



**Village of Westmont
Planning and Zoning Commission
April 9, 2014 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, April 9, 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, Stan Anton, Bill Fleet, Steve Fedeczko, PZ Secretary Wallace Van Buren, Village Attorney John Zemenak, Village Planner Jill Ziegler.

Absent: Commissioners Gregg Pill, Commissioner 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 March 12, 2014 meeting.

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

Motion: Van Buren

Second by: Fedeczko

VOTING--Minutes

Van Buren--yes

Thomas--yes

Anton--abstain

Fedeczko--yes

Richard--yes

Motion passed.

Old Business

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.

Open Hearing

PRESENTATION:

Jim Olguin, attorney, Jeff Jacob, architect, William Divolio from Leaders Bank have been working together on an adjusted proposal to accommodate request from local residents and from last meeting. They have presented changes to the site including moving the cul de sac further north, expanding parking lot further west, expanding buffering from 5ft to 20ft and added more landscape screening plus the 6 foot fence, parking will be north/south to avoid headlights shining towards residential areas. They are 150 ft from town home area, residents to west are only going half way into area to allow for more space, and addressed traffic concerns. They feel the new proposal is significantly changed to address the initial concerns.

Jim addressed some of the public concerns. The complaints on the maintenance of property is not affiliated with the bank property. He confirmed that bank goal is to sell the property but not limiting that to dealership, they will entertain all businesses. They did try to make this a townhome development and would have actually been cheaper for the bank to do that but they could not find a developer to purchase property, it would have also increased the traffic to the residential area with more homes, this development will not add more traffic.

PUBLIC:

Joe Fitzner, 4104 Grant Street, commented that the new proposal almost seems that the business is intruding further into the neighborhood. He is concerned about follow through on the proposal and making sure that the landscaping and development that is proposed is completed and maintained so that it is not an eyesore. This is based on the property that was zoned for business next to him and never maintained.

Commissioner Richard commented that the planning and zoning board suggested the cul de sac being moved. It was proposed so that the businesses would not be using Grant Street. The Attorney commented that the developer is bound to the site plan. It is the Village staff job to make sure that if there is a complaint that they inspect and follow through on complaint. Commissioner Anton mentioned that this project is a bank project to entice a car dealer to purchase property so it is more likely that they will comply with the development.

Kevin Osinski 4100 N. Grant has many concerns about the project. The new plan has the businesses encroaching further into the neighborhood, parking spaces have increased, neighbor has gone from living on a street to living on a cul de sac. Inquired about what happens after the bank sells and the new buyer does not maintain or they do not get their asking pricing and then they cut back on the landscaping. Attorney responded that they are obligated to follow through and maintain. They do have valid concerns on the property they are questioning but does not have anything to do with the property for this meeting. Commissioner Richard suggested that a complaint is brought up to the Village trustees regarding the property in disrepair. The landscaping plan will be incorporated into law and they will not be able to change it.

Pete Kessner, 4101 N. Lincoln, thanked the commission for allowing residents to speak on this topic.



He has several concerns; property is bordered on 3 sides by residences, this development into a parking lot changes the entire character of the neighborhood, it was originally approved for townhomes. A car dealership may be a good investment for the town, but it increases traffic, there is an increased volume of people around their neighborhood, there are crime reports associated with cars and car dealerships. He is also concerned about the amount of pavement area and the effect of that on the water in the neighborhood. The area is primarily clay which absorbs water slower, what is the effect on the private wells? There is also a concern about flooding and the property owners maintaining the storm sewers. Attorney discussed that the applicant has to provide detention and the stormwater ordinance, release rates, etc. it will be highly regulated the same would be true with flooding concerns, the engineered parking lot should actually be better than a vacant lot due to the regulations and engineering involved. It is always a concern when a development abuts a residential area but that is part of the commission to make sure that they address the issue to avoid having complaints and problems. Mr. Kessner still requested that they address this from the residents having to face a parking lot everyday instead of a business standpoint. Commissioner Richard mentioned that the issue mentioned in the December meeting was the traffic from the car dealership and unloading and the commission has tried to work with addressing those concerns. Commission Anton mentioned that the owners of the property does have rights to develop that property as well, and they are doing their best to look at all issues, bank has done a great job to make sure that plans allow for no car dealer traffic on the residential street.

