

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

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, August 8, 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, Steve Fedeczko, Roy Fleet, Craig Thomas, Gregg Pill, Wally Van Buren, Acting 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
- Richard led the group in a moment of silence in honor of the 9-11 tragedy
- (6) Approval of Minutes of the August 12, motion by Thomas, second by Pill, approved
 - (7) Open Hearing

NEW BUSINESS

PZ 12-028 - Ruth Askren of Lamborghini Chicago regarding the commercial property located at 209 East Ogden Avenue, Westmont, IL 60559 for two requests.

These items were removed from the agenda at the request of the applicant.

PZ 12-029 - Molly Tang regarding the residential property located at 430 South Linden Avenue, Westmont, IL 60559 for three requests.

PRESENTATION:

Tang presented regarding the requests. The driveway is unsafe and needs to be updated.

Ziegler spoke regarding the project and said that she and the Planning Engineer worked with the applicant to help reduce the amount of impervious surface. Staff supports the plan once debris and extra pavers are removed from the lot, and the applicant uses pervious pavers for the new patio.

PUBLIC COMMENT:

None.

COMMISSIONER COMMENT:

Thomas said he understood the situation and supported the proposal.

Pill confirmed that pavers and other items will be removed to assist with drainage. Pill agreed with the recommendation that the property drainage be tied into the storm sewer, however, staff clarified that it is unclear how much this would help with drainage. Pill supported the plan.

Fedeczko confirmed that some of the pavers would be replaced with permeable materials.

Richard suggested that a patio would assist with drainage concerns. Also, he stated that it looked like there was electrical work on the property.

FINDINGS OF FACT:

Yes - 6, No - 0

MOTION A:

Motion to recommend approval to the Village Board (A) Zoning Code Variance Request to permit the replacement of an existing non-conforming driveway which encroaches into the required side yard setback. The proposed setback is approximately zero feet and Code requires 3'. Motion by Pill, second by Fedeczko.

VOTING A:

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

MOTION B:

Motion to recommend approval to the Village Board (B) 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 reconstructing a driveway and replacing a one-car garage. Motion by Van Buren, second by Fleet.

VOTING B:

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

MOTION C:

Motion to recommend approval to the Village Board (C) Zoning Code Variance Request to permit a reduction in the minimum required lot area for an existing non-conforming lot. Code requires 7,800 square feet and 6,719 square feet is proposed. Motion by Thomas, second by Pill.

VOTING C:

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

PZ 12-030 Paul McNaughton of McNaughton Development regarding the residential property located at 243 E. 56th Street, Westmont, IL 60559 for one request.

PRESENTATION:

John Barry presented. This is their first project in Westmont. There are 8 single-family lots, and one lot proposed for stormwater management. There are no variances being requested.

PUBLIC COMMENT:

None.

COMMISSIONER COMMENT:

Staff has been working with the petitioner and supports the project as proposed, and will continue to work with the petitioner through final engineering.

Fleet confirmed that the pond would have natural plantings. There will be 4 to 12 inches of water retention in the area.

Fedeczko confirmed that there would be a homeowners association for this development. It was confirmed that the water would flow to the west. The stormwater release rate that was suggested for this project is being met. It was suggested that these properties would not attract people with young families.

Richard swore in Mr. McNaughton regarding his presentation.

Van Buren supported the project.

Pill confirmed that the petitioner has requested that they will pay a fee to the Village in lieu of making improvements in the area.

Thomas confirmed that Bob Fleck has made recommendations about trees on the property, but no direct communication has occurred. They are willing to meet with staff to discuss any concerns.

Richard confirmed that the sidewalks in the area will be continuous. Richard complemented the project.

MOTION A:

Motion to recommend approval to the Village Board (A) Preliminary Plat of Subdivision request to subdivide 8 residential lots in the R-3 Single Family Detached Residence District. Motion by Pill, second by Van Buren.

VOTING A:

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

Richard confirmed that the parkway trees will try to be saved during the project.

PZ 12-031 Anthony Julian of Julian Electric, Inc. regarding the commercial property located at 400 Plaza Drive, Westmont, IL 60559 for one request.

