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Community Development Department

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Village of Westmont
Planning and Zoning Commission
December 9, 2015 - Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, December 9 , 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 Craig Thomas, Thomas Sharp, Gregg Pill, Janis Bartel, Doug Carmichael, Secretary Wallace Van Buren, Community Development Director Jill Ziegler, Planner Joseph Hennerfeind, Public Works Supervisor Noriel Noriega

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 October 14, 2015 meeting.

Motion to approve the Minutes of the October 14, 2015 meeting.

Motion: Pill

Second by: Bartel

VOTING--Minutes
Thomas--Present
Pill--Yes
Sharp--Yes
Van Buren--Yes
Bartel--Yes
Carmichael--Yes
Richard--Yes
Motion passed.

Old Business

New Business

PZ 15-026 Village of Westmont regarding a Zoning Code text amendment for the following:
(A) Amend Appendix A: Article IV - General Provisions, and Article XIV - Definitions of the Westmont Zoning Code regarding the permitting of tents including classification, duration of approval, inspections and fees.

Motion
Motion to table PZ15-026 to end of meeting.

Motion: Pill
Second: Bartel

VOTING--Delay item
Thomas--Yes
Pill--Yes
Sharp--Yes
Van Buren--Yes
Bartel--Yes
Carmichael--Yes
Richard--Yes
Motion passed.

PZ 15-027 Wojtek Bialy regarding the residential property located at 5809 Fairview Avenue, Downers Grove, IL 60516 for the following:
(A) Preliminary Plat of Subdivision request to subdivide one lot into two residential lots in the R-3 Single Family Detached Residence District.

PRESENTATION: Wojtek Bialy presented that there is an existing house and garage and he was hired to redesign it. He presented designs and renderings to explain the project, showing how they would like to split the lots. They have addressed the requirements and have included letter from a realtor and feel that their design is a good contribution to the area and has a nice appeal.

There will be a retention pond and they have made adjustments to meet the setbacks and utilize the area in the garage for additional space.

PUBLIC COMMENT: none.

STAFF COMMENT: Ziegler stated that item was continued from last month as there were some engineering concerns, adjustments were made and engineering reviewed. Staff stated that the applicant has been working with the village for over a year. The village attorney has reviewed the unconventional lot split and determined it is legal. The house seems a bit confined on the lot but it is able to meet setbacks without requesting variances. They will be also be using area on the garage roof for additional outdoor space.

COMMISSIONER COMMENT:
Bartel: glad that trees were preserved and completion of public walk, supportive.

Sharp: no serious concerns, asked about buildable area and demolishing garage. Reply: square footage of house is 4000 sq ft. They did look at multiple options.

Thomas: as long as staff is happy with water and drainage, he has no concerns.

Pill: clarified some of the drawings.

Van Buren: asked if they had started work. Reply: they were applying for permits for various items.

Carmichael: asked about the driveway. Reply: existing garage gets attached to existing house.

Richard: inquired about the request for a sidewalk along 58th because it would be a sidewalk going nowhere.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Subdivision request to subdivide one lot into two residential lots in the R-3 Single Family Detached Residence District.

Motion by: Van Buren

Second by: Thomas

VOTING A

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

PZ 15-028 EMS Construction regarding the residential property located at 339 East 59th Street, Westmont, IL 60559 for the following:

(A) Map Amendment request to rezone the property from R-1 Single Family Detached Residence District to R-3 Single Family Detached Residence District.
(B) Preliminary Plat of Subdivision request to split one lot into two buildable lots in the R-3 Single Family Detached Residence District.

PRESENTATION: Bruce Mack, EMS construction, petitioner and resident at the location requested a rezone of the property to make two lots. It would be a complete teardown and all new. He will not be requesting any variances.

Brad, engineer explained the retention area. He stated that the 4 evergreen trees will be removed and the idea behind the design is to put the detention on the 35ft portion of lot that is unbuildable. There would be no barriers, although a fence could be added. Engineering staff mentioned the Village would be participating in this project with the completion of Richmond.

PUBLIC COMMENT: Kevin L. resident in area has questions more than comments. Inquired about retention area and asked if there would be any natural barriers. He also asked what the process is for following the rules per their designs and what was approved. Staff replied that there are inspections and hold a bond until the project and engineering is done.

STAFF COMMENT: Staff indicated that this is a special situation, right-of-way has been taken a 20ft swath for Richmond Avenue. When you take the right-of-way and also that rest of area is R-3 so even though it seems like a big change it makes sense for the area. The lots are generous even though split, one larger so it can accommodate the detention, no variances will be requested.

COMMISSIONER COMMENT:

Carmichael: asked if there was a culvert under Richmond. Reply: there is a storm sewer but there is not a culvert, all stormwater would be stored on site and released into the storm sewer.

