



**Village of Westmont
Planning & Zoning Commission
May 10, 2017 - Minutes**

Due to issues with the recording of the meeting, the audio was unavailable for the first eighteen (18) minutes. Motions/second notations have been omitted from the minutes for any agenda items that were affected.

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, May 10, 2017 at 7:00 p.m., at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

Acting Chair Wallace Van Buren led in the following:

1. Call to Order

2. Roll Call

In Attendance: Acting Chair Wallace Van Buren, Commissioners Craig Thomas, Thomas Sharp, Janis Bartel, Doug Carmichael, Community Development Director Jill Ziegler, Planner II Joseph Hennerfeind, Village Attorney John Zemenak.

Absent: Chair Gregg Pill

3. Pledge of Allegiance

4. Swearing in of testifying attendees and reminder to sign in

5. Reminder to silence all electronic devices

6. Reminder to sign-in for any public testimony.

7. Approval of Minutes of the April 5, 2017 special meeting

VOTING A

Sharp: Yes
Carmichael: Yes
Thomas: Yes
Bartel: Yes
Van Buren: Yes
Pill: Absent



Motion passed

8. Approval of Minutes of the April 12, 2017 regular meeting

VOTING A

Sharp: Yes
Carmichael: Yes
Thomas: Yes
Bartel: Yes
Van Buren: Yes
Pill: Absent
Motion passed

9. Open Hearing

New Business

PZ 17-008 Elliott Carpentry, LLC and LDD Group, LLC regarding the property located at 47 East 55th Street, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request for relief from the minimum square feet per building in the R-4 General Residence District.
- (B) Zoning Code Variance Request to allow for construction of a single-family semi-detached dwelling within a required front yard setback in the R-4 General Residence District.
- (C) Zoning Code Variance Request to allow for construction of a single-family semi-detached dwelling within a required rear yard setback in the R-4 General Residence District.
- (D) Site and Landscaping Plan approval.

PRESENTATION: Tom Elliott with Elliott Carpentry discussed his request for variances to the minimum lot size and front and rear yard setbacks. An attempt was made to provide a back yard for the two units, without encroaching into the front yard more than needed. The development would be similar to those units directly to the west, without such extreme setbacks.

PUBLIC COMMENT: None

COMMISSIONER COMMENT: Commissioners raised questions about the former use on the property and it was stated that proper remediation of the former gas station had occurred. General comments from all were in support of the proposal.

STAFF COMMENT: Joseph Hennerfeind stated that staff has worked with the applicant to derive the best site plan for the property, which was formerly a gas station. This configuration facing 55th street and providing drive access to Warwick Avenue proved to be the most logical layout, and eliminated curb cuts to the street. Although the Comprehensive Plan reserves this property as single-family, it is zoned for



multiple-family and is not foreseen as developable for a single-family lot.

FINDINGS OF FACT (A, B, C, & D)

1. YES=5 NO=0 ABSENT=1
2. YES=5 NO=0 ABSENT=1
3. YES=5 NO=0 ABSENT=1

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request for relief from the minimum square feet per building in the R-4 General Residence District.

Motion by: Bartel

Second by: Thomas

VOTING A

Sharp: Yes

Carmichael: Yes

Thomas: Yes

Bartel: Yes

Van Buren: Yes

Pill: Absent

Motion passed

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to allow for construction of a single-family semi-detached dwelling within a required front yard setback in the R-4 General Residence District.

Motion by: Thomas

Second by: Sharp

VOTING B

Sharp: Yes

Carmichael: Yes

Thomas: Yes

Bartel: Yes

Van Buren: Yes

Pill: Absent

Motion passed



MOTION C

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to allow for construction of a single-family semi-detached dwelling within a required rear yard setback in the R-4 General Residence District.

Motion by: Bartel

Second by: Sharp

VOTING C

Sharp: Yes

Carmichael: Yes

Thomas: Yes

Bartel: Yes

Van Buren: Yes

Pill: Absent

Motion passed

MOTION D

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

Motion by: Thomas

Second by: Bartel

VOTING D

Sharp: Yes

Carmichael: Yes

Thomas: Yes

Bartel: Yes

Van Buren: Yes

Pill: Absent

Motion passed

All motions approved. The next step is to take to Village Board.

PZ 17-009 Napleton Westmont Imports regarding the properties located at 301 and 311 East Ogden Avenue, Westmont, IL 60559 for the following:

(A) Special Use Permit request to operate an automotive dealership in the B-2 General Business District.

(B) Site and Landscaping Plan approval.



PRESENTATION: Brian Ponto, Mark Recko, and Matt Richardson of Napleton Porsche stated that they are looking for approval of a special use permit in order to safely continue business during construction. They are wanting to use the other parcel on their property to conduct business in a safe manner, especially for customers. Their intention is to move their current employees to the other lot to allow customers to drop their cars off where the construction will not be occurring.

