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Village of Westmont
Planning & Zoning Commission
October 11, 2017 - Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, October 11, 2017 at 7:00 p.m., at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Gregg Pill led in the following:

1. Call to Order
2. Roll Call

In Attendance: Chair Gregg Pill, Secretary Wallace Van Buren, Commissioners Craig Thomas, Thomas Sharp, Doug Carmichael, Janis Bartel, Christopher Lavoie, Community Development Director Jill Ziegler, Village Planner Joseph Hennerfeind, Village Attorney John Zemenak

3. Pledge of Allegiance
4. Swearing in of testifying attendees
5. Reminder to silence all electronic devices
6. Reminder to sign-in for any public testimony
7. Approval of Minutes of the September 13, 2017 regular meeting

MOTION to approve September 13, 2017 minutes.

Motion by: Van Buren
Second by: Bartel

Voting A

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

Motion Passed

8. Open Forum

9. Review of Public Hearing Procedures
10. Open Hearing

Old Business

PZ 17-020 Village of Westmont regarding a Zoning Code text amendment for sign regulations as follows:

(A) Amend Appendix A, Article XI of the Westmont Zoning Code regarding amendments to the Village of Westmont Sign Code.

PRESENTATION: Joseph Hennerfeind presented the changes to the proposed sign code based on the feedback received at the September 13, 2017 Planning and Zoning meeting. One question that was brought up at the previous meeting was whether commercial addressing should be written into the sign code. Hennerfeind stated that commercial addressing is regulated with the annual business license through the Fire Department. Changes will not be made to the sign code and the addressing will remain regulated with the business license. Another issue that had been brought up was lighting. There were concerns of signage being too bright. Hennerfeind stated that code currently exists to regulate the intensity of lighting, however, the Village does not have the necessary tools that are needed to measure the brightness of lights. The code is enforceable if complaints are received and action is necessary. In regards to cabinet / box signs, further research showed that they are prohibited in two comparable communities. One community actually allows "bonus" coverage for businesses that choose individual letter signs over box signs. Individual letter signs are encouraged in Westmont's Commercial Design Guidelines, thus emphasizing the motive behind eliminating box / cabinet signs. Research also showed that pole signs are prohibited in five out ten communities within the area. Legal revisions were made in regards to the exempt signs section. Specifically, text was removed regulating flags and reinserted in the exemptions, as well as some improvements designed to improve content neutrality.

STAFF COMMENT: None

PUBLIC COMMENT: None

COMMISSIONER COMMENT:

Van Buren: Stated that the changes reflect what was discussed at the previous meeting. He stated it is ready to go to Village Board.

Thomas: Stated that the synopsis is right on and the proposed code is understandable.

Sharp: Stated he had no further comments.

Bartel: Asked if there is a timeline for political signs since it seems like they are displayed for a long period of time. Hennerfeind responded that the Village cannot regulate periods of display for political signage. Village Attorney Zemenak stated that the only thing the Village can regulate is the size but there

is a state act that allows political signs to be up at all times.
Lavoie: Stated that it seems like if a corner property has more frontage then they will be allowed a sign that is double the normal size. He asked if this is going to be maxed out. Hennerfeind responded that there are technically two frontages on a corner lot. Each facade is individual and lineal feet will be looked at for each frontage. There is not a cap being enforced for corner lots. He stated that limiting the cabinet signs allows for a higher quality sign. Hennerfeind stated that corner lots often request variances so these changes will hopefully decrease the amount of requests that are submitted.

Carmichael: Asked if there is a cut off date for existing pole signs. Hennerfeind responded that business owners have one year, if not in use, and then it will lose its nonconforming status. An existing business can have a pole sign in perpetuity.

Pill: Stated that he had no further questions.

Motion to recommend to the Village Board of Trustees to amend Appendix A, Article XI of the Westmont Zoning Code regarding amendments to the Village of Westmont Sign Code.

MOTION A

Motion by: Carmichael
Second by: Thomas

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

Motion Passed

New Business

PZ 17-021 Magnet-Schultz of America regarding the property located at 401 Plaza Drive, Westmont, IL 60559 for the following:

(A) Site and Landscaping Plan approval to allow for a permeable paver patio (and temporary parking pad) in the M Manufacturing District.

PRESENTATION: Greg Roskuszka, President of Magnet-Schultz of America, and Tom Gates, Purchasing Manager presented their request to install a 30' x 100' turf stone patio. They stated it would be used primarily for employee lunches and breaks. It would also be used for vehicle stacking when needed.

