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Community Development Department

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

Village of Westmont
Planning and Zoning Commission
June 11, 2014 - Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, June 11, 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 Gregg Pill, Craig Thomas, Steve Fedeczko, PZ Secretary Wallace Van Buren, Village Attorney John Zemenak, Village Planner Jill Ziegler.

Absent: Commissioners Stan Anton, 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 May 14, 2014 meeting.

Motion to approve the Minutes of the May 14, 2014 meeting.

Motion: Pill

Second by: Fedeczko

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

New Business

PZ 14-013 Hinsdale-Westmont Veterinary Center regarding the property located at 115 East Ogden Avenue, Westmont, IL 60059 for the following:

(A) Site and Landscaping Plan review for a new veterinarian office and indoor kennel facility.

PRESENTATION: Mike Mathis, architect presented site plan. Building footprint is 9400 sq. ft with 42 parking stalls including two handicapped stalls, A loading area was added which eliminated two parking spots from previous plan. Landscaping plan needs to have these changes updated. A

question was asked about overhang on last meeting, there is not an overhang the back wall does go up. Other images were shared showing location with neighbors. They are reducing curb cut from one to two and will have an easement access behind Pet Supplies Plus as well. The goal is creating a nice safe entrance for the facility. He also discussed the landscaping plan with more shade trees, removing a locus but replacing with 10 shade trees and 3 evergreens and will add improved landscaping around monument sign plus more landscaping along building and back with privacy screen. He also information on water retention and underground storage tank.

PUBLIC COMMENT: None.

STAFF COMMENT: Ziegler mentioned that there were very minor changes since last time and were pleased with the ability to add loading area and cross access areas from the east and west.

COMMISSIONER COMMENT:

Thomas: inquired about types of trees that will be added. Response four maples, honeylocust, elm, spruce, dog fir.

Pill: asked if it will be 2 or 3 story, on slab or with basement and total sq footage. Response: 2 story, no basement and each floor will be 9400 sq. feet.

Van Buren: asked about parking compliance. Ziegler stated that they exceed the code.

Fedeczko: nice plan, good luck.

Richard: confirmed that the cantilever will be eliminated. Asked about the naming of the building whether Westmont will be first or second. Indicated that he would recommend Westmont first.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Site and Landscaping Plan review for a new veterinarian office and indoor kennel facility.

Motion by: Van Buren
Second by: Pill

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

PZ 14-015 Uncle Jon's Music regarding the property located at 33 North Cass Avenue,

Westmont, IL 60559 for the following:

(A) Special Use Permit request to operate educational classes on the 2nd floor in the B-1 Limited Business District.

PRESENTATION: Jon Kostal indicated that they would like to offer classes in their second floor location plus additional music classes. Presented a sample drawing of 2nd floor layout. They have been open since 2004 and have been generating more business. Currently, holding some activities at community events and neighboring location Sweet & Savory.

PUBLIC COMMENT: None.

STAFF COMMENT: Ziegler indicated that their request triggers a special use permit changing second floor from residential to business use and if they wanted to change back at any time to residential they would need to add current code sprinkler systems.

COMMISSIONER COMMENT:

Fedeczko: asked if they will be adding any sound baffling. Response it will only be acoustic instruments or electric guitar on low volume, does not think sound would be an issue.

Van Buren: asked about locations next to them whether they were also two story. Response the other buildings are one story buildings.

Pill: thanked the Kostal family for their contributions to the community.

Thomas: glad they need extra space.

Richard: hope they need more space as well.

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 educational classes on the 2nd floor in the B-1 Limited Business District.

Motion by: Thomas
Second by: Fedeczko

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

PZ 14-016 US Bank regarding the property located at 6301 South Cass Avenue, Westmont, IL 60559 for the following:

(A) Zoning Code Variance Request to increase the number of allowable signs.

(B) Special Use permit request to operate a bank, including an accessory drive-in facility, in the C-1 Commercial Business District.

(C) Special Use permit request to operate a bank with on-premise ATMs in the C-1 Commercial Business District.

PRESENTATION: Mike F. from US Bank and Guy Dragisic, sign company representative, were present. US Bank has purchased the Charter One franchise and are requesting special uses and to change signs to US Bank. Proposing to replace sign with new monument sign. Two walls signs in same place as current signs, meet code in allowable square footage and are asking for variance for an additional sign.

PUBLIC COMMENT: None.

STAFF COMMENT: Ziegler stated that banks require a special use for this zone which does not run with the property so new bank needs to request. The police department has written a memo that they are comfortable with the ATMs. Pleased about the low monument sign and signage is less square footage. Attorney mentioned low crime area, sufficient cuing for drive through, no known problems with previous operation.

COMMISSIONER COMMENT:

Thomas: bank for bank, good luck.

Pill: good plan, consider joining the Chamber.

Van Buren: good luck.

Fedeczko: two signs make signs since they are on corner.

Richard: welcome and hope they do well.

FINDINGS OF FACT A:
(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance Request to increase the number of allowable signs.
Motion by: Pill
Second by: Thomas

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

FINDINGS OF FACT B:
(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 B

Motion to recommend to the Village Board of Trustees to approve a Special Use permit request to operate a bank, including an accessory drive-in facility, in the C-1 Commercial Business District.

Motion by: Van Buren
Second by: Fedeczko

VOTING B
Van Buren--yes
Pill--yes
Fedeczko--yes
Thomas--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

MOTION C

Motion to recommend to the Village Board of Trustees to approve a Special Use permit request to operate a bank with on-premise ATMs in the C-1 Commercial Business District.

