

**Village of Westmont
Planning and Zoning Commission
February 13, 2013 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, February 13, 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, Roy Fleet, 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 December 2012 minutes, motion by Anton, second by Fleet, approved; Approval of January 2013 minutes, motion to approve as amended by Pill, second by Anton, approved.
- (7) Open Hearing

NEW BUSINESS

PZ 13-003 - Workshop discussion pertaining to amendments to the Village of Westmont Sign Ordinance, Appendix A, Article XI - Signs.

PRESENTATION

Staff presented regarding amendments to the sign ordinance. Staff showed images of a variety of sign types including: panel box signs, a unique box style sign to display a store's logo, banner and flat panel style signs, externally-illuminated signs, channel-letter signs, and more.

There was discussion about other signage options including cost-effective sign options, awnings with signage, electronic message signs, pylon signs, monument-style signs, multi-tenant signs, etc.

Fleet commented regarding subjective opinions about signs. Richard stated that it is appropriate for the community to help define signs. Malik stated that the Village can regulate sign form specifications, but not the message.

Specific signs were discussed regarding signage that would be appropriate and not-appropriate, and the Commission made the following recommendations:

- 1) Recommend prohibiting vinyl banner signs as permanent signs.

- 2) Recommend allowing a ground sign in addition to a wall sign for non-corner lots if a monument masonry-style sign is used.
- 3) Recommend prohibiting wall-box signs in central business district.
- 4) Recommend landscaping at the base of monument signs.

Van Buren stated that Westmont's signage code is similar to neighboring communities.

Malik confirmed that lettering on an awning counts as a sign.

Multi-business signage may consider having a uniform background coloring. Fedeczko suggested this is a good idea because these types of signs can be unattractive when they lack consistency.

Pill questioned prohibiting box signs stating that the Karma sign is attractive. Malik suggested that additional language could be added to clarify prohibitions, since it was agreed that the Karma sign is a positive sign. Current signs would be grandfathered. Pill would encourage signs similar to Karma. Pill suggested that some of the language in the proposal was too restrictive.

Pill stated many of the recommendations are fine.

Fedeczko discussed landscaping around the base of a sign and that he likes the idea. He agrees with the prohibition of vinyl signs as a permanent sign.

Van Buren stated that the Village has come a long way in terms of improving community image.

Thomas confirmed protocols regarding electronic signs.

Malik suggested that the next step is to take these recommendations to the Building and Zoning Committee for review, before a formal text amendment is proposed

There was discussion regarding tall signs along Ogden Avenue.

Richard recommended that the concept of a common background color for multi-business signs.

The commissioners suggested that 30-foot tall signs on Ogden might be too tall. It was suggested to use 12-16 foot as the base size, similar to Downers Grove.

Malik discussed box-style signs being used in other business districts. Malik said these signs are cost effective. Van Buren suggested that this would be OK outside of the downtown business district.

Fedeczko suggested that the channel letter signs are sometimes modified.

Richard confirmed that the Village allows for ground signs on corner lots.

Malik promoted upcoming meetings regarding the Master Plan and the TIF.

(8) Adjourn

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

Meeting adjourned at 7:57 p.m.

These minutes respectfully submitted by Larry McIntyre.