



**Village of Westmont
Planning and Zoning Commission
September 11, 2013 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, Sept. 11, 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, Steve Fedeczko, Gregg Pill, Stan Anton, Craig Thomas, Wally Van Buren, Roy Fleet, Village Planner Jill Ziegler, Economic Development Director Shannon Malik, 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 July and August PZ meeting minutes - Motion by Pill, second by Thomas, approved; Richard confirmed that the June PZ Minutes would be forthcoming
- (7) Open Hearing

NEW BUSINESS

Richard called for a motion to move the agenda order, motion by Pill, second by Anton, approved.

PZ 13-024 - Lou Pranno (owner) and Michelle Tenuta (tenant) of Rising Goddess Fitness regarding the property located at 208 East Chicago Avenue, Westmont, IL 60559 for one request.

PRESENTATION:

The presenters are interested in opening a fitness club. There will be a variety of exercise strategies taught.

PUBLIC COMMENT:

None.

STAFF COMMENT:

Staff suggested support for the project.

COMMISSIONER COMMENT:

Thomas and the other commissioners supported the project.

FINDINGS OF FACT:

Yes - 7; No - 0

MOTION A:

Motion to recommend approval to the Village Board (A) Special Use permit request to operate a fitness studio in the B-2 General Business District. Motion by Fedeczko, second by Van Buren.

VOTING A:

Richard - Yes



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

PZ 13-022 - Bradford Real Estate regarding the property located at 150 West 63rd Street, Westmont, IL 60559 for several requests.

PRESENTATION:

The presenters requested several items regarding Mariano's grocery store. The presenters gave a comprehensive overview of their project.

PUBLIC COMMENT:

A representative of Westbrook Market stated his concern regarding a new grocery store moving in next to his existing grocery store.

A resident stated her concern regarding traffic issues.

STAFF COMMENT:

Staff communicated additional feedback that was received from the public regarding this item.

COMMISSIONER COMMENT:

The commissioners asked various questions regarding the project.

MOTION A:

Motion to recommend approval to the Village Board (A) Zoning Code Variance Request to increase the number of allowable signs from one to three to allow two wall signs and one ground sign. Motion by Pill, second by Anton.

VOTING A:

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

FINDINGS OF FACT:

Yes - 7; No - 0

MOTION B:

Motion to recommend approval to the Village Board (B) Special Use Permit request to operate temporary open air, sidewalk, or tent sales in the C-1 Commercial Business District. Motion by Fleet, second by Fedeczko.



VOTING B:

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

MOTION C:

Motion to recommend approval to the Village Board (C) Preliminary Plat of Subdivision to consolidate two parcels into one. Motion by Pill, second by Anton.

VOTING C:

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

MOTION D:

Motion to recommend approval to the Village Board (D) Site and Landscaping Plan approval to construct a grocery store of approximately 71,300 square feet in the C-1 Commercial Business district. Motion by Thomas, second by Anton.

VOTING D:

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

PZ 13-023 - Kevin Benfield regarding the property located at 324 North Warwick Avenue, Westmont, IL 60559 for several requests.

PRESENTATION:

The presenter is requesting to build a large detached garage.

PUBLIC COMMENT:

Several residents voiced concerns regarding the project. Comments were made about the size of the storage facility and it not fitting in with the neighborhood. Additionally, concerns regarding flooding issues were mentioned.

STAFF COMMENT:



Staff stated that this proposal seems problematic and would be character-changing in this neighborhood.

COMMISSIONER COMMENT:

Thomas stated that this project does not fit in this area due to on-going flooding issues.

The petitioner stated that this project is below the 30% maximum lot coverage requirement in this area. There will also be dry wells incorporated into the design.

Pill confirmed with the attorney that this request would not necessarily be considered a typical garage for a single-family home.

The petitioner suggested that he might be open-minded to moving the house back to the garage/storage facility and therefore bypass the need for a variance.

Anton agreed with Thomas that this project would not be a good fit for this area.

Van Buren feels that this is an inappropriate request for this neighborhood.

Fedeczko stated that every property owner has a right to come forward with a petition. He stated that this proposal belongs in a rural setting. In this case, the second garage of 2800 sq. feet is larger than the house.

Fleet reiterated that this area has flooding issues. He suggested working with the architect to redesign the project so that it better fits the neighborhood.

Richard stated that this project would change the character of the neighborhood.

Zemenak stated that there may be alternatives to consider with this proposal, however, if the petitioner were to attempt to add the second garage to be part of the attached garage, then staff would need to look at this and possibly consider it a storage facility rather than a single-family garage.

There was discussion about possibly having a continuance, but ultimately, that was not asked for by the petitioner.

FINDINGS OF FACT A, B & C:

Yes - 0; No - 7

MOTION A:

Motion to recommend approval to the Village Board (A) Zoning Code Variance Request to allow the construction of a detached garage over 28' in length in the R-3 Single Family Detached Residence District. Motion by Van Buren, second by Anton.

VOTING A:

Richard - No

Pill - No

Fleet - No



Fedeczko - No
Anton - No
Van Buren - No
Thomas - No

MOTION B:

Motion to recommend approval to the Village Board (B) Zoning Code Variance Request to allow the construction of a detached garage over 576 square feet in area in the R-3 Single Family Detached Residence District. Motion by Anton, second by Fedeczko.

VOTING B:

Richard - No
Pill - No
Fleet - No
Fedeczko - No
Anton - No
Van Buren - No
Thomas - No

MOTION C:

Motion to recommend approval to the Village Board (C) Zoning Code Variance Request to allow the construction of a detached garage over 15' in height in the R-3 Single Family Detached Residence District. Motion by Fedeczko, second by Thomas.

VOTING C:

Richard - No
Pill - No
Fleet - No
Fedeczko - No
Anton - No
Van Buren - No
Thomas - No

FINDINGS OF FACT - DETACHED GARAGE:

Yes - 6; No - 1

FINDINGS OF FACT - ATTACHED GARAGE:

Yes - 7; No - 0

MOTION D:

Motion to recommend approval to the Village Board (D) Zoning Code Variance Request to allow a driveway wider than the 22' maximum width allowed by Village Code for the proposed attached garage. Motion by Thomas, second by Anton.

Motion to amend to specify the detached garage proposal. Motion to amend by Pill, second by Anton

VOTING ON AMENDMENT:

Richard - No



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

VOTING D:

Richard - No
Pill - Yes
Fleet - Yes
Fedeczko - Yes
Anton - Yes
Van Buren - Yes
Thomas - Yes

MOTION E:

Motion to recommend approval to the Village Board (E) Zoning Code Variance Request to allow a driveway wider than the 22' maximum width allowed by Village Code for the proposed attached garage. Motion by Pill, second by Anton.

VOTING E:

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

8. Adjourn

Motion by Anton, second by Thomas , approved by voice vote.
Meeting adjourned at 10:32 p.m.

These minutes respectfully submitted by Larry McIntyre.