STAFF COMMENT: Hennerfeind stated that anything in a commercial district requires site and landscaping approval. The primary purpose for the permeable paver patio is to serve the staff. Company fleet cars are currently kept in the parking lot, so by allowing them to be moved to the proposed patio will free up space in the parking lot for employees and visitors. Hennerfeind stated that the Village Engineer informed staff that the requested patio does not invoke any stormwater mitigation. No additional landscaping requirements are triggered since it is not over 5,000 square feet.

PUBLIC COMMENT: None

COMMISSIONER COMMENT:

Thomas: Asked the applicant if they want to park the cars on the patio overnight. Roskuszka responded that they would like to park fleet cars on the patio at the end of the second shift. He also stated that the outside area often gets swampy, so it would be nice to have a designated spot for employees. Thomas asked if the patio will be permeable. Roskuszka responded that yes it is will be permeable.

Sharp: Stated he had no further questions. Recommended that it is always a good idea to incorporate some kind of landscaping.

Bartel: Asked why the proposed patio is so far out from the building. Roskuszka responded that the area is a dead zone and is not currently used for anything.

Lavoie: Asked what their hours of operation are. Roskuszka responded that they are getting close to being in operation 24 hours per day. Currently their first shift begins at 4:30 a.m. and their second shift ends at 2:00 a.m. Lavoie asked if lighting will be necessary for using the patio at night. Roskuszka responded that they do not anticipate a problem with the lighting. The night shift will not be using the patio. It is more for the day shift employees.

Carmichael: Asked about the location of the proposed patio. Roskuszka responded that there is a drop off area next to the building and it often gets soggy in that area, which is why they chose to have it installed further away from the building.

Van Buren: Stated that he had no problem with the request.

Pill: Asked if the wooded detention area to the south is their property. Roskuszka responded that it is their property. Pill asked where they plow their snow and how they will plow the patio. Roskuszka responded that their contractor said it will not be an issue. There is not enough street area for snow plowing so it will be easier to plow the snow over the patio onto the grassy area. Pill asked about the temporary storage units that are currently on their lot and if they plan on keeping those. Roskuszka responded that they are continuously getting stuff in or have equipment retiring so they will want something long term in the future to store this equipment in.

MOTION A

Motion to recommend to the Village Board of Trustees Site and Landscaping Plan approval to allow for a permeable paver patio (and temporary parking pad) in the M Manufacturing District.

Motion by: Bartel
Second by: Sharp

VOTING A

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

Motion passed.

PZ 17-022 U-Stor-It Westmont LLC regarding the property located at 701 Blackhawk Drive, Westmont, IL 60559 for the following:

(A) Special Use Permit request to operate a cartage and express establishment (U-Haul vehicle rentals) as an accessory use in the M Manufacturing District.

PRESENTATION: John Lane from U-Stor-It presented his request to allow U-Hauls as an accessory use. He stated this will benefit and accommodate the residents of Westmont.

STAFF COMMENT: Hennerfeind stated that the applicant is requesting a special use to allow for cartage, which in this case will be U-Haul rentals. Nine (9) parking spaces will be designated for U-Haul trucks. Many of the parking spaces will sit unused since it is primarily for employees. The business cannot use the parking spaces for outdoor storage. They will only be used for the U-Haul vehicles. Although screening is preferred, it is not required and there is no space available for landscaping.

PUBLIC COMMENT: None

COMMISSIONER COMMENT:

Sharp: Asked what the lengths of their trucks will be since the area seems tight. Lane responded that the trucks will be 10' - 12' in length. Sharp asked if they will be getting the 20' trucks. Lane responded that the maximum size they would get is 15', which will fit the parking spaces.

Bartel: Asked how many reservations they intend on getting. Lane responded that they only have the nine (9) trucks, so the most would be about nine reservations a day. However it could possibly reach up

to at least twelve depending on the time frame of the truck rentals. Customers typically pick up the truck in the morning and return them in the evening. Bartel stated that she was concerned about the increase in traffic.

Lavoie: Asked if the location will allow for local use only. Lane responded that the trucks will be local only and there are only nine (9) trucks assigned to the site. Lavoie asked if there will be maintenance on the trucks occurring at this site. Lane responded no, the trucks will be sent out when maintenance needs to be done on them. Lavoie stated that he is concerned about the turning motions, especially since there are U-Haul trucks that are 24'. He stated that the alley is a joint ingress / egress drive aisle on the east side of the building and the driveway off of Blackhawk Drive is a one-way in, which could be a problem with larger trucks. Lane responded that they will not have any trucks that are longer than 15'. Zemenak responded that the ordinance will contain wording that will limit the truck size to 15' and only nine (9) parking spaces. He stated that the wording will also limit the location to local use only so other U-Haul trucks cannot be dropped off. Lavoie asked if the ordinance can also contain verbiage that states the common ingress/egress cannot be blocked off. Zemenak responded that it is in the code to keep drive aisles open but it can be added as a point of emphasis.

