would like to add 2 more cars to that total.

COMMISSIONER COMMENT

Pill complemented the business and their look. Pill thinks the request may detract from the current look of the property, but supports the business. Pill also stated that the Village is looking to maintain greenspace in the community and that this proposal would possibly reduce grassy areas. The petitioner agreed and suggested that a total of 4 cars be located out front.

Van Buren agreed with Pill's comments.

Fedeczko said he supports the request of a total of 6 cars. Fedeczko suggested using "grasscrete" in this area. The petitioner is unsure if the cars would be out year-round.

Staff suggested language could be added to the ordinance to make clear the procedure for placing the cars.

Fleet confirmed the types of cars that would be placed in this area, which would include used vehicles that were not Lexus brand.

Thomas is not in favor of using car racks. Thomas is in favor of placing a total of 4 cars in the area discussed.

Richard stated that he might be concerned with the sightlines with this proposal. Richard suggested they should specify a setback for the placement of the cars. Richard confirmed that the property would be built up and that would require some engineering. As this is a grade issue, it was suggested that this item would not come back before the PZ Commission.

Pill stated that approval for this request might open the doors for other dealerships to want to follow suit. He also inquired about potential vandalism. The petitioner stated that he feels most of the other dealerships already have this accommodation. Zemenak suggested that this is accurate and that other dealerships have similar accommodations.

Malik confirmed that brands other than Lexus would be displayed in this area. Zemenak stated that there could be some language added to the request to ensure the types of cars that would be placed in this area.

Fleet confirmed that the only areas raised would be for the cars placed in this area.

FINDINGS OF FACT

All findings of fact were unanimously approved.

MOTION A

Motion to recommend approval (A) Zoning Code Variance Request to permit parking in the required front yard setback. Motion by Thomas, second by Fleet.

VOTING A

Fedeczko – Yes
Pill – Yes
Fleet – Yes
Thomas – Yes
Van Buren – Yes
Richard - Yes

MOTION B

Motion to recommend approval (B) to limit the number of car in the front yard setback of four to six cars. Motion by Pill, second by VanBuren.

VOTING B

Fedeczko – Yes
Pill – Yes
Fleet – Yes
Thomas – Yes
Van Buren – Yes
Richard - Yes

Richard confirmed with Zemenak that the issue of sightline would be addressed by the Village Board.

PZ 12-024 Thomas McCabe of Spaceco, Inc. with Mercedes Benz of Westmont, regarding the property located at 200 East Ogden Avenue, Westmont, IL 60559 for two requests.

PRESENTATION

McCabe presented regarding their goal of achieving additional parking on the property, using a portion of the Village well site.

Richard confirmed that a portion of this property was leased to the dealership. Richard noted that the property was not well maintained.

STAFF COMMENT

Staff has worked with the petitioner regarding the request.

PUBLIC COMMENT

None.

COMMISSIONER COMMENT

Thomas stated that as long as the engineering concerns are addressed, then he is fine with it.

Fedeczko confirmed that the Village well on this property would have functional egress. It was confirmed that this space would be used for inventory. The petitioner will work with the Village regarding upgrades.

The other commissioners stated similar questions and then expressed overall support for the proposal.

Richard reiterated that this property needs better maintenance.

FINDINGS OF FACT

All findings of fact were unanimously approved.

MOTION A

Motion to to recommend approval to the Village Board (A) Zoning Code Variance Request to reduce the required setbacks for a landlocked lot to approximately 6' in the B-2 General Business District for the purpose of constructing a parking lot addition. Motion by Fedeczko, second by Fleet.

VOTING A

Fedeczko – Yes
Pill – Yes
Fleet – Yes
Thomas – Yes
Van Buren – Yes
Richard - Yes

MOTION B

Motion to to recommend approval to the Village Board (B) Site and landscaping plan approval. Motion by Pill, second by Thomas.

VOTING B

Fedeczko – Yes
Pill – Yes
Fleet – Yes
Thomas – Yes
Van Buren – Yes
Richard - Yes

Malik gave an update on the Village Comprehensive Plan. There will be a full draft report within 60 days.

Richard and Pill talked about the goal of the comprehensive plan to maintain greenspace.

(8) Adjourn - Motion by Fedeczko, second by Van Buren, approved by voice vote.

The meeting was adjourned at 8:30pm. These minutes respectfully submitted by Larry McIntyre.