Sahari Deskov, 41st and Grant townhome resident, concerned about the development, property values decreasing. Questioned why this would have to be developed as a dealership and not possibly looking at other alternatives. Staff responded that this property is only slated for B2 zoning designation which could allow for a dealer but that dealer would have to come in front of the board and could not just move right in without another hearing and public notice. Resident mentioned that it could be sold to a developer of single family homes.

Mr. Fitzner mentioned that when he moved in 30 years ago he did drive the area but gradually it has changed and more businesses are encroaching. Commissioner Anton mentioned they are working at making this a positive change, does not have to be a dealership but could be developed so it is not vacant.

STAFF:

It was mentioned the cul de sac was pushed back based on feedback from last meeting, the bulb was angled away from neighbors, parking lot is 20 ft further south than previously proposed. The other lot that was complained about is under receivership and was undeveloped, code enforcement will continue to monitor.

Thomas: He mentioned that he thinks this is a good proposal as it responded to the concerns from the last meeting. If the economy would allow for development of townhomes there would have been townhomes developed there already. The traffic has been deterred, any other leasing of streets will be analyzed case by case and looked at very closely. He is in agreement with this plan as it seems to be best available.

Anton: He agrees with the process of everyone being able to voice their concerns. When he initially reviewed packet he was very impressed that the bank revised their proposal so significantly, more



landscaping, addressed looking at parking and traffic.

Van Buren: He clarified that parking lot is moving 20 foot further south and feels it is a good compromise. He also stated that just because the residents are not in Westmont that the board still cares about their concerns.

Fedeczko: He commented that he was pleased with the changes with the new proposal and the no access to the residential street. It was commented that the existing building is so large that will need to have additional parking regardless of the type of business. This is a compromise and he does understand the concerns of the neighbors. He asked that staff research the previous landscaping plan for the property that was complained about so the Village board would have that to refer to even if it is in receivership.

Richard: He apologized for his frustration with the public presentation and agreed with other commissioners that they would have loved to see townhomes developed in this area but it has not happened for the past 6 years. He believes the development will greatly assist in the flooding problems. He also mentioned he intentionally purchased a home on a cul de sac and it was the greatest area for kids to play, etc.

Attorney: One concern for businesses with insufficient parking is the carry over to the residential areas, hopefully with providing this property/building with sufficient parking this will be a positive point and eliminate the complaints that they often have with businesses with limited parking. He asked the attorney if there was a photometric plan. Jim responded that, yes since the end user has not been determined those factors have not been finalized. Attorney mentioned that it would be his recommendation to include that any future developer would need to present a lighting plan due to the residential area. He also mentioned needing a bulb of dedication to the Village. He inquired about the leasing vs. purchase of the street section. Ziegler responded that the public works director recommended leasing the area instead of outright purchase.

MOTION A

Motion to recommend to the Village Board of Trustees to approve 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.

Motion by: Anton
Second by: Thomas

VOTING A

Van Buren--yes
Thomas--yes
Fedeczko--yes
Anton--yes
Richard--yes



Motion passed.

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Subdivision.

Motion by: Thomas

Second by: Fedeczko

VOTING B

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

MOTION C

Motion to recommend to the Village Board of Trustees to approve a Site and Landscaping Plan approval for a parking lot expansion.

Motion by: Van Buren

Second by: Anton

VOTING C

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

New Business

PZ 14-006 Farhan and Yousuf Karim of Sunrise Distributors Inc. regarding the property located at 20 East Chicago Avenue, Westmont, IL 60559 for the following:

- (A) Special Use Permit request to allow the sale of used automobiles in the B-2 General Business District.
- (B) Zoning Code Variance request to permit the sale of used automobiles within 500 feet of a residence district.
- (C) Special Use Permit request to operate an automobile dealership in the B-2 General Business District with a cosmetic repair center that includes painting and body and fender work.
- (D) Zoning Code Variance request to permit a cosmetic repair center that includes



painting and body and fender work within 500 feet of a residence district.

