



**Village of Westmont
Planning and Zoning Commission
September 10, 2014 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, September 10, 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, PZ Secretary Wallace Van Buren, Commissioners Gregg Pill, Steve Fedeczko, Craig Thomas Village Attorney John Zemenak, Village Planner Jill Ziegler.

Absent: 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 August 13, 2014 meeting.

Motion to approve the Minutes of the August 13, 2014 meeting.

Motion: Pill

Second by: Van Buren

VOTING--Minutes

Van Buren--abstain

Thomas--abstain

Pill--yes

Fedeczko--yes

Richard--yes

Motion passed.

PZ 14-012 ITEM CONTINUED TO OCTOBER 8, 2014

Pathway Development Partners regarding the properties located at 407 West 63rd Street, 309 West 63rd Street and 311 West 63rd Street, all in Westmont, IL 60559 for the following:

(A) Map Amendment request to rezone the property at 407 West 63rd Street, 309 West 63rd Street and 311 West 63rd Street from R-4/PD General Residence District / Planned Development to R-6 Special Residence District.

(B) Site and Landscaping Plan approval to build an assisted living facility in an R-6 Special Residence District.



- (C) Preliminary Plat of Subdivision in an R-6 Special Residence District.
- (D) Zoning Code Variance request to reduce the required front yard setback in an R-6 Special Residence District for the purpose of constructing parking within the setback.
- (E) Zoning Code Variance request for relief from the maximum allowable density in an R-6 Special Residence District.
- (F) Zoning Code Variance request for relief from the minimum square feet per building in an R-6 Special Residence District.

8. Open Hearing

New Business

PZ 14-027 First Midwest Bank regarding the property located at 100 East Ogden Avenue, Westmont, IL 60559 for the following:

- (A) Special Use permit request to operate a bank, including an accessory drive-in facility, in the B-2 General Business District.
- (B) Special Use permit request to operate a bank with on-premise ATMs in the B-2 General Business District.

PRESENTATION: It was presented that this is an existing bank and they have just bought the bank and plan to use in same fashion. ATM, same signage and no remodeling to the site.

PUBLIC COMMENT: None.

STAFF COMMENT: They have received the sign request from the signage company and staff is reviewing that right now. They have reviewed the ATM and do not have any safety concerns. It is a reuse of an existing bank so they have no concerns.

COMMISSIONER COMMENT:

Fleet: has no issues.

Pill: inquired about the bank presenter is affiliated. Presenter is a property manager.

Fedeczko: has no issues.

Richard: asked if there was a monument sign and indicated that address must be on the sign. Staff has already conveyed that to the sign company.

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

MOTION A

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 B-2 General Business District.

Motion by: Fedeczko

Second by: Pill

VOTING A

Van Buren--yes

Thomas--yes

Pill--yes

Fedeczko--yes

Richard--yes

Motion passed.

MOTION B

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 B-2 General Business District.

Motion by: Van Buren

Second by: Fedeczko

VOTING B

Van Buren--yes

Thomas--yes

Pill--yes

Fedeczko--yes

Richard--yes

Motion passed.

PZ 14-028 Dr. Amer Alhussaini regarding the property located at 29-31 North Cass Avenue, Westmont, IL 60559 for the following:

(A) Zoning Code Variance request to reduce the number of required off-street parking stalls in the B-1 Limited Business District.

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

PRESENTATION: Mike Cody, architect presented. The doctor has purchased building and planning to have a convenient care clinic behind a yogurt shop at front of street. The existing Sweet & Savory



restaurant would remain without change. The lower level plan would be to seek our clients for a dress shop and insurance office. They have re-striped the parking lot and includes 13 spaces with one handicap spot. The back of building is under utilized and will be striped to add 4 additional spaces plus sidewalk. They have worked with planning and are short 31 spaces and would ask employees to seek parking spaces elsewhere. They believe that their customers would be visiting other locations in town as well.

Doctor anticipated hours would be 8am-8pm, minor injuries and illnesses. They would provide services to avoid ER visits and lab services. It will be more community driven, 4 exams rooms.

