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Community Development Department

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Village of Westmont Planning and Zoning Commission June 10, 2015 - Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, June 10, 2015 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, Janis Bartel, Doug Carmichael, Thomas Sharp, Secretary Wallace Van Buren, Village Attorney John Zemenak, Community Development Director Jill Ziegler, Building Commissioner Nick Weinert, Code Enforcement Officer Joe Hennerfeind.

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 May 13, 2015 meeting.

Motion to approve the Minutes of the May 13, 2015 meeting.

Motion: Pill

Second by: Van Buren

VOTING--Minutes

Pill--Yes

Thomas--Present

Van Buren--Yes

Bartel--Yes

Carmichael--Yes

Sharp--Present

Richard--Yes

Motion passed.

1. Open Hearing

Old Business

PZ 15-015 Dr. Akhtar Parvaiz regarding the property located at 6125 South Cass Avenue, Westmont, IL 60559 for the following in the C-1 Commercial District:

- (A) Special Use Permit request to operate a ground floor medical office.
- (B) Zoning Code Variance request to reduce the number of required off-street parking stalls.
- (C) Site and Landscaping Plan Review

MOTION A

Motion to postpone until July Planning and Zoning Commission meeting.

Motion by: Pill

Second by: Bartel

VOTING A

Pill--Yes

Van Buren--yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Sharp--yes

Richard--Yes

Motion passed.

New Business

PZ 15-017 Expression Dance Studio regarding the property located at 25 - 35 South 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.

PRESENTATION: Amber Alonzo, owner, presented. They would like to open a new facility that is larger since they have outgrown their current space, currently have over 500 students. They currently have to rent additional space to accommodate needs. They are very involved and would like to remain in Westmont, though they have looked at surrounding areas. It was stated that new space would allow for 17 parking spaces in a dedicated parking lot, they addressed additional drop off parameters to minimize any traffic concerns. Customers would need to sign an agreement regarding traffic patterns, making left turns and parking. It was stated that they are not a specific retail business for a TIF district but they did conduct a survey of their client spending habits in town and feel that from responses they are showing that their clients are bringing additional spenders into downtown Westmont many of which are only in Westmont due to being a client of Expression Dance. Presentation on client drop offs and parking was given for scheduling and the fall schedule for classes which would be staggered to address traffic and parking issues in the Downtown area and on Cass. Additional information was given on the fact that they bring many outside clients from surrounding suburbs to the business.

PUBLIC COMMENT: Lili Chow is one of the owners of the property and has business next store. She presented that she is in support of Expression Dance, with the building being used for its original purpose of the performing arts. There will be retail business and they have over 400 families for clients

bringing more business into downtown Westmont.

Jill Jackson is a resident and client for Expression Dance for 6 years feels that it would be very positive to have the dance studio all in one place.

Jon Kostal of Uncle Jon's music, business owners, resident and client of Expression Dance supports it and feels that it will be great for the town and a wonderful facility.

Sara Cunningham is a resident and client stated that it is important to keep Expression Dance studio here in Westmont. Hair and nail salons, restaurants keep coming and going and we should work on keeping successful businesses in town.

STAFF COMMENT: Studio has been working with Village due to specifics from last year's presentation to address all issues. They have put together parking circulation plan, has more parking than required, adding sound mitigation and EDC gave this a positive recommendation.

COMMISSIONER COMMENT:

Bartel: impressed with amount of revenue into other businesses, very supportive, has addressed all issues.

Sharp: thank you for addressing past comments and very thorough plan.

Thomas: welcome and good luck.

Pill: 100% behind the presentation, everything was addressed.

Van Buren: commend you on research and addressing the concerns.

Carmichael: support and compliments on very professional presentation.

Richard: for cars leaving will there be signage for exit for Richmond. Reply: could require signage as part of the approval and require striping for traffic pattern to be maintained.