PRESENTATION:

Gary Moore, attorney for petitioner Sunrise Distributors who is under contract to purchase the property subject to the permit requests. An old plat of survey was presented which included a front apartment building, back building which housed an auto repair area and parking lot. The petitioners planned use will be to add interior painting service to the auto body repair area and to add car sales. The property is zoned for B2. Both of the uses being petitioned for zoned uses for B2 and similar to what it is currently being used for. It will not be used for late hours, nothing in proposed plans indicate a high level of traffic or very different impact to surrounding neighborhood. To the east of the building is another parking lot, west is former service station with convenient store, residential zoned areas to north east but parking lot and then apartments. The parking area in the back of property would be used for storage of repaired cars and the lot is higher so apartments in area would not be looking down on the lot. They will provide the minimize lighting and screening. The variance question is in regards to the 500 ft from residential, since there is an existing car repair business that would have been granted they are requesting the same. The petitioner is in the process of purchasing this property and the sales would allow for additional use to positively impact his business.

Mr. Karim mentioned that the owner would be operating the business on site, the business will not generate sufficient funds without the variance request. Most of the vehicles will be advertised on the internet, so there will be limited test driving and many cars. He has no plans to park cars on Chicago Avenue but behind building, does plan on installing a security system. There are tree buffers and a fence across the back of the lot. There are no plans for big lights that would impact the residents in the area, they would be able to pull cars into building if more lighting was needed. The lot will be enclosed and locked when business is not open so that access would not be allowed after business hours. Mr. Karim has previously run a body shop, he is looking into a paint booth that is fully enclosed, all air inside will be vented but filtered prior to release, lowest voc paints will be used. They are not planning on full body work only minor cosmetic repair for the cars they may be selling. He also shared a research page on the water based paint they will be using from the EPA regulations. All vehicle repair will be contained inside the lot and building.

PUBLIC COMMENT:

Todd Stohl has been the real estate agent on the property for the last few years. He would like to see the property sold, but also feels that Mr. Kareem seems to have good business plan and he thinks it would improve this property.

STAFF COMMENT:

Ziegler mentioned that property and building would remain in their existing format with apartments and the auto repair which requires the variance and an additional special use all being applied for at the same time. Applicant presented to the economic development for the car sales which was approved but concerns were raised about the painting. With regards to the vacant lot to the north it is zoned residential so while it is vacant now, the lot could be developed in the future.



COMMISSIONER COMMENT:

Fedeczko: Inquired about the photo of double and triple parked cars and would like to suggest that the lot be striped for the correct number of cars that lot would allow and be limited to that number of cars or the cars be stored inside. Inquired about the ventilation for the paint booth. Karim explained the exhaust would be ventilated either up the roof vertically or out the back horizontally. Commissioner Fedeczko recommended that it be vented vertically above the roofline so that it disperses to not affect any of the residents in this proximity. Would want to see all parking in the back, other than for someone temporarily picking up a vehicle along side.

Van Buren: is familiar with the original owner with the repair shop, regulations now in place will cover the spray booth very well. Inquired about where vehicles for sale will be coming from and petitioner's experience. Mr. Karim mentioned that he has experience in car sales for 12 years as a buyer for other dealers, will purchase from auctions and some slightly damaged cosmetically cars repairing and reselling, not interested in salvage cars but does not want to limit himself if he has a car that requires more repair.

Anton: Inquired about the maintenance of the apartments, and whether they will keep the apartments rented. Mr. Karim responded that yes it is his intention to keep the apartments and keep them rented so he has that monthly income. Mr. Karim does plan on screening the property and keeping fenced in. Staff clarified that there is no outdoor storage allowed, there is an expectation that the cars stored temporarily will be turned over and not stored indefinitely. Anton agreed that striping the lot may be over governing the business since it is a back lot.

Thomas: was concerned about painting and the apartments but since they are two separate buildings and the regulations cover those concerns. He was aware that there were previous complaints on disrepair of apartments so is please to hear that he will be onsite to deal with tenants in those apartments. Asked about the existing sign, Staff confirmed that the sign is non conforming and cannot be used. He mentioned the imposing of the striping of lot, but feels that it might interfere with his business on a day to day basis.

