



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

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, December 11, 2013 at 7:00pm, at the Westmont Village Hall, 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Ed Richard led in the following:

(1) Call to Order

In attendance: Chair Ed Richard, Commissioners Steve Fedeczko, Gregg Pill, Craig Thomas, Bill Fleet, Stan Anton, PZ Secretary Wallace Van Buren, Village Attorney John Zemenak, Village Planner Jill Ziegler, Director of Community Development Shannon Malik.

Absent: none.

(2) Pledge of Allegiance.

(3) Swearing in of testifying attendees and reminder to sign in.

(4) Reminder to silence all electronic devices.

(5) Approval of Minutes

(6) Approval of Minutes of the October 9, 2013 and November 13, 2013 meetings.

Motion to approve the Minutes of the October 9, 2013

Motion: Richard

Second by: Anton

VOTING--Minutes

Van Buren--yes

Thomas--yes

Pill--yes

Fedeczko--yes

Anton--abstain

Fleet--abstain

Richard--yes

Motion passed.

November 13, 2013 meetings.

Motion by: Pill

Second by: Thomas

VOTING--Minutes

Van Buren--yes



Thomas--yes
Pill--yes
Fedeczko--yes
Anton--yes
Fleet--yes
Richard--yes
Motion passed.

(7) Old Business PZ 13-030 Marwan Baghdan - 724 Heath Court, Westmont, IL 60559

FINDINGS OF FACT A:

(1) Yes – 7; No – 0

(2) Yes – 7; No – 0

(3) Yes – 7; No – 0

New Business

PZ 13-032 Ryan Kern of Krimson Security (tenant) with Chester Gottwald (property owner)

regarding the property located at 15 South Cass, Westmont, IL 60559 for the following:

(A) Special Use permit request to operate a ground floor office in the B-1 Limited Business District.

PRESENTATION:

Kern interested in establishing a background check and fingerprinting facility for employees requiring Illinois State licensing or other jobs requiring background checks.

PUBLIC COMMENT:

None.

STAFF COMMENT:

Ziegler stated that applicant is requesting office space for an existing office, in an area that was proposed for restaurants and retail locations but space is currently an office and not large enough for other use.

COMMISSIONER COMMENT:

Thomas: clarified type of business.

Pill: does not have any issues with application.

Anton: good luck.

Van Buren: clarified if they will be doing credit checks as well.



Fedeczko: space has always been office, no reason to not continue to allow it to be an office.

Fleet: No questions.

Richard: hope business grows.

FINDINGS OF FACT A:

(1) Yes-7; No-0

(2) Yes-7; No-0

(3) Yes-7; No-0

(4) Yes-7; No-0

(5) Yes-7; No-0

(6) Yes-7; No-0

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use permit request to operate a ground floor office in the B-1 Limited Business District.

Motion by: Fedeczko

Second by: Van Buren

VOTING A

Van Buren--yes

Thomas--yes

Pill--yes

Fedeczko--yes

Anton--yes

Fleet--yes

Richard--yes

Motion passed.

PZ 13-033 Steven Matthews of the Rail Barber Shop (tenant) with Matthew Idicula (property owner) regarding the property located at 20 West Burlington Avenue, Westmont, IL 60559 for the following:

(A) Special Use Permit request to operate a ground floor barber shop in the B-1 Limited Business District.

PRESENTATION:

Matthews is a small business owner and currently owns a barber shop in Downers Grove. Matthews shared before and after pictures of current business for improving location that he



is interested in, in Westmont. Property was used as a barber shop previously.

PUBLIC COMMENT:

Idicula stated that he is property owner and rented to the other barber shop. It was noted that the original barber retired and owner is happy with new tenant.

STAFF COMMENT:

Ziegler mentioned that a barber shop requires special use permit, applicant is eager to get started and business was previously a barbershop for about 30 years.

COMMISSIONER COMMENT:

Fleet: asked about frontage materials. Answer: traditional look with a modern twist, barber pole.

