

**Village of Westmont
Planning and Zoning Commission
January 9, 2013 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, January 9, 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, Steve Fedeczko, Craig Thomas, Wally Van Buren, 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 postponed to February meeting - approved unanimously
- (7) Open Hearing

NEW BUSINESS

PZ 13-001 was removed from the agenda

PZ 13-002 - Village of Westmont, of 31 West Quincy Street, Westmont, IL 60559 regarding the Comprehensive Plan

PRESENTATION

Malik introduced Houseal Lavigne for the presentation. Much work has been completed over the past year regarding the Comprehensive Plan. Malik thanked everyone who has been involved in the process.

John Houseal, the presenter, thanked everyone for their participation. He stated that this plan does not address zoning. Instead, it is a foundation for philosophy regarding development. This document is a policy document that will help guide the community regarding future decisions.

The presenter stated that he would not read through the entire plan as it is so comprehensive, and encouraged people to obtain a copy and read the plan thoroughly to understand all it addresses.

Houseal reviewed the agenda for the evening presentation.

CHAPTER 1 - INTRODUCTION

This provides a community profile regarding Westmont. It provides demographics and history information, as well as outlines the use of the comprehensive plan.

CHAPTER 2 - COMMUNITY OUTREACH

The Village went to great lengths to get community feedback including surveys, website interaction, community meetings, and more. The results of these interactions have been recorded for review. People in town liked the small town feel, but felt the town lacked identity.

Almost 20% of the people have moved to Westmont within the last 5 years, which may show that people are gravitating to the community.

A community mapping tool outlined over 200 specific areas of interest.

CHAPTER 3 - VISION STATEMENT

This is several pages long. There were individual statements regarding a number of areas of the community. They were written as though they address the timeframe of 15 years in the future.

CHAPTER 4 - GOALS & OBJECTIVES

This plan was created through the input of the entire community. Goals & objectives were created for the following areas: residential, commercial, industrial & office, transportation & circulation, infrastructure & development, community facilities, parks & open space, community identity, economic development, and Village services & administration. Under each heading are goals, and under goals are objectives. Objectives outline specific actions that should be taken to achieve the goal.

Richard stated that he strongly supports the goal number 2 for residential regarding rental units. He hopes the Village follows through on this.

Fedeczko asked if this particular item has achieved success in other communities.

Houseal stated that there are many things that communities can do to help achieve this goal.

Zemenak stated that the Village has already adopted ordinance to assist with rental to condo conversions.

CHAPTER 5 - LAND-USE PLAN

Every parcel in the Village was inventoried in regard to current use, not in regard to zoning. The plan addresses land-use over time. The goal is to lay the groundwork for future plans, regardless of current zoning. He presented a map that color-coded and grouped various areas by use.

Bruce Barker, Westmont resident, thanked the Village for having the forum. In regard to land use, Barker was wondering how much the Village owes on the property at 63rd Street.

CHAPTER 6 - RESIDENTIAL AREAS PLAN

This area focuses on detailing residential areas in the community. There are four districts. Various goals and objectives were identified.

Barker asked about getting tax dollar assistance in converting rentals to senior living facilities.

The presenter said that in the last chapter it identifies funding mechanisms to pursue.

Richard stated that Burlington-Quincy is currently zoned for dense residential, but single-family detached is being considered in this area.

CHAPTER 7 - COMMERCIAL AREAS PLANS

This looks at the land-use plan in regard to commercial areas.

Richard commented about commercial areas on the south end, which included Williams Street. This would be a sub-area next to a commercial area.

CHAPTER 8 - SUB-AREAS

Doug Hamill presented regarding this chapter. The sub areas were outlined as: Ogden, Cass Avenue, South Westmont Business District.

In the Ogden Avenue area, there are several distinct sections. In regard to the western portion, recommendations include improving the area while maintaining current uses and working with existing residential housing in the area. In the Auto Mile area, the focus would be to complement the existing businesses. On the east, the St. James shopping center could be reconstructed to be more viable.

In the western area of Ogden Avenue, one goal would be to improve egress to make businesses more viable. There can also be intersection enhancements. There is a suggestion for internal streets east of this area. In the Auto Mile area, better use of the Blackhawk intersection may lead people into the downtown better. On Pasquinelli, a bike path connection could be made to increase traffic. Gateway signage at the St. James shopping center could be improved, as well as improved landscaping. Maybe a community mural could be on the fence at Oakwood.

