

**Village of Westmont
Planning and Zoning Commission
October 10, 2012 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, October 10, 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, Wally Van Buren, Stan Anton, 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 September Meeting, motion by Anton, second by Thomas, approved
- (7) Open Hearing

NEW BUSINESS

PZ 12-033 - Mia L. Curtiss of Cash Closet regarding the property located at 37 W. Quincy Street, Unit B, Westmont, IL 60559 for one request.

PRESENTATION

Curtiss is appearing before the PZ Commission for a second time, with a new location. They want to have a resale shop. The business supports breast cancer awareness.

PUBLIC COMMENT

None

COMMISSIONER COMMENT

All commissioners expressed support for the request.

FINDINGS OF FACT

Yes - 6, No - 0

MOTION A

Motion to recommend approval to the Village Board (A) Special Use permit request to operate a resale/consignment shop in the B-1 Limited Business District. Motion by Van Buren, second by Fleet.

Fleet - Yes

Anton - Yes

Van Buren - Yes
Richard - Yes
Fedeczko - Yes
Thomas - Yes

PZ 12-034 - Brent Sikula regarding the property located at 120 North Grant Street, Westmont, IL 60559 for one request.

PRESENTATION

Sikula is interested in replacing his current driveway and patio with pavers.

PUBLIC COMMENT

The landscaper for the project spoke in more detail about the plans. He spoke to the concept that the permeable pavers will allow rain to be absorbed into the ground rather than run off the property.

COMMISSIONER COMMENT

Staff stated that petitioner has been working with staff continually through the application process. While permeable pavers are not officially recognized by the Village, staff said permeable pavers will help with the prevention of water runoff.

Fleet confirmed the process for installing the permeable pavers.

Fedeczko agreed that the sub-structure of the permeable pavers is more costly and unique compared other material installations. The landscaper said that this plan will improve the current situation in regard to impermeable surface.

Van Buren and the other commissioners voiced their support for the project and complimented the appearance of the property.

Thomas confirmed with staff that permeable pavers are being reviewed for possible inclusion in code.

Richard confirmed that the gap between pavers is $\frac{3}{8}$ of an inch.

Richard confirmed that the driveway will be moved over a bit so to not create another variance issue.

FINDINGS OF FACT

Yes - 6, No - 0

MOTION A

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 reconstructing a driveway and patio and replacing the concrete surface with pavers. Motion by Anton, second by Van Buren.

Fleet - Yes

Anton - Yes

Van Buren - Yes

Richard - Yes

Fedeczko - Yes

Thomas - Yes

PZ 12-035 Dave Wisbrock regarding the property located at 325 North Warwick Avenue, Westmont, IL 60559 for one request.

PRESENTATION

Wisbrock was sworn in and presented regarding his request to do an addition. There was a building moratorium in this area due to flooding concerns. He stated he has fixed the flooding issues on his property and there is no longer a standing water problem and his improvements have not negatively affected his neighbors.

PUBLIC COMMENT

Scott Johnson was sworn in 323 N. Warwick, he lives north of the property in question. He says that he feels that this request will not affect flooding on his property. He stated that Wisbrook is a good neighbor and has assisted neighbors during flood events in the past.

Mary Robertson lives across the street. She wanted to speak about the moratorium on the street. Richard suggested that her comments should be addressed to the Village Board.

COMMISSIONER COMMENT

Thomas stated that Wisbrook is skilled with this type of work and supports the project. Zemenak stated that there is no conflict of interest involved with the fact that Thomas had some previous personal contractor work completed by Wisbrook.

Van Buren suggested that an upward expansion might be preferred, but Wisbrook stated that the property has a cinder block foundation and it wouldn't be a good idea.

Fedeczko had the same question as Van Buren. Fedeczko confirmed that the building moratorium is still in effect.

Fleet confirmed that the garage has been moved back.

Richard confirmed that the addition will be on the back and the sides of the house. Richard confirmed that there needs to be a minimum separation of 10 feet between a house and a garage.

It was confirmed that no changes were being made to the driveway, which is a non-conforming design.

Wisbrook stated that he plans to have a fence in the future to contain his dogs.