FINDINGS OF FACT A:

(1) Yes-7; No-0

(2) Yes-7; No-0

(3) Yes-7; No-0

(4) Yes-7; No-0

(5) Yes-7; No-0

(6) Yes-7; 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: Bartel

Second by: Thomas

VOTING A

Pill--Yes

Van Buren--yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Sharp--yes

Richard--Yes

Motion passed.

PZ 15-018 Express Oil Change regarding the property located at 25 West 63rd Street and 6320 South Cass Avenue, Westmont, IL 60559 for the following:

- (A) Map Amendment Request to Rezone 6320 South Cass Avenue from R-1 Single Family Detached Residence District to C-1 Commercial District upon annexation.
- (B) Special Use Permit request to operate an automotive service business in the C-1 Commercial District.
- (C) Zoning Code Variance request to reduce the number of required off-street parking stalls.
- (D) Zoning Code Variance request to allow parking and signage within the front yard setback.
- (E) Zoning Code Variance request to increase the number of allowable signs.
- (F) Zoning Code Variance request to increase the maximum gross square footage of signage.
- (G) Preliminary Plat of Subdivision.
- (H) Site and Landscaping Plan approval.

PRESENTATION: Rich Wilke, franchisee for Express Oil, presented. He provided some background history on his research of this company and the company background. Stores have been successful and only one store has closed. They are not a destination location but feel that the location with Mariano's as an anchor store in area will be a great fit. His business model would be to open first location in Westmont and hopefully add one store per year for next 5 years. Company would provide oil changes, car repairs and possibly tire, though for tire service facility needs additional space so this location may not offer. They are interested in having only full time employees, would like to see employees grow with organization. Normal business hours 8 to 5 and 8 to 6, being closed on Sunday for family time. Business based on establishing good customer relations for long term clients based on trust, not upselling what clients don't need. Customers in and out quickly and return based on quality of the work. Company has good brand recognition in south, need to work on marketing in Chicago area. They are anticipating 3-½ car to 5 cars an hour, not a huge impact on traffic, customers stay in cars, greeted and pulled into the bay, convenience factor, especially for moms with children in car. Any cars needing overnight parking will be kept inside the bays, they do not have tow trucks on site. Demographics of area support the success of store and excited about this store being first in Illinois and can possibly showcase that with corporate. There is an additional piece of parcel that would need to be annexed into Village in order to help with space and fitting building in space. They are asking for a variance on parking, with 12 spaces being the maximum number of spaces they can fit on property, but they don't need more than that for space, as customers never leaving vehicles, not anticipating overnight parking. Expect 6-8 employees which parking will suffice for, the hardship being that space cannot allow for more spaces. Most businesses in area have parking in the front, they are reducing that with only one space in front. Based on corporate branding, they have put forth the minimal signage from corporate, business being not a destination signage is important as it is signage that drives the customers to their location. The additional signage on rear building will be to allow customers a reminder of their additional services while they are having oil changed. He stated that he feels signage package is consistent with other businesses in area, they are restricted by frontage size of building having to break into a two ding design. They have tried to work with Village on the landscaping plan as well. Their goal is to keep property well

maintained in order to be attractive to customers and be successful in business.

PUBLIC COMMENT: Darleen Pointer resident is concerned about traffic safety and the amount of cars being processed through facility. She experiences weekly issues with the traffic from Dunkin Donuts does not feel that adding an additional business to area would be good. Also concerned about the type of business, researched that there is already 7 businesses in area that are car related. She also stated that allowing sign variances may prompt other companies to want more signage. Attorney stated that the additional of Mariano's is going to add more traffic but as part of their plan will be making roadway improvements to increase safety.

STAFF COMMENT: Ziegler mentioned that there are a lot of requests, they have worked with staff on signage, bays will be used for parking so additional parking is not needed, it was recommended for less color on building which they agreed to, annexing the additional parcel into Village, all received a positive recommendation from EDC. Attorney mentioned cross access. Wilke mentioned they are not opposed to it but concerned about safety with drop off between locations. Ziegler mentioned they could put it into agreement if it was to be redeveloped at a later time.

