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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**
**December 10, 2014 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, December 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, Janis Bartel, Doug Carmichael, Village Attorney Kevin Carrara, Village Planner Jill Ziegler.

**Absent:** none.

(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 November 12, 2014 meeting.

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

Motion: Pill

Second by: Van Buren

**VOTING--Minutes**
Van Buren--Yes
Bartel--Yes
Carmichael--Yes
Fedeczko--Abstain
Thomas--Yes
Pill--Yes
Richard--Yes
Motion passed.

**New Business**

**PZ 14-030 Oak Creek Capital Partners regarding the property located at 515 64th Street, Westmont, Illinois 60559 for the following:**

(A) Map Amendment request to rezone 515 64th Street from R-1, Single Family Detached Residence Zoning District, to R-1A Single Family Detached Residence Zoning District.

(B) Preliminary Plat of Subdivision request to subdivide the subject lot into two (2) buildable lots.

**MOTION A**

Motion to move this item to the January meeting.
Motion by: Bartel
Second by: Thomas

**VOTING A**

Van Buren--Yes
Bartel--Yes
Carmichael--Yes
Fedeczko--Yes
Thomas--Yes
Pill--Yes
Richard--Yes
Motion passed.

**PZ 14-037 Verizon Wireless regarding the property located at 328 South Wilmette Avenue for the following:**

(A) Zoning Code Variance Request to permit more than three antennas on a structure in the R-3 Single Family Detached Residence District.

**PRESENTATION:** Tony Phillips representing Verizon presented that they are requesting to co-locate additional 5ft. antennas.

**PUBLIC COMMENT:** None.

**STAFF COMMENT:** Ziegler mentioned it is a straightforward request. This is a co-locate which is preferred over a new tower. They should blend in with the antennas already there and structural report has confirmed that the structure will be able to accommodate the additional weight.

**COMMISSIONER COMMENT:**

Thomas: inquired as to whether the structural report is performed each time a new request comes in, and what happens if water town comes down as has been mentioned. Response: Yes, the structural report is done each time to confirm that more antennas can be added to structure. In the event the water town comes down, they would use a temporary antenna mast until the water tower is replaced, etc. and they are working with public works on that issue.

Bartel: no comment.

Pill: happy that it will blend with other antennas.

Van Buren: no comment.

Carmichael: is there plenty of room on ground. Response: they are working closely with public works on the temporary plans.

Fedeczko: no comments.

Richard: no comments.

**FINDINGS OF FACT A:**
(1) Yes-7; No-0
(2) Yes-7; No-0
(3) Yes-7; No-0

**MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance Request to permit more than three antennas on a structure in the R-3 Single Family Detached Residence District.

Motion by: Fedeczko
Second by: Pill

**VOTING A**

Van Buren--Yes
Bartel--Yes
Carmichael--Yes
Fedeczko--Yes
Thomas--Yes
Pill--Yes
Richard--Yes
Motion passed.

**PZ 14-038 CMIF Eagle Creek, LLC regarding the property located at 1000, 1100, 1112, 1120 and 1128 South Williams Street, Westmont, Illinois, 60559 for the following:**

(A) Map Amendment request to rezone from R-3 Single Family Detached Residence Zoning District and R-4 General Residence District to Planned Development Overlay District in the underlying R-4 General Residence District with the following exceptions from the Zoning Code:

1. Exception to permit the construction of a clubhouse facility exceeding 144 square feet and 15' height.
2. Exception to permit the construction of an additional accessory structure.
3. Exception to reduce the required number of parking spaces, which are currently non-conforming.

4. Exception to permit an existing non-conforming rear yard setback.

(B) Site and landscaping plan approval for the construction of a clubhouse facility .

**PRESENTATION:** Russ Whitaker attorney on behalf of CMIF presented that CMIF purchased the property and has set aside a significant amount of funds to approve the property. They have worked on new roofs, dumpsters and paved pads, playground, better the community and attract better tenants to community. It is mostly surrounded by residential areas, with park and St. John's Creek. There was not a lot of documentation on original development and was most likely not developed to today's coding and ordinances. They are trying to move forward and have requested the rezone. It was mentioned that there are no 3 bedroom units so that should be considered in calculating of parking spots. They have had management monitor to watch for parking issues, no history of parking shortage even though per code they have a shortage. Looking to have the entire site has consistent zoning and work with site plan for entire development. They would like to add an indoor common facility, the location would require removal of 16 spaces. This parking lot is furthest away from units and they do not feel this would impact parking. The clubhouse would include a community room with kitchen facilities, fitness center and on site programs. The amount of pavement being removed is the same as footage for clubhouse building. They will be more than doubling the required fill for the water detention requirements.

**PUBLIC COMMENT:** None.

**STAFF COMMENT:** Ziegler mentioned that applicant purchased in 2014 and the development is partially zoned R3 and partially R4 because of this zoning it increases the variance requests. The compensatory storage request would be reviewed by Village engineer. Compensatory storage is runoff storage, there are less calculations required and works better and easier. When you put fill in an area, you dig out another area 1-½ times the area of that. There was a wetland delineation made for this project as well.