PUBLIC COMMENT: None.

STAFF COMMENT: Ziegler mentioned that parking is under utilized and with other nearby parking they think it will be sufficient. The lift would be opposite the Sweet & Savory side.

COMMISSIONER COMMENT:

Fedeczko: how many patients would you see in an average day. Mentioned if the yogurt shop fails that the clinic cannot be expanded to the front, that space would need to be retail. Response: one to two per hour, do not foresee more than 3 per hour.

Van Buren: asked if there was more than one doctor at facility. Response: there is a partner but not sure if he would be practicing. Minor injuries or transferred to ER. Currently works for a hospital and has been practicing for 4 years.

Pill: inquired about the insurance office. He is not sure that a clinic is the type of business for a downtown business. Response: the parking variance is for the whole building so they are estimating type of tenants for lower level to anticipate the number of parking spaces needed. They are providing a handicap lift for lower level. Doctor mentioned that Downers Grove has Advocate and immediate care clinic.

Thomas: concerns about drop off at first but understands better.

Richard: not sure he feels that is it appropriate for downtown, asked about phone in lift and if building has sprinklers. Asked about signage for the multiple businesses. Response: employees for clinic would be 3, yes building has sprinklers and phone for lift. They would utilize the front signage with awnings for the locations. Mentioned that they are seeing more and more immediate care clinics, it is the wave of the future in health care.

FINDINGS OF FACT A:

- (1) Yes-3; No-2
- (2) Yes-3; No-2
- (3) Yes-3; No-2

MOTION A

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 in the B-1 Limited Business District.



Motion by: Pill

Second by: Thomas

VOTING A

Van Buren--yes

Thomas--yes

Pill--no

Fedeczko--yes

Richard--no

Motion passed.

FINDINGS OF FACT B:

(1) Yes-3; No-2

(2) Yes-3; No-2

(3) Yes-3; No-2

(4) Yes-3; No-2

(5) Yes-3; No-2

(6) Yes-3; No-2

MOTION B

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

Motion by: Thomas

Second by: Van Buren

VOTING B

Van Buren--yes

Thomas--yes

Pill--no

Fedeczko--yes

Richard--no

Motion passed.

MOTION C

Motion that the clinic will not be expanded to occupy the front of building if it becomes vacant.



Motion by: Pill

Second by: Van Buren

VOTING C

Van Buren--yes

Thomas--yes

Pill--yes

Fedeczko--yes

Richard--yes

Motion passed.

PZ 14-029 ComEd regarding the property located at 389 North Cass Avenue, Westmont, IL 60559 for the following:

- (A) Special Use permit request to install a telecommunication pole in the R-4 General Residence District.
- (B) Site and Landscaping Plan approval to install a telecommunication pole in the R-4 General Residence District.

PRESENTATION: Presenter representing ComEd. They are looking to install a new pole in order to provide better service as part of a 5 year plan. They have lowered the height from 80ft to 60ft and have included a rendering for review.

PUBLIC COMMENT: Jason F. lives directly behind the substation wanted to make sure of the position of the pole as they had other poles that were collapsing into their units. Response: they are trying to install as much to the center of the location as possible.

STAFF COMMENT: Ziegler indicated that they were making sure there was any additional room for landscaping. There is landscaping proposed to the north but not to the south.

COMMISSIONER COMMENT:

Thomas: confirmed that the new pole will be the same height as existing poles.

Pill: asked about the purpose of the pole. Response: it will be for collecting data and will it have an antenna. It will not have any attachments, it will be a clean pole.

Van Buren: asked about the girth of the pole. Response: it is slightly bigger at base. The antenna is a flat square antenna, 10 x 10.

Fedeczko: confirmed it is a communications pole.

Richard: confirmed it will be a single mast pole. Response; need clearance from overhead lines for best positioning.

FINDINGS OF FACT A:

(1) Yes-4; No-1



- (2) Yes-4; No-1
- (3) Yes-4; No-1
- (4) Yes-4; No-1
- (5) Yes-4; No-1

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use permit request to install a telecommunication pole in the R-4 General Residence District.