STAFF COMMENT: Joseph Hennerfeind presented some background information regarding this property. This particular location was previously a car dealership until 2013 when the lot severely flooded due to detrimental storms, causing the dealership to go out of business. The biggest constraint with this location is the stormwater issue. The Village was approached a few years ago by a different used car dealership to move into this location, but was denied by Planning and Zoning and also the Village Board due to the unlikeliness of being able to respond quickly to stormwater issues. However, there is a difference between that car dealership and Napleton Porsche. The applicants have already purchased the property and have already received approval to consolidate the two lots. They will also be improving the landscaping along Ogden Avenue and Blackhawk Drive to create a more presentable look. There are currently two (2) existing pole signs on the property that are not in compliance with the code. The applicants will be bringing the property into compliance by removing the pole signs and installing one (1) free-standing sign that meets code requirements. At this time, no stormwater improvements are necessary. The applicants have local resources available to move vehicles to another location if excessive rain occurs.

PUBLIC COMMENT: None

COMMISSIONER COMMENT:

Van Buren: Asked the applicants what their long term plans are for the location. Response: This has not been set in stone yet. The initial thought was to create a pre-owned inventory lot.

Carmichael: Stated that it is a logical and sound business and he is happy to see the location go to use.

Thomas: Asked the applicants why they would put nice cars in harms way of potential stormwater issues. Do they have the resources to move the cars if necessary? Response: There are other storage facilities close by if cars need to be moved.

Sharp: Asked the applicants if they have plans for the existing building. Response: The applicants stated that the technicians will stay where they are at and the advisors will shuttle cars back and forth between locations. Sharp asked if there will be any exterior modifications. Response: At this time there will not be any modifications. Sharp also asked if there is a lighting plan. Response: Joe replied that a lighting plan is not required at this point. They will be using conforming lighting at this time. Sharp questioned if there is a possibility of the building being removed and implemented for a used-inventory lot. Response: Jill Ziegler responded that if the building is eliminated, a full stormwater site plan would be required. It would also have to be presented to Planning and Zoning again for approval.



Bartel: Stated the importance of dealing with the long term flooding problems. She also wanted to ensure the location is aesthetically nice. Response: Jill responded that one of the top priority goals for the Strategic Plan is to create beautifying streetscapes in Westmont.

Van Buren: Asked the applicants if they would consider a three (3) lot consolidation. Response: The applicants responded not at this time.

FINDINGS OF FACT (A&B)

1. YES=5 NO=0 ABSENT=1
2. YES=5 NO=0 ABSENT=1
3. YES=5 NO=0 ABSENT=1
4. YES=5 NO=0 ABSENT=1
5. YES=5 NO=0 ABSENT=1
6. YES=5 NO=0 ABSENT=1
7. YES=5 NO=0 ABSENT=1

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request to operate an automotive dealership in the B-2 General Business District.

Motion by: Carmichael

Second by: Thomas

VOTING A

Sharp: Yes

Carmichael: Yes

Thomas: Yes

Bartel: Yes

Van Buren: Yes

Pill: Absent

Motion passed

MOTION B

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

Motion by: Bartel

Second by: Sharp

VOTING B



Sharp: Yes
Carmichael: Yes
Thomas: Yes
Bartel: Yes
Van Buren: Yes
Pill: Absent
Motion passed

All motions approved. The next step is to take to Village Board.

Motion for Recess: At this time, the next applicant was not present yet, so a vote for a short fifteen (15) minute recess took place.

Motion by: Bartel
Second by: Thomas

Motion to Resume:

Motion by: Bartel
Second by: Carmichael

Swearing in of Bob Fleck, Executive Director of Park District, by Acting Chair, Wallace Van Buren.

PZ 17-010 Westmont Park District and WBP Leasing Corp. regarding the properties located at 134 and 200 East Quincy Street, Westmont, IL 60559 for the following:

(A) Special Use Permit request to allow park maintenance facilities in the R-5 General Residence District.

PRESENTATION: Bob Fleck, Executive Director of Park District, described the maintenance facility that the special use permit is being requested for, since the location is in a residential district. The Park District currently uses the property located at 55 East Burlington Avenue as their maintenance facility. They have been using their current building for over thirty-one (31) years. It was the Park District's understanding that eventually the Village would need the building back for Public Works usage. In December 2016, the Park District was informed that they would need to start planning for a transition into a new location. The buildings located at 134 and 200 East Quincy Street are ideal since they are centrally located and have been abandoned for many years. Upon approval from the Planning and Zoning Commission, they intend on closing on the property on July 7th, 2017. The two parcels used to be Westmont Building Supplies and consist of dry storage areas and open air storage areas. While the property is not in the best condition, the Park District has plans to improve it over the years. They will be removing all pavement out front and replacing with trees and a sidewalk. Screening will also be installed against the fencing to provide privacy and less exposure. The Park District has been receiving positive feedback from nearby residents who have voiced that they are tired of looking at the old abandoned building. Over the next two years, the Park District will be working on improvements that include



upgrading the water service, installing new fencing, dry storage clean up, and interior remodel of the office space. There is a strong desire to improve the corridor, but it is challenging from a budgetary perspective. The railway berm is an issue and could cost over \$50,000.00 to improve it. In the meantime, fencing and screening will be installed to help clean up the corridor.

