



**Village of Westmont
Planning and Zoning Commission
July 10, 2013 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, July 10, 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, Steve Fedeczko, Stan Anton, Craig Thomas, Wally Van Buren, 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 - minutes will be presented at next meeting
- (7) Open Hearing

NEW BUSINESS

PZ 13-017 Majid Mike Khakbaz (owner) and Wesley Campin (tenant) regarding the property located at 222 North Cass Avenue, Westmont, IL 60559 for two requests.

PRESENTATION:

Campin presented regarding his petition to open a dental office in Westmont. He has been practicing for two years. The dental practice has been in operation for 25 years. About 75% of his patients are from Westmont. They have about 2500 active patients. The business would be bringing a lot of customers into the downtown. There are about 40 spots in the public parking lot across the street. Typically, more than 30 of the spots are open during the summer. The building has potential for 11 parking spots. There is a gravel lot behind the building has room for more than 10 parking spaces. The neighboring hair salon only has two working chairs at this time. The dental practice sees up to 3 patients every hour, and sees several thousand patients annually. Campin plans to work with neighboring businesses to help cross-promote products and services.

PUBLIC COMMENT:

None.

STAFF/COMMISSIONER COMMENT:

Ziegler said staff supports the application and encourages the business to get involved in the community.

Thomas questioned why this business would be located so close to another dentist, however, the petitioner said he would not be a threat to existing businesses.

Pill confirmed that the buildout could occur in about 30 days once construction begins. The applicant would like to be open by September 1.

FINDINGS OF FACT A:



Yes - 6, No - 0

MOTION A:

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

VOTING A:

Richard - Yes

Pill - Yes

Fedeczko - Yes

Anton - Yes

Van Buren - Yes

Thomas - Yes

FINDINGS OF FACT B:

Yes - 6, No - 0

MOTION B:

Recommend approval to the Village Board (B) Zoning Code Variance request to reduce the number of required off-street parking stalls for the purpose of operating a dentist office in the B-1 Limited Business District. Motion by Van Buren, second by Pill.

VOTING B:

Richard - Yes

Pill - Yes

Fedeczko - Yes

Anton - Yes

Van Buren - Yes

Thomas - Yes

PZ 13-018 Sunlife Assurance Co. of Canada regarding the property located at 999 Oakmont Plaza Drive, Westmont, IL 60559 for two request.

PRESENTATION:

The presenter stated that the building and tenants need better signage so that people are aware of the location.

PUBLIC COMMENT:

None.

STAFF/COMMISSIONER COMMENT:

Staff supported the project and stated that it fits with the other ground signs in the area.

Fedeczko and other commissioners supported the project.

FINDINGS OF FACT A:

Yes - 6, No - 0

MOTION A:



Recommend approval to the Village Board (A) Zoning Code Variance Request to increase the number of allowable signs in the O/R Office/Research District. Motion by Pill, second by Fedeczko.

VOTING A:

Richard - Yes
Pill - Yes
Fedeczko - Yes
Anton - Yes
Van Buren - 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 in the O/R Office/Research District. Motion by Van Buren, second by Fedeczko.

VOTING B:

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

PZ 13-019 Village of Westmont regarding a Zoning Code text amendment.

PRESENTATION:

Ziegler presented proposed text amendments to the Zoning code regarding signage. The first item clarified that vinyl signs are considered temporary signs. It was confirmed that there is a time limit for temporary signs. The second item in regard to monument signs, allows for non-corner lots to have two signs of this type. Richard mentioned that he is not a fan of pole signs. Other commissioners suggested that pole signs do have value. The third item was in regard to sign height, proposing a 16-foot height limitation in certain situations. Staff said that there are quite a few signs taller than 16 feet. Current signs would be grandfathered in. Along Route 83, signs could be as tall as 20 feet tall. Pill suggested concern regarding the height of the signs with the car dealerships. Staff noted that signs taller than what the code allowed could be handled individually through the variance process, which is how several of the car dealer signs have already been approved. The fourth item was in regard to landscaping around signage. The fifth item was in regard to box signs, with the goal of addressing panels with a bright, white background.

Richard asked about multi-unit signs having a consistent background color.

MOTION A:

Recommend approval to the Village Board (A) staff recommendations to Amend Appendix A, Article XI of the Westmont Zoning Code regarding the Village of Westmont Sign Ordinance. Motion by Thomas, second by Pill.

VOTING A:



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Community Development Department

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

(8) Adjourn
Motion by Van Buren, second by Pill, approved by voice vote.
Meeting adjourned at 8:07 p.m.

These minutes respectfully submitted by Larry McIntyre.