



**Village of Westmont
Planning and Zoning Commission
March 12, 2014 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, March 12, 2014 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 Craig Thomas, Steve Fedeczko, Gregg Pill, PZ Secretary Wallace Van Buren, Village Attorney John Zemenak, Village Planner Jill Ziegler.

Absent: Commissioner Stan Anton, Commissioner Bill Fleet

(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 February 12, 2014 meeting.

Motion to approve the Minutes of the February 12, 2014 meeting.

Motion: Pill

Second by: Van Buren

VOTING--Minutes

Van Buren--yes

Thomas--yes

Fedeczko--yes

Pill--yes

Richard--yes

Motion passed.

New Business

New Business

PZ 14-004 Joseph Jovanovich of Bugwilder Studios regarding the property located at 36 North Cass Avenue, Westmont, IL 60559 for the following:

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



PRESENTATION: Jovanovich originally the site was intended to be a high end photo studio offering salon services in preparation for photography. During the process, he applied for a salon license not realizing that there was an additional permit request required. All remodeling is complete, all construction is from the original request.

PUBLIC COMMENT: None.

STAFF COMMENT: Ziegler mentioned that the salon chairs were already in the site so there was not construction involved. It was recommended that he apply for the additional permit request to make sure all his services were covered.

COMMISSIONER COMMENT:

Thomas: clarified that he is just adding the additional permit to comply with all ordinances.

Pill: great business opportunity, thought it best that due to other salons operating in area that he make sure he is covered with the additional permits.

Van Buren: asked staff if photography is a B1 use. Staff replied yes so he originally went through the Village board for a development approval.

Fedeczko: clarified how we would offer his services. Reply: playing the services off of each other, working with different partners hair, makeup to gain potential clients for photography and vice versa. He has not finalized any rental of his salon chairs or partnerships yet. His preference would be to set up his services under his business, not necessarily renting to a stylist for their own business.

Richard: asked he they will do entire wedding parties, would there be any problem with parking for a large party. Reply: yes they would do full bridal parties but this would not be wedding day services but pre-wedding services. They have 9 parking spaces behind their building plus street parking.

FINDINGS OF FACT A:

(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

(4) Yes-5; No-0

(5) Yes-5; No-0

(6) Yes-5; 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 hair salon in the B-1 Limited Business District.



Motion by: Thomas
Second by: Fedeczko

VOTING A

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

PZ 14-005 Jason LeVecke of MIH Admin Services regarding the property located at 180 West Ogden Avenue, Westmont, IL 60559 for the following:

- (A) Special Use Permit request to operate an existing restaurant with an existing drive-in in the B-2 General Business District.
- (B) Zoning Code Variance Request to increase the number of allowable signs in the B-2 General Business District.
- (C) Zoning Code Variance Request to increase the maximum gross square footage of signage in the B-2 General Business District.

PRESENTATION: Presenter mentioned that Hardee's is very happy to be part of the community. This will be their 10th store in the Chicago area and looking to open a total of 35 in the Chicago area. Smarkco mentioned that they are taking an existing drive through restaurant and doing an interior remodel and a rebranding on the inside and outside and adding signage on awnings. Their business is based on having a drive through and it would not be functional without it. Currently building already has drive through and the lot allows for stacking. Mentioned that their lot could accommodate 8 cars to be stacked. Their requesting a variance for the signage is to brand Hardee's as they normally would on any location, they asking for logos on the awnings which falls under signage definition in Village.

PUBLIC COMMENT: None.

STAFF COMMENT: Ziegler mentioned they are very happy to see this location be used for the Hardee's restaurant they are comfortable with the stacking for drive through, they are only slightly over the square footage for signage.

COMMISSIONER COMMENT:

Fedeczko: if the building was facing the other direction the square footage allowance would be larger so he does not see any problem with the signage.

Van Buren: asked staff if this was typical. Staff Reply: yes the signage is typical and they are adding landscaping to the base of the ground sign which will improve the appearance plus if compared to 63rd and Cass the signs are considerably smaller.

Pill: in dealing with the building previously there was a question on sprinkler systems. Staff



confirmed that they will be added. Anticipate opening very quickly, May 1st. As soon as permits are in place they anticipate it will take a couple of weeks. They will have the full Hardee's menu, may be a 24 hour store. Pill: asked about drive through microphone with a 24 hour location affecting residents near there. Reply: they have other locations in residential areas and have received no complaints plus fence and landscaping to offer a buffer.

Thomas: best of luck.

Richard: just the logo on the awning, did not really consider that to be a sign, address needs to be on ground sign. Staff confirmed that they have revised their drawings and adding the lettering for address. Since the area abuts a residential district with 24 hour operation what can be done about the illumination of the parking lot, possibly have lower lighting instead of pole lighting so there is no spill over to the residential area. Reply: one pole light behind building but no lighting at the back of the light, could add shields over the fixtures to block the spill over. Asked for a note to be made to Village engineer to check lighting by Staff.

FINDINGS OF FACT A:

(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

(4) Yes-5; No-0

(5) Yes-5; No-0

(6) Yes-5; No-0

(7) Yes-5; No-0

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request to operate an existing restaurant with an existing drive-in in the B-2 General Business District.

Motion by: Van Buren

Second by: Fedeczko

VOTING A

Van Buren--yes

Thomas--yes

Fedeczko--yes

Pill--yes

Richard--yes

Motion passed.

FINDINGS OF FACT B & C:



(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance Request to increase the number of allowable signs in the B-2 General Business District.

Motion by: Pill

Second by: Fedeczko

VOTING B

Van Buren--yes

Thomas--yes

Fedeczko--yes

Pill--yes

Richard--yes

Motion passed.

MOTION C

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance Request to increase the maximum gross square footage of signage in the B-2 General Business District.

Motion by: Fedeczko

Second by: Pill

VOTING C

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Fleet--yes

Pill--yes

Richard--yes

Motion passed.

Motion to Adjourn.

Motion by: Pill

Second by: Van Buren.

Meeting adjourned 7:40pm.