Motion by: Van Buren

Second by: Thomas

Question on Motion: Attorney substation has never gotten special use previously and is so not allowed to expand. This may not necessarily be an expansion, it is up to committee that this is a improvement. Richard feels that the monitoring system will be a benefit.

VOTING A

Van Buren--yes

Thomas--yes

Pill--no

Fedeczko--yes

Richard--yes

Motion passed.

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Site and Landscaping Plan approval to install a telecommunication pole in the R-4 General Residence District.

Motion by: Pill

Second by: Van Buren

VOTING A

Van Buren--yes

Thomas--yes

Pill--no

Fedeczko--yes

Richard--yes

Motion passed.

MOTION B

Motion to recommend to the Village Board of Trustees that the pole be used only exclusively for ComEd and not to hold any commercial antennas for any outside entities.



Motion by: Van Buren

Second by: Thomas

VOTING A

Van Buren--yes

Thomas--yes

Pill--no

Fedeczko--yes

Richard--yes

Motion passed.

PZ 14-030 Oak Creek Capital Partners regarding the properties located at 507 64th Street, 515 64th Street, 522 64th Street, 528 64th Street and 514 64th Street, Westmont, Illinois 60559 for the following:

- (A) Map Amendment request to rezone 507 64th Street and 515 64th Street from R-1, Single Family Detached Residence Zoning District, to R-3 Single Family Detached Residence Zoning District.
- (B) Map Amendment request to rezone 514 64th Street, 522 64th Street, and 528 64th Street from R-1A, Single Family Detached Residence Zoning District, to R-3 Single Family Detached Residence Zoning District.
- (C) Zoning Code Variance Request to permit the construction of two homes within the side yard adjoining the street in the R-3 Single Family Residential District.
- (D) Land Development Code Variance request to allow the creation of six (6) lots with substandard lot depth.
- (E) Preliminary Plat of Subdivision request to subdivide the subject lots into fifteen (15) buildable lots and two (2) outlots.

PRESENTATION: John L. presented that Oak Creek is proposing a development of 5 lots for single family homes and stormwater management facilities. They would like to have the stormwater facility in the out lot so property lots can landscape, etc. They are also acquiring 3 parcels to create 15 lots and 2 outlots for stormwater as well. Continuing the expansion of the area that started before economy issues. They did do a tree preservation and land survey. They would provide landscaping for adding additional landscaping to block traffic from street. They would work with MI which is a builder and would offer 7 floor plans, they would offer different materials and frontages.

Hubert L. project manager for engineer and survey company. Presented overview of project and drainage. North half of development has drainage off of 64th, through sewer and culvert to east of property to west ditch line of Richmond. A good portion drains north into a retention basin. New proposed conditions would be to take all drainage from property into a retention system plus drainage from west and from 64th would all be directed into this basin as well. Will reduce flow to Richmond & 64th Street. For the south half, there is a large area that drains from west and continues to east to Richmond. All water ends up at 63rd and Richmond. There is an additional 7 acres that drains through this property. They would be providing detention for their entire 2-½ acre development. They will be working with best management practices and sized to meet Dupage county



requirements.

PUBLIC COMMENT:

Brady S. homeowner in area, 201 64th Street. Requesting that the commissioners decline this proposal in its current configuration. Mentioned that the drainage in area is very poor. His property has part of a retention pond, that in the past year or so has been substantial. Adding this number of homes will saturate the area, 3-5 homes for sale and additional under construction. Response: Brady's area does not drain toward this development.

Yola K. 515 65th Street. They built their home in 2000. They are opposed to this development. First point is saturation, from 1 home per acre to 3 homes per acre. There is no compatibility between the new development and existing properties. Smaller homes on smaller lots will diminish the value of the larger lots with larger homes. Response: some lots to west are bigger but if you net out the stormwater management in the rear yards those lots would net out smaller than what they are proposing. They are including extra capacity in the stormwater management. They are bringing a full road, curbage, etc. where 65th did not develop street.

