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

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

Absent: Commissioner Gregg Pill, Commissioner Roy Fleet, Commissioner Stan Anton.

(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 June 11, 2014 meeting.

Motion to approve the Minutes of the June 11, 2014 meeting.

Motion: Thomas

Second by: Fedeczko

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

New Business
PZ 14-019 Potbelly Sandwich Shop regarding the property located at 19 West Ogden Avenue, Westmont, IL 60559 for the following:

(A) Zoning Code Variance request to increase the number of allowable signs.
(B) Zoning Code Variance request to increase the maximum gross square footage of signage.
(C) Zoning Code Variance request to display more than five signs on the premises.
(D) Zoning Code Variance request to display an illuminated window sign.

PRESENTATION: They are requesting variance because the configuration of building will have the main entrance facing interior of lot. They are looking for signage to outline where the entrance is and for publicizing to traffic on Ogden. They are requesting a variance for the square footage as they feel that if they limit signs to smaller size the logo and wording would not be legible to passers by affecting

people recognizing their location. PotBelly is a national company with national branding signage additional requests are based on the national standards for the company with their other locations. Presenter shared pictures of proposed signage. It was mentioned that address numbers would need to be on both sides of the monument sign. East signage is important for the westbound traffic as monument sign is passed the location.

PUBLIC COMMENT: None.

STAFF COMMENT: Ziegler stated that property development was approved in early 2014 but they did not have a formal site plan at that time. They did propose a general signage plan which was asked to be reduced. The monument sign was asked to be a more neutral color instead of the bright yellow that was proposed.

COMMISSIONER COMMENT:

Thomas: glad that they are working with staff.

Van Buren: glad that they have worked with staff.

Fedeczko: unique location but understands need for signage.

Richard: asked staff about space between two locations. Ziegler responded that there was a landscape planned approved with curb to limit access.

FINDINGS OF FACT A, B, C, D:
(1) Yes-4; No-0

(2) Yes-4; No-0

(3) Yes-4; 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: Van Buren
Second by: Thomas

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

MOTION B

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 by: Thomas
Second by: Fedeczko

VOTING B
Van Buren--yes
Fedeczko--yes
Thomas--yes
Richard--yes
Motion passed.

MOTION C
Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to display more than five signs on the premises.

Motion by: Van Buren
Second by: Fedeczko

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

MOTION D
Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to display an illuminated window sign.

Motion by: Thomas
Second by: Fedeczko

VOTING D
Van Buren--yes
Fedeczko--yes
Thomas--yes
Richard--yes
Motion passed.

PZ 14-020 ManorCare of Westmont regarding the property located at 512 East Ogden Avenue,

Westmont, IL 60559 for the following:

(A) Zoning Code Variance request to expand the parking lot of an existing non-conforming nursing home in the B-2 General Business District.

(B) Site and Landscaping Plan Approval for a nursing home and parking lot expansion.

PRESENTATION: Dan Militek, civil engineer on behalf of ManorCare requesting variance for existing site as they are having parking issues due to the amount of use of the building. Proposing to add 66 new parking spaces which will provide enough parking to alleviate problems, help with safety and allow better emergency vehicle access.

PUBLIC COMMENT: Resident from Citadel subdivision has concerns about landscape plan as there is a retention pond that gathers a lot of water when it rains. Response: they will not be removing the detention area but they will be adding an underwater detention, it will have same function but allow for parking on top of it. They will also be adding a fence and trees to further screen the parking lot.

Another resident asked to share photos from her phone that shows the water levels after the last rain storm and also has concerns about the lighting. Response: since the detention pond has existed for 41 years it may not be holding the amount it was designated for but the underground detention will meet all criteria for Village and Dupage for the detention which is more than what it is currently holding. We have received questions regarding the lighting and they will have zero foot candles at the property line, i.e. there will be no spillover at the property line.

Resident asked about timeline for the approvals and project. Staff responded. Steve from ManorCare headquarters also responded that they hope to get through all the approvals and permits by late fall and will put project out to bid. Dependent on budget at end of year if they will begin end of year or next spring.

STAFF COMMENT:

Ziegler mentioned that staff has met with Manorcare several times to try to develop a plan to alleviate the parking problem which has been going on for several years. This plan provides the most spaces. Staff asked about parking during construction. Response from engineer is that they will work closely with Village to work on alternate parking during construction.

COMMISSIONER COMMENT:

Thomas: pictures were concerning but as Staff indicated detention area is doing its job and cannot tell how much existing area has deteriorated so the proposed area should provide better detention.

Fedeczko: asked about the difference between current detention and proposed detention. Also asked if the parking lot would have storage. Response is that they do not know the exact difference because it would fluctuate based on current detention and the impervious detention they would be adding. They have manhole depressions, plus special manhole covers to allow for large storms and overflow without flooding adjacent properties. They will be using shields for lighting.

Van Buren: asked Staff if there was a current issue with flooding Citadel subdivision. Staff responded that there have not been issues so the detention area and proposed detention area would handle

same way.

Richard: asked about the weer that would handle overflow and asked where that would flow to. Asked if it would drain by gravity or pumped out. Response was that it would flow to underground by gravity. Asked about area near metal grate and retaining water on West side. Response that there is storm sewers that are draining to that area and explained on site plan where current utilities are. Suggestion to mount lighting lower, maybe only at 6 foot level to reduce chance of light spilling over to residents. Also asked about the pod storage on property and whether it was permitted.

FINDINGS OF FACT A:
(1) Yes-4; No-0

(2) Yes-4; No-0

(3) Yes-4; No-0

MOTION A
Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to expand the parking lot of an existing non-conforming nursing home in the B-2 General Business District.

Motion by: Fedeczko
Second by: Van Buren

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

MOTION B
Motion to recommend to the Village Board of Trustees to approve a Site and Landscaping Plan Approval for a nursing home and parking lot expansion.

Motion by: Thomas
Second by: Van Buren

VOTING B
Van Buren--yes
Fedeczko--yes
Thomas--yes
Richard--yes
Motion passed.

PZ 14-021 Green Healing LLC regarding the property located at 772 Burr Oak Drive, Westmont, IL 60559 for the following:

(A) Special Use Permit request to operate a medical cannabis dispensary facility in the M-Manufacturing District.

COMMISSIONER COMMENT: petitioner is requesting to be moved to the next meeting.

Motion to move petitioner's request to next meeting.

Motion by: Thomas
Second by: Van Buren

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

Staff mentioned that Wednesday, July 23rd for a joint meeting with Village Board at 7pm.

Motion to adjourn.

Motion by: Van Buren
Second by: Fedeczko

Meeting adjourned 7:51pm.