PRESENTATION:

Julian presented regarding their plan to have a 15,000 sq. foot addition to their property

PUBLIC COMMENT:

Julie Heisman is a neighbor and spoke regarding concerns about water retention. The project will encompass an area that is usually retained on the property in question. She also said that workers from this business often hang out within 20 feet of their residential property. At times, these workers have made inappropriate comments to residents. Pill confirmed that Heisman had reported these concerns directly to the business without getting a response.

Steve Deborman is a neighbor and voiced the same concerns regarding water retention as Heisman.

Cliff Toberman, Civil Engineer, spoke on behalf of Julian and stated that they are following all water retention requirements regarding this area. There is an underground water storage vault in this area that will capture heavy rains.

Ziegler stated that a privacy fence has been recommended and that the applicant has requested a stormwater retention waiver for the project.

COMMISSIONER COMMENT:

Thomas confirmed that the privacy fence will be mandated.

Pill stated that there is a difference in height between neighboring properties.

The petitioner made several statements regarding the notion that stormwater detention would not be an issue due to Village requirements and Ziegler confirmed that these comments were made with the understanding that all stormwater retention codes would be followed and there would be no waivers in this regard.

Pill confirmed that trees will be planted to create a visual barrier between their property and the residents in the area. Pill confirmed that the applicant has requested waivers in regard to stormwater.

Steve May, Public Works Director, stated that the local Village ordinances are more stringent than County ordinances. He stated there is a requirement to improve retention on the site.

Richard questioned if the Planning and Zoning Commission should seek clarification regarding water retention. Zemenak suggested that it is within the purview of the commission to seek clarification.

The presenter talked briefly regarding about reasons to not follow Village retention codes.

Richard stated that the commission is only acting on the site plan request at this time. Richard stated that the plan being proposed included underground stormwater storage.

The petitioner stated that this presentation is not asking for any variances at this time.

Van Buren stated his support for the project and the business.

Fedeczko supported the project.

Fleet stated that his only concern is that the residents in the area are protected.

Richard stated that there is a steep pitch on the project. The petitioner stated that they think there will be a double-wall in the area in question.

MOTION A:

Motion to recommend approval to the Village Board (A) Site and landscaping plan approval for an addition in the M-Manufacturing District. Motion by Fedeczko, second by Fleet.

Richard re-affirmed that the site plan being voted on did show underground water storage.

VOTING A:

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

The petitioner clarified that all aspects of the proposed site plan were approved by the PZ Commission.

PZ 12-032 Village of Westmont regarding the detention area located at 1006 Beninford Lane, Westmont, IL 60559 for one request.

PRESENTATION:

Zeigler introduced the topic, as the Village is taking over the detention area in the Falcon Villas Subdivision and therefore needs to subdivide the detention area. Stormwater has been a concern in this area for many years.

Steve May stated that the detention basin catches water from several properties. Unfortunately, the water retention is on private property. The goal is to subdivide the lot so that the portion of the lot with the water retention can be sold to the Village for the purpose of having the Village address water retention concerns in the area rather than making this the burden of a private landowner.

PUBLIC COMMENT:

None.

COMMISSIONER COMMENT:

Fedeczko is in favor of the project.

Richard confirmed that there is no immediate plan to remove foliage in the area.

MOTION A:

Motion to recommend approval to the Village Board (A) Preliminary Plat of Subdivision request to subdivide a detention basin out of Falcon Villas Lot 23 in the R-4 General Residence District. Motion by Thomas, second by Fedeczko.

VOTING A:

Fedeczko – Yes

Van Buren - Yes

Pill – Yes

Fleet – Yes

Thomas – Yes

Richard - Yes

Zeigler asked a question regarding attendance for the next meeting. Pill stated that he would not be in attendance.

Richard confirmed with Zemenak that there could be benefit in regard to updating code to reflect that landscaping plans should be kept in place once approved.

(8) Adjourn

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

Meeting adjourned at 8:31 p.m.

These minutes respectfully submitted by Larry McIntyre.