Richard: Inquired if Mr. Karim will be soliciting body and fender work. Mr. Karim responded that his main focus will be auto sales and the repair needed to sell those cars, though if someone contacted him for repair work he would still work with that customer. Richard asked how many wrecks they might expect to have on the lot for repair. Mr. Karim said he cannot work on many cars at one time so it would not be his intention to store many cars to repair at one time, maybe 2-3 though he does not want to limit it but it would be his goal to keep the lot in good show. Richard asked about striping the lot. The Attorney mentioned that the parking lot is not up for review but could be a special condition of the special use permit. Mr. Karim commented that he plans on maintaining the lot in good order but limiting his use by striping it could make it more complicated for moving the vehicles for repair. It was asked if he envisions having a tow truck on site. The response is that Mr. Karim will not have a tow truck on site but would use a third party towing company if needed. It was asked about the access for police and fire. The Attorney mentioned that as opposed to striping showing a plan for fire department egress. Mr. Karim mentioned that they will be putting in a new fire sensor system after receiving recommendations from the fire chief.



STAFF:

The attorney mentioned he sometimes adds special recommendations, he inquired about the chain link fence along the back of property, suggestion a condition that the screening in fence is continuously maintained along the property. Suggested that only residential property is allowed in front of property. Suggested possible restrictions on having garage door open. Suggested that the alarms that were mentioned be a condition of the agreement. Suggested condition on limiting number of junk cars allowed on lot or turned over in a certain number of days or stored inside. Fedeczko commented that sometimes it takes a few weeks for parts to come in for cars being repaired. Ziegler mentioned that by code the cars must have turnover. Attorney mentioned having conditions in place just in case management changes. Additional discussion took place on storage and limits on inoperable cars. Condition discussed was limiting junk and/or inoperable cars to 50% of the property space.

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 allow the sale of used automobiles in the B-2 General Business District.

Motion by: Fedeczko

Second by: Thomas

VOTING A

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

FINDINGS OF FACT B:



(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 permit the sale of used automobiles within 500 feet of a residence district.

Motion by: Anton

Second by: Fedeczko

VOTING B

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

FINDINGS OF FACT C:

(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

(8) Yes-5; No-0

MOTION C

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request to operate an automobile dealership in the B-2 General Business District with a cosmetic repair center that includes painting and body and fender work.

Motion by: Van Buren

Second by: Anton

VOTING C

Van Buren--yes



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

FINDINGS OF FACT D:

(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

MOTION D

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to permit a cosmetic repair center that includes painting and body and fender work within 500 feet of a residence district.

Motion by: Thomas
Second by: Fedeczko

VOTING D

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

MOTION-SPECIAL CONDITIONS

Motion to approve following special conditions on the special use permit:

1. No display of vehicles on elevated racks, no streamers, no blow up devices
2. Auto painting shall occur in paint booth with that is vented through roof with 99% filtration per EPA standards.
3. Water based paints only.
4. The applicant shall install or maintain the existing fence screening on the north and east side of the property.
5. Only residential parking is allowed in the front of the property, employee and customer parking on the side of the property, vehicles for sale, awaiting repair or for pick up can be displayed to rear of property or interior.
6. The applicant shall install alarms for residential and commercial properties up to current village



code standards.

7. Applicant shall provide a business parking plan that preserves minimal drive aisles for fire vehicles to access the property if so recommended by the fire department.

8. No more than 50% of the capacity of the rear lot shall be used to display or store inoperable or junk cars.

Motion by: Van Buren

Motion by: Thomas

Question: Thomas asked about voting on all 8 or each individual. It was responded that voting on all 8, issue on over managing backlot. Conditions about backlot were clarified.

VOTING--Special Conditions

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

PZ 14-007 Jeff Gylling from the Wendy's Company regarding the property located at 320 East Ogden Avenue, Westmont, IL 60559 for the following, all in the B-2 General Business District:

- (A) Special Use Permit request to operate a fast food restaurant with a drive-in.
- (B) Zoning Code Variance request to increase the number of allowable signs.
- (C) Zoning Code Variance request to increase the maximum gross square footage of signage.
- (D) Zoning Code Variance request to increase the maximum gross square footage of menu boards.
- (E) Zoning Code Variance request to permit parking in the required front yard setback.
- (F) Zoning Code Variance request to reduce the number of required off-street parking stalls for the purpose of operating a fast food restaurant.
- (G) Zoning code variance to reduce the required rear yard setback in order to construct a dumpster enclosure.
- (H) Site and Landscaping Plan approval for the purpose of constructing a new fast food restaurant.

