

**Village of Westmont
Planning and Zoning Commission
November 14, 2012 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, November 14, 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, Stan Anton, Village 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 October Meeting, motion by Anton, second by Thomas, approved
- (7) Open Hearing

NEW BUSINESS

PZ 12-039 - Thomas Plonka regarding the property located at 126 North Grant Street, Westmont, IL 60559 for one request.

PRESENTATION

Plonka presented regarding a request for a variance for lot coverage and use of permeable pavers. Currently, water settles near the rear of his home and sometimes gets into the basement. The property has a cistern, which he has to work around, and there is a sump pump attached to the cistern which discharges elsewhere on the property. His intention is to create a rain garden to help with water retention. There is a man-made koi pond on the property as well as various drainage tiles.

Staff said that the lot currently has almost 49% coverage. Staff was not comfortable with the originally proposed plan because rain gardens and pervious pavers currently do not count toward reducing the hard surface calculation for the lot. Plonka opted to double the size of his drywell to make up for the amount of hard surface on the lot. The rain garden is not accepted methodology by the County. Plonka will revise plans to show the doubling of the drywell size.

PUBLIC COMMENT

No comment.

COMMISSIONER COMMENT

Fleet confirmed that if the sump pump failed, then water would rise up and naturally move to the

front of the lot.

Fedeczko, Van Buren, and the other commissioners expressed support for the idea and the work that the homeowner put into the project.

Van Buren confirmed that staff is working to create policy that will address permeable pavers.

The original house was built in the 1940s. The owner has made a lot of the changes.

FINDINGS OF FACT A

Yes - 7, No - 0

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 a pervious paver patio and private sidewalks. Motion by Pill, second by Van Buren.

VOTING A

Fleet - Yes

Anton - Yes

Van Buren - Yes

Richard - Yes

Fedeczko - Yes

Thomas - Yes

Pill - Yes

PZ 12-040 - John Pelton of James D. Fiala Paving Company regarding the property located at 15 South Cass, Westmont, IL 60559 for one request.

PRESENTATION

Pelton wants to use the location as their temporary field office through approximately May 2013. This office has been vacant for several years. The office is in the back corner of the commercial building and should have minimal impact.

PUBLIC COMMENT

None.

COMMISSIONER COMMENT

The commissioners expressed support for the request.

FINDINGS OF FACT A

Yes - 7; No - 0

MOTION A

Motion to recommend approval to the Village Board (A) Special Use permit request to operate a ground floor office in the B-1 Limited Business District. Motion by Fedeczko, second by Thomas.

VOTING A

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

PZ 12-041 - Remigijus Sukevicius with Neringa Koller regarding the property located at 6002 South Cass Avenue, Unit B, Westmont, IL 60559 for one request.

PRESENTATION

The presenter wants to have a wrestling school at this location. Hours would be 4 to 9 p.m. typical business hours, summer hours would likely start at noon.

PUBLIC COMMENT

None.

COMMISSIONER COMMENT

Staff stated that the facility has sufficient parking and there are no concerns. Staff added that the applicant had come to the Village before to request special use approval for a different location, and is now back for approval at this location.

Fedeczko confirmed that there would be limited retail.

Anton confirmed that there are no plans to have tournaments at this location. This would also be incorporated into the special use ordinance.

FINDINGS OF FACT A

Yes - 7; No - 0

MOTION A

Motion to recommend approval to the Village Board (A) Special Use permit request to operate a wrestling school in the B-2 Limited Business District. Motion by Anton, second by Fedeczko.

VOTING A

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

PZ 12-042 - Village of Westmont Fire Department regarding the Marriott hotel property located at 3500 Midwest Road, Oak Brook, IL 60523 for one request.

PRESENTATION

Fire Dept. Deputy Chief Connolly presented regarding request to place antennas on the roof of the Marriott Hotel. Westmont and other communities are working together to improve safety. Antennas would allow information to be relayed throughout the area to communicate emergency information.

PUBLIC COMMENT

Marilyn Goodman was signed in and asked a few questions. She lives at 2222 35th Street. She asked if this would affect her TV and other items. Connolly stated that this is a low power antenna and should not affect local TV. Aesthetically, the antennas will be on the rear of the building.

COMMISSIONER COMMENT

Staff recommended the project.

The commissioners supported the project and mostly had no questions.

FINDINGS OF FACT A

Yes - 7; No - 0

MOTION A

Motion to 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. Motion by Van Buren, second by Anton.

VOTING A

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

Pill - Yes

PZ 12-043 - Village of Westmont Fire Department regarding the water tower located at 205 West 63rd Street, Westmont, IL 60059 for one request.

PRESENTATION

Connolly presented again. These antennas would also improve communication to improve community safety.

PUBLIC COMMENT

None.

COMMISSIONER COMMENT

There were no questions.

FINDINGS OF FACT A

Yes - 7; No - 0

MOTION A

Motion to recommend approval to the Village Board (A) Zoning Code Variance Request to permit more than three antennas on a structure in the R-1 Single Family Detached Residence District. Motion by Fedeczko, second by Anton.

VOTING A

Fleet - Yes

Anton - Yes

Van Buren - Yes

Richard - Yes

Fedeczko - Yes

Thomas - Yes

Pill - Yes

Staff mentioned that progress is being made on the comprehensive plan and a public hearing would be upcoming in early 2013.

(8) Adjourn

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

Meeting adjourned at 7:59 p.m.

These minutes respectfully submitted by Larry McIntyre.