Carmichael: Asked if there will be any parking on the east side of the building and if it is possible to park 15' trucks side by side there. Lane responded that they will fit in the spots since the parking spots are 10' x 20'. Carmichael asked if their company controls the parking lot on the north side of 400 Plaza. He also asked if they have an agreement with Tesla since they are currently storing cars there. He asked if they could overflow their trucks to that lot. Lane responded that yes it is their lot and they do have an agreement with Tesla. However, they would not overflow to that lot since they want their trucks to be close to the leasing office. All of their rental leasing is done through the front office at 701 Blackhawk Drive.

Van Buren: Asked how customers get to the individual storage spots. Lane responded that tenants will park their vehicle in the moving bay and unload their items into the locker. He stated that the bays are large enough to accommodate U-Hauls. Van Buren asked what the relationship is between the U-Hauls and the storage areas. Lane respdoned that it reduces the number of trips that a tenant has to make when moving. Van Buren asked if the rental of trucks is strictly used for moving items into the storage lockers. Lane responded that the biggest use of the trucks is actually for moving to off-site locations. Customers will rent the trucks to move their items from their old house to their new house in order to reduce the amount of trips they would likely have to make if using their personal vehicle. Lane stated that there will be no drop offs at this location and they will always have the same nine (9) trucks.

Pill: Stated that he is concerned about the turning. Approaching through the alley would be a tight turn. Lane responded that they can change the allocated spots. Pill asked if the Tesla parking lot agreement will get bigger. Lane responded that he does not believe so as they are looking to possibly build and expand. Pill asked if this location will be added to the U-Haul website as a spot to rent trucks. Lane responded that yes there will be a reservation portal available online. Pill asked if there will be cross country drop offs at the location. Lane responded no there will not. Pill asked when the location will be open. Lane responded that they have already recently opened.

Thomas: Asked what the biggest truck is that a person can show up with on their own when dropping off items for a storage locker. Lane responded that he does not have current dimensions of the loading bay but they will be able to utilize a vehicle that is as large as the loading bay. Thomas stated that anyone who rents the storage locker should be aware of the bay size.

Lavoie: Asked if the Fire Department looked at this. Hennerfeind responded no. Lavoie stated there is a dead end area where fire needs to exit. Hennerfeind responded that maybe they could state that no trucks could pass the midpoint in order to allow flexibility. Zemenak responded that legally we can have them park the U-Hauls wherever, especially if it is a fire issue. Ziegler responded that it is important to work on the language in order to adequately respond to the ordinance. Lavoie stated that the website has a 24' truck and therefore some language will have to be added. He stated that these trucks will restrict fire and life safety matters. He stated that fire needs to be able to get in and out. Zemenak responded that there will be language added to the ordinance that will enforce 15' trucks. Lane stated that they can specifically ask U-Haul to eliminate the 24' truck options for that location.

FINDINGS OF FACT

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

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request to operate a cartage and express establishment (U-Haul vehicle rentals) as an accessory use in the M Manufacturing District.

Motion by: Bartel
Second by: Thomas

VOTING A

Van Buren: Yes
Carmichael: Yes
Sharp: Yes
Bartel: Yes
Thomas: Yes
Lavoie: No
Pill: Yes

Motion passed.

11. Miscellaneous Items

Ziegler stated that the September Planning & Zoning items were approved at Village Board. 505 N. Blackhawk will be going to VIllage Board on October 12, 2017. The beekeeping ordinance was also approved. Hennerfeind stated that two cases will be presented at the November 8th, 2017 Planning & Zoning meeting. Those cases include a lot split and the Natatorium / Oak Brook Hills project. He stated to anticipate a lengthy meeting. Sharp asked when the residential project at 1 North Cass will be presented to Planning & Zoning. Ziegler responded that they will likely be submitting for the December meeting. Pill reminded everyone that there will be a Trick or Treat Trail on Saturday, October 21st from 11:00 am - 1:00 pm. There will also be a Caskets on Cass and a Pumpkin Smashing contest.

12. Motion to Adjourn

Motion by: Thomas
Second by: Sharp

Meeting adjourned at 8:08 p.m.