Ziegler clarified that the voting will be going off the staff memo including number of parking stalls, to allow parking in front yard setback, increase number of signs, increase gross square footage of signs. The ground sign has been revised.

COMMISSIONER COMMENT:

Carmichael: asked for clarification on signage. Reply: yes there would be a monument sign on street with electronic messaging and signage on building is standard corporate signage, signs over bays, rear building signage and lettering was reduced, they are willing to work with Village, signage on back would be non-illuminated. Traffic through oil change would be drive straight through, other bays would be pull in back out.

Van Buren: the only bays that are 10 minutes are the oil change bays. Inquired about other businesses if they are stand alone oil change or both oil and repairs. Reply: yes that is correct and stated that 50 cars per day for oil changes are a great business, they do not anticipate a traffic impact from the business. Oil change business will initially be 80% of business, repair business will build gradually with the hope to eventually be 50/50.

Pill: thorough presentation. Inquired to staff about streetscape since it is a new project in area. Staff replied that they had provided Marianos landscape plans as a guide for the look of area. They did add ornamentals to their plans, they did request additional landscaping on the west.

Inquired about stormwater, option for cash in lieu, and asked about questions with county. Reply: county did not support initial options, they improve management by 6% which is not large increase but not making it any worse, working on privatized sewer behind their location as plan A public easement and private 12" sewer about 100' south of property about 5-6 foot deep. They will continuing working with engineer on that option.

Asked about snow storage. Reply: have not fully thought about that issue, feels that between location there is enough room for snow storage as well as berm in back dependent on whether they will need retaining wall, possibly on west side and would try to avoid any snow piled up anywhere in the front of property.

Thomas: initially felt that it did not make sense to have another oil change place so near the other locations, but then thought it would be a great marketing since at their facility you don't have to get out of the car.

Sharp: commented on appeal of the building based on Marianos coming into area, possibly moving away

from cmu and painted brick may set them apart from the other competition. Reply: willing to work with vision for the area, and not sure they are set on materials and also need to keep more northerly climate in consideration.

Bartel: very supportive of development of the area.

Richard: inquired about oil removal and storage. Reply: confirmed that corporate has contracts with service for properly removing and storing oil. He will be owner/operator of the facility.

Attorney: mentioned to put in agreement no auto body work and no auto painting work.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Map Amendment Request to Rezone 6320 South Cass Avenue from R-1 Single Family Detached Residence District to C-1 Commercial District upon annexation.

Motion by: Pill

Second by: Thomas

VOTING A

Pill--Yes

Van Buren--yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Sharp--yes

Richard--Yes

Motion passed.

FINDINGS OF FACT B:

(1) Yes-7; No-0

(2) Yes-7; No-0

(3) Yes-7; No-0

(4) Yes-7; No-0

(5) Yes-7; No-0

(6) Yes-7; No-0

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request to operate an automotive service business in the C-1 Commercial District.

Motion by: Bartel

Second by: Carmichael

VOTING B

Pill--Yes

Van Buren--yes

Thomas--Yes

Bartel--Yes
Carmichael--Yes
Sharp--yes
Richard--Yes
Motion passed.

FINDINGS OF FACT C,D,E,F:

(1) Yes-7; No-0

(2) Yes-7; No-0

(3) Yes-7; No-0

MOTION C

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.

Motion by: Pill

Second by: Thomas

VOTING C

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

MOTION D

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to allow parking and signage within the front yard setback.

Motion by: Bartel

Second by: Van Buren

VOTING D

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

MOTION E

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: Carmichael

VOTING E

Pill--Yes

Van Buren--yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Sharp--yes

Richard--Yes

Motion passed.

MOTION F

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: Bartel

Second by: Pill

VOTING F

Pill--Yes

Van Buren--yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Sharp--yes

Richard--Yes

Motion passed.

MOTION G

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

Motion by: Thomas

Second by: Bartel

VOTING G

Pill--Yes

Van Buren--yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Sharp--yes

Richard--Yes
Motion passed.