Motion by: Fedeczko
Second by: Van Buren

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

PZ 14-017 Ghaben Auto Group regarding the property located at 150 West Ogden 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.

PRESENTATION: Joe Gaban, principal dealer, currently has 3 locations and this proposed location will be pre-owned high-end vehicles and motorcycles. Business is centered around internet and appointments. 75% of appointments will result in a sale, sales of about 100 vehicles per month. They will condition the cars that they sell, not proposing any additional lighting, most vehicles will be stored inside at the facility, about 25 spaces outside that might be used for display after allowing for customer and employee parking. Showed images for proposed facility. The building was previously a car dealership and has been vacant for a long time, site is too small for size of building for a new car franchise to come in, their business does not require a lot of office space, land and fewer cars. Presented an image for the plan showing building and residential area behind building. Presented

that they will have approximately 5 customers per day and cars entering building show not impact residents.

PUBLIC COMMENT: None.

STAFF COMMENT: Used auto sales require special use, space meets needs for this business. Staff recommends no test driving or parking on side streets be permitted.

COMMISSIONER COMMENT:

Fedeczko: questioned the used car business research for this area since 2-3 businesses have failed, not a proponent of used car sales.

Van Buren: a number of high end non-franchised car dealers have come and gone, what makes you different. Response: experience counts, they are franchised dealer and because of that they have better bank relationships, they were able to weather the problems in the economy. They are going to keep business tight and well capitalized, and they are local. Unloading will take place on Adams.

Pill: no problems with this proposal.

Thomas: they are being challenged to be successful and welcome the business. Response: even if car dealer fails he will still own property and has real estate experience for 20 years.

Richard: glad the vacant building will be used, very welcome. Inquired about test driving not on side streets.

Attorney: inquired about servicing cars at this time. Concern about service bays being unsightly, possibly make sure bay doors are closed during conditioning. Inquired about back of property and recommended a site plan for designating parking spaces. Response: they are conditioning the cars, they are not taking damaged vehicles or doing any service, only inspection and repairs to detail and condition cars. No plans to display cars on front setback.

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

(8) Yes-5; No-0

(9) 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: Thomas
Second by: Pill

VOTING A
Van Buren--yes
Pill--yes
Fedeczko--no
Thomas--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: Thomas
Second by: Van Buren

VOTING B
Van Buren--yes
Pill--yes
Fedeczko--no
Thomas--yes
Richard--yes
Motion passed.

PZ 14-018 Expressions Dance Studio regarding the property located at 29 North Cass Avenue, Westmont, IL 60559 for the following:

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

(B) Zoning Code Variance request to reduce the number of required off-street

parking stalls for the purpose of operating a dance studio in the B-1 Limited Business District.

PRESENTATION: Amber Alonzo, owner currently has her business on West Quincy Street. Started with 50 families now have 300 and have experienced wonderful growth, very involved and are Chamber of Commerce members. They currently rent additional space for classes and would like to look for building expansion and would like to stay in Westmont. For the parking variance, they are currently limited in their parking so they have created an extensive system for working with families for dropping off, the new location will have more parking plus access to two public parking lots, plus lot on side of building will allow ease of drop off.

Response on parking plan: faculty will park in rear of building plus parking permit for employee parking but 6 will travel on BNSF to limit those employees from having to park. Regarding sound they will be doing full buildout inside the building and use drywall and glue which will be 90% sound proof, no speakers on shared walls, if they have 3 classes going on in 3 rooms for their own use they would need to have space soundproofed, no concerns in basement as the floor is concrete.

PUBLIC COMMENT: None.

STAFF COMMENT: Ziegler has received public input, positive letter from Alkay Media feels that it is a good addition, boon to area. Also met with Sweet & Savory who had some concerns on noise and parking and Amber has put together a noise proposal and parking plan, but could also impact local restaurants positively with influx of potential customers.

COMMISSIONER COMMENT:

Thomas: best of luck.

Pill: asked about steps and how compliance would be gauged. Attorney: make note to inspectors for checks along the way. If there are complaints and they find out they are not in compliance they would be in violation, if they did the sound proof steps and there are still complaints they would hopefully work with the neighbors but otherwise they are stuck with that. There are ordinances for sound levels. Response: dance studio won't be wall they are sharing and they are in communication with restaurant who has live music. Two built in speakers with reverberation padding pointed toward mirror.

Van Buren: is this a consolidation to one location from two. Response: yes.

Fedeczko: good luck.

Richard: is there an overlap of the business hours. Response: baby classes during the day, then older evening classes. The classes will not be viewable from the street. Would be receptive to coupon deal with restaurants for their dance families, cross promotions. Amber also has retail sales but limited space or display, with bigger space they would be able to increase retail sales as well, and they would be able to sell outside of their families that take dances and have internet sales, too.

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

MOTION A

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

Motion by: Pill
Second by: Fedeczko

VOTING A
Van Buren--yes
Pill--yes
Fedeczko--yes
Thomas--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 reduce the number of required off-street parking stalls for the purpose of operating a dance studio in the B-1 Limited Business District.
Motion by: Van Buren
Second by: Pill

VOTING B
Van Buren--yes
Pill--yes
Fedeczko--yes
Thomas--yes
Richard--yes

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Motion passed.

Motion to adjourn.

Motion by: Pill
Second by: Thomas

Meeting adjourned 8:40pm.