Fedeczko: inquired about sales of products. Answer: will not carry a lot of products, but there is the potential for some products.

Van Buren: asked if Matthews was keeping the store in Downers Grove. Answer: yes, would like to open more businesses in suburbs. Would be a one chair store initially. With additional chairs they would need to request an additional variance for parking.

Anton: Good luck.

Pill: clarified pictures were of Westmont location. Answer: yes.

Thomas: good luck.

Richard: requested pictures to make copies of them.

FINDINGS OF FACT A:

(1) Yes – 7; No – 0

(2) Yes – 7; No – 0

(3) Yes – 7; No – 0

(4) Yes - 7; No - 0

(5) Yes - 7; No - 0

(6) Yes - 7; No - 0

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request to operate a ground floor barber shop in the B-1 Limited Business District.

Motion by: Anton

Second by: Fedeczko

VOTING A



Van Buren--yes
Thomas--yes
Pill--yes
Fedeczko--yes
Anton--yes
Fleet--yes
Richard--yes
Motion passed.

PZ 13-034 David Fix of Endure It Sports LLC (tenant) with Greg Krzyzowski (property owner) regarding the property located at 37 W. Quincy Street, Unit B, Westmont, IL 60559 for the following:

(A) Special Use Permit request to operate bicycling classes on the ground floor of a bicycle sales shop in the B-1 Limited Business District.

PRESENTATION:

Fix stated that he is owner of Endure It Sports, which is a high end bicycle retailer. During winter they offer indoor training classes during the off season to offset revenue.

PUBLIC COMMENT:

None.

STAFF COMMENT:

Applicants are very eager to move in to their location and open their facility. Ziegler mentioned addressing concerns of noise from music, or class instructor. Answer: noise/music is not above the sound of a normal voice of the instructor, and the wheel would be a smooth wheel against a smooth machine so only a hum.

COMMISSIONER COMMENT:

Thomas: clarified that most classes will be during off season (winter months). Answer: yes, though some in summer.

Pill: asked about classes and cost of classes, clarified high end bicycle products. Answer: yes high end bicycles, average cost \$3000, classes \$200 per punch card.

Anton: glad to see stores opening up.

Van Buren: clarified that they have existing stores, and do they intend to keep them. Answer: store in Willowbrook that they will be moving to Westmont, so they already have an established clientele.

Fedeczko: believes that space will be a good location for their product.

Fleet: asked about signage and special lighting. Answer: they will probably use awning signage, no



extra lighting, they are focused on educating their niche market as opposed to signage to advertise to the general public.

FINDINGS OF FACT A:

(1) Yes –7; No – 0

(2) Yes – 7; No – 0

(3) Yes – 7; No – 0

(4) Yes -7; No - 0

(5) Yes - 7; No - 0

(6) Yes - 7; No - 0

(7) Yes - 7; No - 0

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request to operate bicycling classes on the ground floor of a bicycle sales shop in the B-1 Limited Business District.

Motion by: Fleet

Second by: Anton

VOTING A

Van Buren--yes

Thomas--yes

Pill--yes

Fedeczko--yes

Anton--yes

Fleet--yes

Richard--yes

Motion passed.

PZ 13-035 Gregg Pill of Williamsburg Real Estate regarding the property at 415 Plaza Drive, Westmont, IL 60559 for the following:

(A) Map Amendment request to rezone the property at 415 Plaza Drive from Manufacturing District to B-2 General Business District.

PRESENTATION:

Pill requests a rezone so that their two properties that share a common parking lot would be matching, looking to unify the properties. No effect on any residential properties only other manufacturing and B2 businesses. It was mentioned that there is a noise concern with the stamping company, there are currently no complaints with their business and not seeking to have them



change based on current noise levels.

PUBLIC COMMENT:

None.

STAFF COMMENT:

Ziegler read letter into records from the adjacent die stamping company, the business does not object to the zoning change but that they agree that with the rezone that the applicant would not have an expectation that their business would change from an existing manufacturing use.