STAFF COMMENT: Joseph Hennerfeind described that the property is zoned as an R-5, which is a high density residential area. It is a necessary facility and needs to be located near the Park District. Parkway improvements need to be completed. One of the goals of the Strategic Plan is to improve corridors, such as the one in this location. Attorney John Zemenak asked Joe why this property is not considered residential. Joe responded that the narrow lot creates constraints for building a residential property. The price of land could also be a factor. Jill Ziegler stated that it is important to have an attractive front appearance at this location. Landscaping is recommended in the rear of the property adjacent to the railway. As Joe stated, one of the top ten goals for the Strategic Plan is to beautify the corridors in the Village.

PUBLIC COMMENT: Dean Keele, from Industrial Gas Engineering Company at 130 East Quincy Street, Westmont, IL, asked when this change was going to happen. He also inquired about the hours of operation and the impact of foot traffic. Keele voiced his concern that foot traffic has already increased due to IGE and he wants to avoid a constant in and out of traffic that could impact the neighbors. Bob Fleck responded that the Park District is aware of the concern from the neighbors. The hours of operation will likely be from 6:00 AM - 4:30 PM and will be open seven (7) days a week. The facility does not have any trucks that require a CDL License, as they are all lightweight trucks. Keele asked who is currently generating noise during the middle of the night since there are certain times of the year that the noise is louder than normal. Fleck stated that the only time the Village would be working in the middle of the night would be if a water main broke. There are also employees working until 1:00 AM on July 4th, in order to clean up Ty Warner Park.

COMMISSIONER COMMENT:

Thomas: In regards to the screening on the back fence by the railroad, would another variance be required? Does the Village limit how high the screening can be installed? Response: Jill Ziegler responded that the Village does limit the height. Thomas inquired if the railway can even be blocked. Response: Fleck stated that the rails are six (6) feet above the property and the passengers seats are ten (10) feet above the property. It is going to take time to make necessary changes and he hopes the decision to move forward will not be contingent upon the railroad issue.

Sharp: Stated that he is concerned that they would be promoting a special use for a location that is not attractive. The area is pretty poor and unsightly. What or how can the Village interact with the railroad to make improvements. Response: Jill stated that the Village can work with the railroad up to a certain point in order to improve the landscaping. Sharp responded that landscaping improvements will help the property look ten times better, but we should not lose sight of the long term goal. What are the options to formalize long term improvements? Response: Attorney John Zemenak stated it is up to the Village Board to define a timeline and requirements for improvements.



Van Buren: Asked the applicant if the Park District can work with staff to determine what can be done long-term. Response: Fleck stated that first he is looking to receive approval for the special use permit and can then work on a long term plan.

Bartel: Stated that the Park District should have discussions with the surrounding areas regarding the landscaping in the corridor. Response: Fleck responded that the Public Works Department would like to put the parkway improvements on their July schedule. Over the first year, they plan on finishing exterior improvements in front, adding new utilities in the building and in the winter they will complete interior work. Bartel asked how long the Park District can stay at their current location. Response: Fleck was unsure at this point.

Carmichael: Asked applicant if there is a lease agreement. Response: Fleck stated that the Park District is purchasing the property and creating a permanent home.

Van Buren: Will there be front end loaders on the site? Response: Fleck confirmed that there will be front end loaders, but they are much smaller equipment. Attorney John Zemenak asked if the trucks beep when they back up. Response: Fleck replied that is a requirement in all trucks now, so yes they will beep when backing up. Van Buren questioned if the applicant is willing to come up with a long term plan for the corridor. Response: Fleck stated that the Park District would be more than willing to.

FINDINGS OF FACT (A)

1. YES=5 NO=0 ABSENT=1
2. YES=5 NO=0 ABSENT=1
3. YES=5 NO=0 ABSENT=1
4. YES=5 NO=0 ABSENT=1
5. YES=5 NO=0 ABSENT=1
6. YES=5 NO=0 ABSENT=1

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request to allow park maintenance facilities in the R-5 General Residence District.

Motion by: Carmichael

Second by: Thomas

VOTING A

Sharp: Yes

Carmichael: Yes

Thomas: Yes

Bartel: Yes

Van Buren: Yes



westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

Pill: Absent

Motion passed

10. Miscellaneous Items

Joseph Hennerfeind stated that two (2) properties are finishing up with final landscaping and will be obtaining a Certificate of Occupancy soon. Those properties include 350 East Richmond Street (Single-Family Residence) and 25 West 63rd Street (Express Oil).

Van Buren asked what is happening with the bank on Cass Avenue. Jill Ziegler responded that many inquiries have been received but nothing has been established. Van Buren also questioned the shopping center at 63rd and Cass and whether anything will be going in there since half of the mall is vacant. Ziegler responded that discussions with different developers have taken place and she hopes to have more news down the road.

11. Motion to Adjourn

Motion by: Thomas

Second by: Sharp

Meeting adjourned 8:42 p.m.