**COMMISSIONER COMMENT:**

Fedeczko: likes the idea of improving the property, asked about 1br and 2br units and number of people staying in those units. Response: does not have the statistics on this property, they generally see that a 1br unit will average 1-1.5 persons average.

Carmichael: inquired if the parking lots are assigned, asked about hours for common building and security. Response: there will be some office spaces that would be normal business hours, there would be some type of cameras or security, it will be sprinklered, residents would have key card access to other areas of building.

Van Buren: once the improvements are in place, it was asked if the rental cost would be comparable to the Towers. Response: currently the rent is $800-$1000, with improvements there is a hope that rents would increase and different tenants.

Pill: was there a survey of the tenants, is there a demand for the activities in clubhouse. Response: they look to value add to the community, residents were asked and the fitness center was a request.

Bartel: supports this as developing improvement.

Thomas: asked about parking spaces. Response: they have 651 and ordinances require 865, though they had excess of 300 spaces open at 7am.

Richard: lives near area and has never seen more than ⅔ of spaces being used, concerned about the hours of operation for building having access at all hours, would recommend that there is a nightly cutoff. Asked staff if this was approved if they would have leeway to build other structures. Ziegler confirmed that they would need to come back in front of board for any site plan changes, this is just for consistency of zoning for whole development. Asked about fill and displacement of earth. Response: the fill is being used for underneath the building about a 2 foot layer mainly to protect the utilities.

**FINDINGS OF FACT A:**
(1) Yes-7; No-0
(2) Yes-7; No-0
(3) Yes-7; No-0
(4) Yes-7; No-0

**MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Map Amendment request to rezone from R-3 Single Family Detached Residence Zoning District and R-4 General Residence District to Planned Development Overlay District in the underlying R-4 General Residence District.

Motion by: Van Buren
Second by: Bartel

**VOTING A**

Van Buren--Yes
Bartel--Yes
Carmichael--Yes
Fedeczko--Yes
Thomas--Yes
Pill--Yes
Richard--Yes
Motion passed.

**MOTION--Exception 1**

Motion to recommend to the Village Board of Trustees to approve a Map Amendment request to rezone from R-3 Single Family Detached Residence Zoning District and R-4 General Residence District to Planned Development Overlay District in the underlying R-4 General Residence District with the following exceptions from the Zoning Code:

Exception to permit the construction of a clubhouse facility exceeding 144 square feet and 15' height.

Motion by: Thomas
Second by: Fedeczko

**VOTING--Exception 1**

Van Buren--Yes
Bartel--Yes
Carmichael--Yes
Fedeczko--Yes
Thomas--Yes
Pill--Yes
Richard--Yes
Motion passed.

**MOTION--Exception 2**

Motion to recommend to the Village Board of Trustees to approve a Map Amendment request to rezone from R-3 Single Family Detached Residence Zoning District and R-4 General Residence District to Planned Development Overlay District in the underlying R-4 General Residence District with the following exceptions from the Zoning Code:

Exception to permit the construction of an additional accessory structure.

Motion by: Bartel
Second by: Pill

**VOTING--Exception 2**

Van Buren--Yes
Bartel--Yes
Carmichael--Yes
Fedeczko--Yes
Thomas--Yes
Pill--Yes
Richard--Yes
Motion passed.

**MOTION--Exception 3**

Motion to recommend to the Village Board of Trustees to approve a Map Amendment request to rezone from R-3 Single Family Detached Residence Zoning District and R-4 General Residence District to Planned Development Overlay District in the underlying R-4 General Residence District with the following exceptions from the Zoning Code:

Exception to reduce the required number of parking spaces, which are currently non-conforming.

Motion by: Van Buren
Second by: Carmichael

**VOTING--Exception 3**

Van Buren--Yes
Bartel--Yes
Carmichael--Yes
Fedeczko--Yes
Thomas--Yes
Pill--Yes
Richard--Yes
Motion passed.

**MOTION--Exception 4**

Motion to recommend to the Village Board of Trustees to approve a Map Amendment request to rezone from R-3 Single Family Detached Residence Zoning District and R-4 General Residence District to Planned Development Overlay District in the underlying R-4 General Residence District with the following exceptions from the Zoning Code:

Exception to permit an existing non-conforming rear yard setback.

Motion by: Pill
Second by: Thomas

**VOTING--Exception 4**

Van Buren--Yes
Bartel--Yes
Carmichael--Yes
Fedeczko--Yes
Thomas--Yes
Pill--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 the construction of a clubhouse facility .

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Motion by: Van Buren
Second by: Bartel

**VOTING B**

Van Buren--Yes
Bartel--Yes
Carmichael--Yes
Fedeczko--Yes
Thomas--Yes
Pill--Yes
Richard--Yes
Motion passed.

Motion to adjourn.

Motion by: Pill

Second by: Thomas

**Meeting adjourned 8:02pm.**