COMMISSIONER COMMENT:

Thomas: no issues.

Anton: no comments.

Fedeczko: how much of the building would be for exercising, how much of building is being used currently? Answer: currently about 40% being used for storage and maintenance to free up core business location. Do you foresee acquiring the other property? Answer: when and if the properties become available they may entertain acquiring them.

Fleet: any increase in retail sales square footage? Answer: when business first took over there was a relatively large pro shop, many times pricing on internet cheaper than what they can purchase wholesale, so retail shop has actually reduced in size. Last niche is their special line of tennis shoes.

Van Buren: is there any immediate plans for the use. Answer: has some conference rooms that they are using and using bays for storage and maintenance area but no plans for future use right now, but it would be an extension of the current business.

Richard: do you see the properties being consolidated? Answer: this would be the first step, but that would be next step either consolidate or expand based on current business. Do you envision joining the two facilities in the future? Answer: physically it would take away too much of parking lot, so not conceivable to combine the buildings.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Map Amendment request to rezone the property at 415 Plaza Drive from M Manufacturing District to B-2 General Business District.

Motion by: Van Buren

Second by: Thomas

VOTING A

Van Buren--yes

Pill--abstain

Thomas--yes

Fedeczko--yes



Anton--yes
Fleet--yes
Richard--yes
Motion passed.

PZ 13-036 Leaders Bank, represented by James Olguin, regarding the properties located at 50 West Ogden Avenue, 635 Grant Street, 631 Grant Street, 629 Grant Street, 625 Grant Street, 621 Grant Street, 617 Grant Street, and 613 Grant Street, all in Westmont, IL 60559 for the following:

(A) Map Amendment request to rezone the properties at 635 Grant Street, 631 Grant Street, 629 Grant Street, 625 Grant Street, 621 Grant Street, 617 Grant Street, and 613 Grant Street from R-4 General Residence District to B-2 General Business District.

(B) Preliminary Plat of Subdivision.

(C) Site and Landscaping Plan approval for a parking lot expansion.

PRESENTATION:

Olguin representing Leaders Bank, joined by project engineer, project landscape architect. Bank took ownership in 2011 and has made attempts to market this as a residential area, but was not successful. Also attempted to market separate lot as commercial lot but as a stand alone area it does not have sufficient parking. Request to expand parking in what was formerly residential, with site plan they have tried to make it feasible for the area. They have included a detention area which not only will provide retention area for water but a buffer adjacent properties, plus added privacy wall, and did not request any access off of Grant Street, access point of any customer would be Ogden to minimize impact on nearby residential areas. Not proposing to add any additional lighting so lighting would not impact nearby residential areas.

Additional Comments: bank had one owner that owned multiple properties, including 3 dealerships, townhomes, lots had to go through foreclosure process for a long time. Mentioned that he cannot address the usage of the previous owners, bank maintains property well. Took over the building and building is in good shape but lack of access to property limits usage. Plan that is being proposed will be followed through. Fence that was put up was to block access from west location of cars going through. No deliveries currently taking place and building is monitored by security. Understands residents concerns but cannot address the problems with previous owners, would like to ensure residents that what is being proposed will be constructed.

PUBLIC COMMENT:

Fitzner 4104 N Grant Street, directly across the street under consideration, does not want to see a parking lot out of his front door. Request to urge the commissioner to deny request. Similar requests were put before commission and there was no follow through on the previous landscaping and property development.



Kevin Hencinski 4100 N. Grant Street, plans are great but not confident in follow through for plans to match architect drawing. Concerned that a semi trailer of cars will not be able to access the premises and they will look to get access from Grant Street and then traffic will be test driving up and down their street. They have lots with piles of dirt, no landscaping, debris behind the buildings and parking all kinds of vehicles. Concerned about water runoff into the residents from the asphalt parking lot. The residents have to face this lot from the front of their homes. Also commented that he has never seen a for sale sign on the property.