FINDINGS OF FACT

Yes - 6, No - 0

MOTION A

Recommend approval to the Village Board (A) Zoning Code Variance Request to permit lot coverage greater than the 30% maximum allowed in a defined development moratorium area. Motion by Thomas, second by Anton.

VOTING A

Fleet - Yes

Anton - Yes

Van Buren - Yes

Richard - Yes

Fedeczko - Yes

Thomas - Yes

PZ 12-036 - Cathleen Keating of Martin, Craig, Chester & Sonnenschein LLP, representing SpineCraft, regarding the property located at 777 Oakmont Lane, Suite 200, Westmont, IL 60559 for one request.

PRESENTATION

Keating presented regarding their request to allow a third sign on the multi-tenant office property. The sign is needed to assist in promoting the location of the new business. The sign will be 3.5 x 4 feet. The addition of this sign is well under code regulations with regard to total sign area.

PUBLIC COMMENT

None.

COMMISSIONER COMMENT

Staff typically would not support such a request, but because it is a small sign, unobtrusive and tastefully designed, there were no additional concerns.

Fleet confirmed the sign would not be lit.

The other commissioners voiced support for the sign.

FINDINGS OF FACT

Yes - 6, No - 0

MOTION A

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

VOTING A

Fleet - Yes

Anton - Yes

Van Buren - Yes

Richard - Yes

Fedeczko - Yes

Thomas - Yes

PZ 12-037 Xuan Hong of Yu's Mandarin Restaurant regarding the property located at 665 Pasquinelli Drive, Unit A, Westmont, IL 60559 for two requests.

PRESENTATION

Hong presented regarding their request for additional signage for their restaurant. They are replacing multiple existing signs. They would like to have signage that could be seen from Pasquinelli.

PUBLIC COMMENT

None.

COMMISSIONER COMMENT

Staff said that they would typically not support the number of signs, but as this request is replacing existing signs rather than adding additional signs, they have no concerns about this request.

The commissioners voiced support for this request.

FINDINGS OF FACT

Yes- 6, No - 0

MOTION A

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

VOTING A

Fleet - Yes

Anton - Yes
Van Buren - Yes
Richard - Yes
Fedeczko - Yes
Thomas - Yes

MOTION B

Recommend approval to the Village Board (B) Zoning Code Variance Request to increase the maximum gross square footage of signage. Motion by Van Buren, second by Anton.

VOTING B

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

PZ 12-038 - Cory Feign of China Cat Productions, LLC, regarding the Marriott hotel property located at 3500 Midwest Road, Oak Brook, IL 60523 for a variation request for additional antennas.

PRESENTATION

Feign presented regarding their interest in placing 2 antennas on the top of the Marriott Hotel. The company is licensed to move ahead with this type of request.

PUBLIC COMMENT

A resident of Oak Brook confirmed that there are already 16 antennas on the roof of the building and 2 more are to be added. She is concerned about the size and scope of these antennas.

Another resident spoke about this and is concerned about health implications from antennas.

The presenter stated that these antennas operate with a very narrow wave signal.

The resident suggested that there should be more disclosure regarding all aspects of the antennas on top of the Marriott as there are residents with a few hundred feet of their property. The resident cited cases and/or studies that suggest that radio waves can be harmful to people.

Zemenak stated that the Village does not receive revenue from these antennas.

The presenter said that the beam is very different than cell phone antennas.

Richard stated that the FCC would be the body to discuss the possibility of antennas causing harm to the public.

Zemenak confirmed that while safety is the purview of this commission, the safety of antennas has been confirmed by the FCC.

Staff made a correction regarding the request. There are actually 18 existing antennas and with the 2 more being requested, there would be a total of 20.

COMMISSIONER COMMENT

The commissioner closed public comment as the conversation was redundant.

The commissioners supported the project.

Thomas confirmed that the antenna is for data transfer.

FINDINGS OF FACT

Yes - 6, No - 0

MOTION A

Recommend approval to the Village Board (A) Zoning Code Variance Request to permit more than three antennas on a structure in the B-3 Special Business District.

VOTING A

Fleet - Yes

Anton - Yes

Van Buren - Yes

Richard - Yes

Fedeczko - Yes

Thomas - Yes

(8) Adjourn

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

Meeting adjourned at 8:33 p.m.

These minutes respectfully submitted by Larry McIntyre.