Zemenak asked about signage improvements on Ogden. Sign ordinances can assist with that.

Another Sub-Area is at Naperville and Cass. The thought is to keep this area flexible to see how the market develops, to the east of this area. West of this intersection is more of a residential use. With regard to transportation, intersection should be made more pedestrian friendly and highlight bike paths. There could be roadway realignment at Chicago and Naperville.

In the downtown, commercial development should blend with the residential area. It is a thin corridor of business on Cass, mostly. Other areas may have opportunities. There is no plan in place regarding congestion on Cass at the train tracks. There may be opportunities to address this to the east. There are opportunities to link to bike paths. There could be a downtown gateway created for branding. An opportunity site includes the Public Works facility.

Barker stated that it seems many people still believe there is a parking shortage in downtown. Also, he advocates the creation of more green space in the downtown.

Audrey Payne, resident, stated that the downtown area east of Cass is a prime spot for potential redevelopment. She feels Westmont Centre needs to be removed.

Richard commented that possibly Westmont's Public Works facility could be re-located on East Burlington next to Clarendon Hills Public Works.

Richard thinks that the downtown needs to continue with the philosophy of high density.

The next Sub-Area is 63rd and Cass. The Village-owned property in this area is a key parcel regarding redevelopment. There are opportunities to create better traffic flow in the area. There can be two gateway opportunities to promote the community and the business district. A big box entity could be placed on the Village-owned property in such a way that it could be stitched in to future development in the area. There can also be pedestrian improvement that unify the entire corridor.

CHAPTER 9 - COMMUNITY FACILITIES

This includes school properties, municipal buildings, and more. Potential locations regarding a new Public Works facility were reviewed. There must be care given to not negatively affect residential. None of the schools are planning development at this time. The Library is exploring the idea of having a satellite facility on the south side of town.

Payne stated that the idea of changing Ty Warner Park to create a Public Works facility is unreasonable. It was clarified that there is no plan to change Ty Warner Park; the Public Works facility could potentially be in that area, but not at Ty Warner Park.

A resident asked about water retention plans, which are often under the jurisdiction of the County.

CHAPTER 10 - PARKS, OPEN SPACE, ENVIRONMENTAL FEATURES

The community looks favorably regarding the work of the Westmont Park District. There is a need to attain more park space on the south side of the community. There has also been the suggestion of having a community pool. More trails and bikeways can be identified.

CHAPTER 11 - TRANSPORTATION, MOBILITY

The Metra Station parking operates at about 80 percent full. In Westmont, 14 percent of commuters used the PACE bus system, which is about 10 percent above the norm. It was suggested to create bike lanes. Walkability throughout the community can be improved. Traffic-related issues are always highly recognized, but difficult to do anything because of jurisdictional issues and cost. There was discussion about creating an access management plan for commercial properties.

Payne confirmed that collector streets are defined as streets that feed local streets into major streets.

Rob Synowa stated that perhaps left hand turns on Burlington should be restricted during rush hour to improve traffic flow.

CHAPTER 12 - IMPLEMENTATION

This chapter recommends that the plan is adopted and implemented on a day-to-day basis. The comprehensive plan needs to be implemented in order to review zoning. Many plans will take years to do, so the funding plan should be put in place immediately. This should be updated on an annual basis. Maybe there could be a 10-page synopsis of the plan that is publicized to the public to get community buy-in. This identifies funding opportunities.

Van Buren stated that the 1999 Comp Plan stayed on the shelf too much and it was not implemented.

Zemenak stated that the Village Board is obligated to vote on this plan within 90 days of this public hearing.

MOTION

Recommendation to the Village Board to approve the Comprehensive Plan as presented.

VOTING

Richard - yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Yes

Richard stated that he is concerned regarding residential structures along Burlington not being high-density. After discussion, it was decided that no alterations were needed, however, the concern has been referenced.

Malik recognized Van Buren and Richard for their many years of service.

(8) Adjourn

Motion and second, approved by voice vote.

Meeting adjourned at 9:24 p.m.

These minutes respectfully submitted by Larry McIntyre.