Cherie Marx 4103 N Adams, project from 8 years ago was proposed to use cul de sac for trucks which never happened, trucks come down Adams, she has had many trucks in her front lawn. Concern is what is proposed and what is followed through on were two different things eight years ago. Many test drives on their street, problems with speeding. Having more access will increase traffic. Shared pictures of flooding and commented that with more building going in there street is sinking, ground settling. Mentioned neighbor with sink hole in driveway, ruts on street from trucks near bus stops. Mentioned loud deliveries to building at 1am.

Zahari Daskalov owner in townhomes purchased 6-7 years ago was given proposal that they were moving into a residential neighborhood, with more development going in. Understands the effects of the recession and issues with development but would like to see bank invest more time to market this property. Also asked how close the parking lot would sit to the existing properties.

Olguin answered that the area of lot will be about 385 feet into currently zoned residential area. Leaders Bank has contacted all builders about the lots for developing and could not find a builder to develop. Two townhomes were sold recently and inspected and had no water issues. When townhomes were converted to a three unit townhome, bank agreed to take on retention on other properties and the retention they are putting in would cover the lot and the 3 townhomes.

Fitzner indicated that from plans measurement on retention area is only 180 feet, so his house would be roughly facing half retention, half parking lot.

STAFF COMMENT:

Ziegler clarified that the retention area would not be allowed to be decreased. Staff confirmed that detention would be increased and engineer would be checking that as part of the permit process. History of lots were single family then rezone for townhomes in 2004 the Ogden lot was rezoned so Lincoln dealer could be built and at same time north Grant was converted into the cul de sac. A curb cut onto Grant would not be proposed.

Malik indicated that right now the end user has not been determined so as a end user is determined they would need to come in front of the board for special use and criteria could be added to limit deliveries, etc.

COMMISSIONER COMMENT:



Richard: reminded everyone that the item before committee is rezoning, the end use has not been determined and would still need to come before the board at the time a user is determined.

Fleet: on the rezoning, how much of the checklist needs to be completed before going forward. Malik stated that generally speaking the plans are approved subject to engineering approval. No permits would be issued until engineering conditions are met.

Fedeczko: besides rezoning are you looking to consolidate these properties. Answer: yes. Question: Asked if they could move the cul de sac and move it further north and take that parcel for the parking lot. Answer: that was considered but street would need to be vacated with cooperation of adjacent property owner, felt this proposal would be least disruptive for the area. Indicated that the proposal with the retention area to the north and did not feel that residents would be facing parking lot based on measurements.

Van Buren: always a touchy issue with spilling commercial areas into the residential area.

Anton: because of previous abuses he was concerned about allowing this proposal.

Pill: tremendous encroachment into the residential area, and has concerns about properties to the east of the parking lot only separated by a wall and bushes. If this is marketed to car dealerships, the commission has heard plenty of complaints from lighting, parking, noise from other dealers and these would be close to these residents. Seems that we are invited the same problems for these residents by adding this to an existing residential area, too big of an expansion. Does not support.

Thomas: agrees that this is an invasion into the residential area. This is a large area being made into a parking lot on the off chance that it will help sell the property, too big of an encroachment.

Richard: waivering, does not like encroachment into residential area. We have seen an increase in home development, questions whether there has been adequate time for allowing the property to be developed. Would like to see Village vacate Grant Street and move cul de sac north, then that would allow a bigger buffer on the east side of the property, feels that plan needs some fine tuning. Suggested putting this plan on hold and check into some additional options which would save the applicant re-filing fees.

Olguin agreed to check into additional options and come back before the commission.

MOTION A, B & C

Motion to table these items for a later date.

Motion by: Pill
Second by: Anton

VOTING A

Van Buren--yes
Thomas--yes
Pill--yes
Fedeczko--yes
Anton--yes



westmont.illinois.gov

Community Development Department

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Fleet--yes

Richard--yes

Motion to table.

Motion to adjourn.

Motion by: Pill

Second by: Anton

All in Favor: 7

Meeting adjourned 9:13pm.