

**Village of Westmont**  
**Planning and Zoning Commission**  
**March 13, 2013 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, March 13, 2013 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, Illinois 60559.

Chair Ed Richard led in the following:

- (1) Call to Order
- (2) Roll Call – Commissioners Ed Richard, Gregg Pill, Stan Anton, Roy Fleet, Steve Fedeczko, Craig Thomas, Wally Van Buren, Village Community Development Director Shannon Malik, Village Planner Jill Ziegler, and Attorney John Zemenak
- (3) Pledge of Allegiance
- (4) Swearing-in of testifying attendees and reminder to sign in
- (5) Reminder to silence all electronic devices
- (6) Approval of February minutes, motion and second to postpone until available, approved to postpone approval
- (7) Open Hearing

**NEW BUSINESS**

**PZ 13-004 - Jennifer Houchens regarding the single-family residential property located at 135 Scott Court, Westmont, IL 60559 for one request.**

**PRESENTATION**

Houchens presented regarding a patio at their property. The soil on their property is very poor and they have had trouble growing grass, so they decided to install a patio. They hired a contractor to do this, around 400 sq. ft. They thought that the contractor has secured the appropriate permits, but apparently he had not, and lot coverage was exceeded.

**PUBLIC COMMENT**

None.

**COMMISSIONER COMMENT**

Staff made it clear on the permit regarding the size of the patio, however, the contractor built a patio

that was 300 feet larger than the original patio, which is what the permit was for.

Thomas confirmed that the contractor misled the client. Thomas stated that because the nearby detention pond would handle this issue, he supports the request.

Pill confirmed that the coverage is 40.7%, which is only .7% over lot coverage thus sending this issue to Planning and Zoning.

The other commissioners supported the request.

#### FINDINGS OF FACT

1) Yes - 7, No - 0

#### MOTION

Recommend approval to the Village Board (A) Zoning Code Variance Request to permit lot coverage greater than the 35% maximum allowed in the R-3 Single Family Detached Residence District for the purpose of approving a paver patio. Motion by Pill, second by Fedeczko.

#### VOTING

Richard - yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Yes

Fleet - Yes

**PZ 13-005 Thomas McCabe of Spaceco, Inc. with Heartland Commercial, LLC , regarding the property located at 1170 35th Street, Westmont, IL 60559 for two requests.**

#### PRESENTATION

McCabe presented regarding a request to create a parking lot. The parking lot is needed for better access to businesses and to address increased business.

#### PUBLIC COMMENT

None.

#### COMMISSIONER COMMENT

Staff supports the proposal as this would be a good use of this property. Staff stated that previous proposals have not been approved.

Fleet confirmed that lighting would be the same as other parking lots in the area.

Zemenak stated that there should be a time when lights are turned off.

Fleet confirmed that the parking lot would be ADA accessible.

The other commissioners supported the project.

Pill confirmed there would be no garbage enclosures on the lot. Pill inquired about flooding in the area. McCabe stated that they will be creating a swale to assist with flooding.

Richard stated that concerns and comments from staff should be forwarded to the Village Board.

#### FINDINGS OF FACT

1) Yes - 7, No - 0

#### MOTION A

Recommend approval to the Village Board (A) Zoning Code Variance Requests to reduce the required front, side and rear setbacks for a vacant lot in the O/R Office/Research District for the purpose of constructing a parking lot. Motion by Van Buren, second by Thomas.

#### VOTING A

Richard - Yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Yes

Fleet - Yes

#### MOTION B

Recommend approval to the Village Board (B) Site and landscaping plan approval. Motion by Anton, second by Fedeczko.

#### VOTING B

Richard - Yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Yes

Fleet - Yes

Richard reaffirmed with Malik that the flooding concerns would be brought to the attention of the Village Board.

**PZ 13-006 - Michael Metzger of JP Morgan Chase, regarding the property located at 6320 South Cass Avenue, Westmont, IL 60559 for several requests.**

#### PRESENTATION

Several representatives of Chase presented regarding several requests. The architect stated that they are creating a full-service bank at this location. Hours will be 8:30 a.m. - 6 p.m. Monday through Friday as well as hours on Saturday. They will use existing curb-cuts. For the drive-through, there will be a bypass lane. There will be a total of 5 service lanes. There will be stacking for up to 7 vehicles in each lane. The footprint of the building will remain the same. There will be 5 employees. There will be security cameras.