Homeowner against the 3 homes per acre. Concerned about the water that the current area already has and does not see where this will remove the water. Response: They will be a transitional development between the homes and the condos. The stormwater they are putting in is going to help the water problems and reduce the water issues.

Suzanne A. lives at Richmond and 64th and chose to live there for the rural feel of the street. The water is an issue. There are currently 4 homes on the current parcels and this development is going to completely change the neighborhood. They will be removing old trees. Comprehensive plan includes rules for not changing current neighborhood and removing trees for curbs. Response: adding curbs is part of the comprehensive plan, they have met with Village 3 times and trying to take concerns into consideration.

Mary W. has lived near 64th Street her entire life, very disappointed in this plan for this neighborhood. They have big spacious lots and large mature trees. Has serious flooding issues on her property since the other development in area has been started. Would like to see other type of development that would be similar to what they currently have in neighborhood. Response: There should be improvement to the water issues with this development.

Patricia K. lives on 521 65th Street. They purchased to be in this rural area. They are not interested in cramming 15 homes in this area. Inquired about the numbers of vehicles that each of those houses may have, some homes may have 4 cars, how will emergency vehicles get through.

232 65th Street, he is building new construction. They chose area because it is rural. They bought a half acre lot and will build one home on a half acre lot. He does not think that they will have an issue with putting 10 homes on the 5 acres.

Response: rural areas with ditch drainage systems will have water issues, part of the give and take for the large lots. 65th Street does not drain into this area.

Resident lives on 508 65th Street has a 1+ acre lot. Moved to this area for the large lot and rural



atmosphere. Property values have fallen. Originally lots were all his size and they have been split and being split even more. Ruining the neighborhood.

John Wagner 212 64th, built home in 2002 has retention area behind their properties. He does not think that their properties were engineered properly and has standing water in their backyard. Very concerned that these additional homes will cause serious problems.

508 64th Street resident invited a friend from Naperville that spoke. In addition to the water issues, there will be more traffic, more garbage pickup, there are still wells in the area that will be affecting by the water and runoff.

STAFF COMMENT: Ziegler mentioned that there were additional neighbors that came in to review the plans and had similar concerns about character of neighborhood and water issues. Attorney mentioned that this property was annexed in 1998 and there was an amendment to the comprehensive plan making this a unique area that was rural, no curbs, street lights, etc. It was recommended that if the area was zoned it be R1A and if redevelopment took place it would not require curbs, lights, etc. in keeping with the character of the neighborhood.

COMMISSIONER COMMENT:

Fedeczko: mentioned that he was on the board that approved the condos and feels now it was a mistake. He feels that this proposal disregards the current neighborhood. They could put 4 lots on one side and 6 lots on other side and it would fall within R1A. Putting a cul de sac in middle of block does not make any sense.

Van Buren: does not like a cul de sac in middle of block. South portion of development went from 5 lots to 4 lots it would fall into R1A zoning.

Pill: point out that typically when engineering comes in they usually see a benefit to the water issues but does not support the density of this project.

Thomas: feels that it is a lot of buildings, but they do come in under water retention rules which many of the existing properties did not have to adhere to, feels that the design and number of houses has to be adjusted but also mentioned that development should be anticipated in every area.

Richard: asked about the two water retention basins and who would maintain them. This is a rural community and he could not endorse this many homes in this area. Asked if they put in 10 homes could they still make money. Response: there will be a homeowners association that will maintain the basins. They will seriously consider the R1A and the required improvements but they need to check their numbers.

Van Buren: one developer handling a larger development would improve water management issues.

Motion to table item to the October 8, 2014 meeting.

Motion by: Pill

Second by: Thomas



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Community Development Department

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VOTING A

Van Buren--yes

Thomas--yes

Pill--yes

Fedeczko--yes

Richard--yes

Motion passed.

Motion to adjourn.

Motion by: Van Buren

Second by: Fedeczko.

Meeting adjourned 9:40pm.