MOTION H

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

Motion by: Carmichael

Second by: Van Buren

VOTING H

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

PZ 15-019 Village of Westmont regarding a Zoning Code text amendment as follows:

(A) Amend Appendix A, Section 4.05 of the Westmont Zoning Code regarding antenna regulations to allow administrative approval in certain instances.

PRESENTATION: Ziegler stated they are looking to do improvements to some of the administrative code. This amendment is in regards to antenna regulations which are pretty straightforward and generally unanimously approved by engineering.

PUBLIC COMMENT: None

COMMISSIONER COMMENT:

Bartel: if more efficient she supports it.

Sharp: support it as well.

Thomas: new structures would still have to come before board.

Pill: looks good.

Van Buren: looks good.

Carmichael: same.

Richard: asked about taking antennas down. Reply: if they had three and were replacing it would be an administrative approval, if different companies they would still need to present to board.

Attorney: stated that this may not allow for public comment, but mentioned there was only one public comment in past meetings and new towers would still come before board.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Amend Appendix A, Section 4.05 of the Westmont Zoning Code regarding antenna regulations to allow administrative approval in certain instances.

Motion by: Bartel

Second by: Thomas

VOTING A

Pill--Yes

Van Buren--yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Sharp--yes

Richard--Yes

Motion passed.

PZ 15-020 Village of Westmont regarding a Zoning Code text amendment as follows:

(A) Amend Appendix A, Article VII - Business Districts of the Westmont Zoning Code regarding Special Use regulations to allow administrative approval in certain instances.

PRESENTATION: Ziegler stated that staff receives a lot of instances of businesses requests for small businesses that would like to open in the B1 and B2 districts typically unanimously received by board. Requesting that this be an administrative approval as long as they meet any special use requirements. A list of suitable type service businesses was shared and it was indicated that this is for smaller spaces less than 1000 sq ft.

PUBLIC COMMENT: none.

COMMISSIONER COMMENT:

Carmichael: no questions.

Pill: supports.

Thomas: likes the savings for business.

Van Buren: supports.

Sharp: likes the idea of smaller businesses in smaller areas and have greater focus for commercial in larger areas.

Bartel: more efficient, very supportive.

Richard: mentioned that this usurps the right to surrounding businesses to have an opportunity to vote concerns. Attorney: based on size of the locations there is less chance of having issues, go through the use list and decided which kind can be administratively approved. Staff: has created a list of what they feel would be appropriate to administratively approve, they would still be special use but for under 1000 sq feet would be administratively approve.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Amend Appendix A, Article VII - Business Districts of the Westmont Zoning Code regarding Special Use regulations to allow administrative approval in certain instances.

Motion by: Bartel

Second by: Thomas

VOTING A

Pill--Yes

Van Buren--yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Sharp--yes

Richard--Yes

Motion passed.

PZ 15-021 Village of Westmont regarding a Zoning Code text amendment as follows:

(A) Amend Appendix A, Section 10.06 - Off Street Parking of the Westmont Zoning Code regarding regulations for the minimum number of parking spaces required for dwelling uses.

PRESENTATION: Staff presented that multi family requires 2-½ parking spaces with no distinction for the types of buildings, efficiencies, senior housing, etc. They did research and have proposed to break down the requirements into 4 categories, which is in line with comprehensive plan and has been supported within the planning community.

PUBLIC COMMENT: none.

COMMISSIONER COMMENT:

Bartel: supports, and was interested to see what other communities are doing.

Sharp: no comments, supports.

Thomas: no questions.

Pill: supports.

Van Buren: supports.

Carmichael: overdue.

Richard: supports.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Amend Appendix A, Section 10.06 - Off Street Parking of the Westmont Zoning Code regarding regulations for the minimum number of parking spaces required for dwelling uses.

Motion by: Carmichael

Second by: Thomas

VOTING A

Pill--Yes

Van Buren--yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Sharp--yes

Richard--Yes

Motion passed.

(8) Motion to adjourn.

Motion by: Pill

Second by: Bartel

Meeting adjourned 9:00 pm.