Van Buren: supportive.

Pill: supportive.

Thomas: supportive.

Sharp: supportive.

Bartel: supportive.

Richard: supportive.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Map Amendment request to rezone the property from R-1 Single Family Detached Residence District to R-3 Single Family Detached Residence District.

Motion by: Carmichael

Second by: Bartel

VOTING A

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

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Subdivision request to split one lot into two buildable lots in the R-3 Single Family Detached Residence District.

Motion by: Pill

Second by: Thomas

VOTING B

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

PZ 15-029 Chipman Design Architecture regarding the property located at 800 East Ogden Avenue, Westmont, IL 60559 for the following:

(A) Site and Landscaping Plan approval to allow an attached cooler to the building.

PRESENTATION: Jay Miranda, design architect, asking for an additional cooler based on needs for kitchen. They are proposing to put in a 8 x 15 foot cooler and will match bricks to building plus raise it up. They will meet setback and there is a drain that can be used for draining cooler, plus they will add additional plantings to cover area.

PUBLIC COMMENT: none.

STAFF COMMENT: Staff stated that it is a unique building that all 4 sides can be seen. It does meet the required setback and will be screened with landscaping.

COMMISSIONER COMMENT:

Bartel: very supportive.

Sharp: supportive.

Thomas: asked about color of brick. Reply: they have brick vendors that they have asked to try and match building brick as close as possible.

Pill: asked about the height of brick wall surrounding the cooler and how it is accessed. He also asked about glass door and fence and entrance. Reply: the cooler is 9ft high and brick is 13ft wall which will be part of building with a flat top roof. Cooler is accessed from inside the building. Cooler will be used for restaurant 89, they have a fire rated wall in between the two kitchens. The seating capacity is 45 for pizza and 150 for grill 89, anticipate opening 1st week of March, both open 7 days a week for lunch and dinner.

Van Buren: hoping that the restaurants have good luck.

Carmichael: supportive.

Richard: supportive.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Site and Landscaping Plan approval to allow an attached cooler to the building.

Motion by: Thomas

Second by: Sharp

VOTING A

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

PZ 15-026 Village of Westmont regarding a Zoning Code text amendment for the following:
(A) Amend Appendix A: Article IV - General Provisions, and Article XIV - Definitions of the Westmont Zoning Code regarding the permitting of tents including classification, duration of approval, inspections and fees.

PRESENTATION: Larry Kaufman, Fire Prevention Bureau, presented on text amendment. There was previously no information on tents in the codes and there was a discrepancy between fire code and building codes for the sizes of the tents. The goal was to make clear what would be covered by permitting, what the fees were, who would handle the inspections, tightened up language and definitions. It puts in guidelines for inspecting tents put up by third parties and inspected more than once if set up for more than 60 days. It added additional guidelines for smaller tents under 400 sq feet. There was a tent event at one of the festivals and a fatality in a nearby suburb with a tent, so this will improve the language and process.

PUBLIC COMMENT: none.

STAFF COMMENT: Staff stated that this will just solidify process and based on safety and it will reference the fire code and building code as well.

COMMISSIONER COMMENT:

Carmichael: supportive.

Van Buren: inquired who is responsible. Staff reply: through building development, then through zoning and then based on classification it will be routed through the fire department as well. On the most elaborate tents both building and fire department will inspect.

Pill: asked about the hotel permanent tent. Reply: that structure not considered a tent, they will do some education to the factions that utilize tents.

Thomas: permit flow chart is helpful on questions of who, fees, etc.

Sharp: chart is impressive and helpful, clarified that it does not apply to camping tent, asked about contractors supplying certificates of insurance, commented that the small tent had a limit of 2 days and would suggest extending that to 3 days for people that might be using over a weekend. Reply: Ziegler says that this does not apply to camping tents. The tent owner will have certificates of insurance.

Bartel: how to citizens know that they need a permit. Reply: 400 sq ft and above is usually smallest size used for commercial, so the smaller tents have no fee but will be more about education and making sure they are set up safely.

Richard: inquired about 120-400 sq ft for private tent and the required insurance of $250k. Reply: does not require any permit fees so believes that is maybe a mistake or from original draft.

MOTION A

Motion to recommend to the Village Board of Trustees to approve to Amend Appendix A: Article IV - General Provisions, and Article XIV - Definitions of the Westmont Zoning Code regarding the permitting of tents including classification, duration of approval, inspections and fees.

Motion by: Pill

Second by: Bartel

VOTING A

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

(8) Motion to adjourn.

Motion by: Thomas

Second by: Bartel

Meeting adjourned 8:14pm.