PRESENTATION:

Bill Perry, civil engineer representing Wendy's. They presented regarding the existing Wendy's location on Ogden Avenue. The current layout of lot and access was reviewed. Hours of operation are 8am-10pm weekday, 8am-midnight on weekends which will not change. Deliveries occur in morning when store is not open. Indicated that there was not a concern with snow removal or storage, even



with this year there was not a problem with snow. The existing restaurant is equal to 2,870 square feet with 96 seats and 34 parking spaces. The proposal is to tear down the existing store and redo the entire site, brand new store, concepts, lighting and more efficient. The new proposal would be a building that is 3,624 square feet, 38 parking stalls, increasing Blackhawk access with curbs on both sides to clean up that access road, remove one of curb cuts and only have one curb cut but allow room for a car to be able to drive around building and leave via the BlackHawk access path to go east bound Ogden Avenue, new proposed path for drive thru lane, bike stand, same location for trash enclosure, still have sufficient area for snow, have proposed lighting and will hear staff recommendations for lighting, will add additional underwater water retention, will add additional landscaping around the perimeter of lot. There is a requested signage variance. Currently there is large sign and signage on front of building plus menu board for drive through. Drive through area boards are same as existing, front sign will be smaller but Wendy's logo is being proposed for 3 sides of building plus slogan, proposed 179.7 sq feet which is approximately 100 sq. feet less than current signage but still over the signage ordinance.

Don Wallin, architect, reviewed the proposed plans for the new store, indicated that they will work with staff on approved materials for frontage. The lighting on building are wall sconces similar to what is on current building.

PUBLIC COMMENT:

None.

STAFF COMMENT:

This is a very compact site and as such the applicant has a number of variance requests. They have been working with applicant to ensure keeping as many parking spaces as possible but keeping as safe as possible. Trash receptacle is enclosed and out of view and next to landscape area. Happy to see the additional retention on this site. The pole sign is being reduced from a pole sign to a ground sign which is a very nice aesthetic sign. Commissioner Richard mentioned address numbers for sign are required, which will be submitted with sign permits.

COMMISSIONER COMMENT:

Thomas: appreciates that it is being reduced and glad to see building being built new.

Anton: thanks for staying in Westmont in this spot, questioned entranceway being typical seems narrow. Likes the sign reduction.

Van Buren: thinks this is a good plan and access to making left turn from BlackHawk is a good plan.

Fedeczko: glad they are improving BlackHawk access for left turns. Questioned the slogan sign as being large on drive through sign for people to see from only a couple feet away seems overly large. Response: is that it is a non lit sign and for the people driving through the lot and part of corporate layout.

Richard: agrees with fellow commissioners and is concerned about left turn out of parking lot and thinks that it should be limited to westbound only.



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 a fast food restaurant with a drive-in.

Motion by: Thomas

Second by: Anton

VOTING A

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

FINDINGS OF FACT B, C, D:

(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.

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.



MOTION D

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to increase the maximum gross square footage of menu boards.

Motion by: Anton

Second by: Van Buren

VOTING B, C, D

Van Buren--yes

Thomas--yes

Fedeczko--no

Anton--yes

Richard--yes

Motion passed.

FINDINGS OF FACT E, G:

(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

MOTION E

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to permit parking in the required front yard setback.

MOTION G

Motion to recommend to the Village Board of Trustees to approve a Zoning code variance to reduce the required rear yard setback in order to construct a dumpster enclosure.

Motion by: Fedeczko

Second by: Anton

VOTING E, G

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

FINDINGS OF FACT F:



(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

MOTION F

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to reduce the number of required off-street parking stalls for the purpose of operating a fast food restaurant.

Motion by: Thomas

Second by: Anton

VOTING F

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

MOTION H

Motion to recommend to the Village Board of Trustees to approve a Site and Landscaping Plan approval for the purpose of constructing a new fast food restaurant.

Motion by: Van Buren

Second by: Anton

VOTING H

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Richard--no

Motion passed.

MOTION I

Motion to recommend to the Village Board of Trustees to approve a Site and Landscaping Plan approval for the purpose of constructing a new fast food restaurant with the deletion of a left turn lane from exit eastbound onto Ogden.



westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

Motion by: Van Buren

Second by: Thomas

VOTING I

Van Buren--yes

Thomas--yes

Fedeczko--no

Anton--no

Richard--yes

Motion passed.

Motion to adjourn.

Motion by: Van Buren

Second by: Thomas

Meeting adjourned 10:30pm.