They are requesting to have a monument sign in the front. There is a need for signage and branding. This property is unique because the site has a narrow width. The sign would be angled to face the intersection. They are also requesting two wall signs for the property.

#### PUBLIC COMMENT

None.

#### COMMISSIONER COMMENT

Staff stated that the Police have no concerns regarding the drive-through.

Thomas and Pill supported the plan. It was confirmed that Chase plans to purchase the properties in question. They will resurface the parking lot. Van Buren mentioned that the intersection there can be dangerous. The other commissioners supported the project.

#### FINDINGS OF FACT A & B

1) Yes - 7, No - 0

Staff made a clarification regarding the findings of fact.

#### MOTION A

Recommend approval to the Village Board (A) Zoning Code Variance Request to increase the number of allowable signs. Motion by Fedeczko, second by Anton.

#### VOTING A

Richard - Yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Yes

Fleet - Yes

#### MOTION B

Recommend approval to the Village Board (B) Zoning Code Variance Request to increase the maximum gross square footage of signage. Motion by Thomas, second by Van Buren.

#### VOTING B

Richard - Yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Yes

Fleet - Yes

The petitioner clarified the previous motion.

#### FINDINGS OF FACT C

1) Yes - 7, No - 0

#### MOTION C

Recommend approval to the Village Board (C) Special Use permit request to operate a bank, including an accessory drive-in facility, in the C-1 Commercial Business District. Motion by Pill, second by Fedeczko

#### VOTING C

Richard - Yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Yes

Fleet- Yes

#### FINDINGS OF FACT D

1) Yes - 7, No - 0

#### MOTION D

Recommend approval to the Village Board (D) Special Use permit request to operate a bank with on-premise ATMs in the C-1 Commercial Business District. Motion by Van Buren, second by Anton.

#### VOTING D

Richard - Yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Yes

Fleet - Yes

**PZ 13-007 - Avrum Weinfeld of Westmont Real Estate L.L.C., regarding the Westmont Nursing and Rehabilitation Center located at 6501 South Cass Avenue and 635 East 65th Street,**

**Westmont, IL 60559 for two requests.**

PRESENTATION

Daniel Weiss presented regarding requests to expand the nursing home. The current facility needs modernization and expansion. Weiss said the current facility does not allow them to compete in the marketplace because of the number of patients in each room.

The architect presented layout drawings. He mentioned that there would be a stormwater detention area.

The Commission took a 5 minute recess.

It was explained that the underground stormwater detention area will service the entire lot. The entire outside of the property will be refaced. There will be no negative impact to the surrounding properties.

PUBLIC COMMENT

None.

COMMISSIONER COMMENT

Staff stated that there should be solid masonry in the construction plan.

An 8-foot fence that was listed in the request would need to be changed to a 7-foot fence to meet maximum zoning height requirements.

Thomas confirmed that there will not be more beds in the facility. He stated that he would not vote on this item as his wife works at this facility.

Pill confirmed that the project will take about 1 year.

Fleet confirmed the stormwater “trap” process.

Richard confirmed that this will be a sprinkled building.

The commissioners supported the project.

#### FINDINGS OF FACT A

1) Yes - 6, No - 0, Abstention - 1 (Thomas)

#### MOTION A

Recommend approval to the Village Board (A) Variation request to expand an existing non-conforming nursing home in the B-2 General Business District. Motion by Pill, second by Fedeczko.

#### VOTING A

Richard - Yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Abstention

Fleet - Yes

#### MOTION B

Recommend approval to the Village Board (B) Site and Landscaping Plan Approval for a 42,250 square foot nursing home and parking lot expansion. Motion by Fedeczko, second by Van Buren.

#### VOTING B

Richard - Yes

Van Buren - Yes

Pill - Yes

Anton - Yes

Fedeczko - Yes

Thomas - Abstention

Fleet - Yes

Malik announced that the Comprehensive Plan was approved and that the new TIF will be voted on soon.

(8) Adjourn

Motion by Anton, second by Thomas, approved by voice vote.

Meeting adjourned at 9:41 p.m.

These minutes respectfully submitted by Larry McIntyre.