



**Village of Westmont
Planning and Zoning Commission
February 12, 2014 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, February 12, 2014 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, Steve Fedeczko, Stan Anton, PZ Secretary Wallace Van Buren, Village Attorney John Zemenak, Village Planner Jill Ziegler.

Absent: Commissioner Pill, Commissioner Fleet

(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 January 8, 2014 meeting.

Motion to approve the Minutes of the January 8, 2014 meeting.

Motion: Thomas

Second by: Anton

VOTING--Minutes

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

New Business

PZ 14-001 Paul Swanson of Paul Swanson Associates regarding the residential property located at 5703 Fairview Avenue, Downers Grove, IL 60516 for the following:

- (A) Preliminary Plat of Subdivision request to subdivide 1 lot into 3 residential lots in the R-3 Single Family Detached Residence District.

PRESENTATION: Paul Swanson presented drawing depicting the proposed subdivision of the lots. He also presented photos of the current neighborhood, as well as projected photos of possible



developed housing. Swanson will be partnering with a builder for the construction.

PUBLIC COMMENT: None.

STAFF COMMENT: Ziegler commented that the proposal meets R3 requirements. The architect will need to show full retention before permits are finalized.

COMMISSIONER COMMENT:

Thomas - does not see any issues with proposal.

Anton - would like to see the three houses being developed.

Van Buren - commented on length of process for the development.

Fedeczko - questioned staff on the open space adjacent to the property, directly north. Ziegler responded that the open space is an access, detention would need to be provided on their own property.

Richard - inquired about the 4-5 foot difference between these properties and property to the north that may cause some concern. Response: working with experienced engineers that will address those issues.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Subdivision request to subdivide 1 lot into 3 residential lots in the R-3 Single Family Detached Residence District.

Motion by: Van Buren

Second by: Fedeczko

VOTING A

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

PZ 14-002 Majid Mike Khakbaz (owner) and Sandra Fabian (tenant) regarding the property located at 218 North Cass Avenue, Westmont, IL 60559 for the following:

(A) Special Use permit request to operate an animal grooming business in the B-1 Limited Business District.

(B) Zoning Code Variance request for the business to be located within 100 feet of a residence district.

PRESENTATION: Sandra Fabian presented. She currently has a pet business in Downers Grove which she is outgrowing. She mentioned that she is a resident of Westmont and would like to own her



business here. Since the previous tenant was a hair salon there will be little build out in order for her to modify for her business. She is requesting a variance from 100ft to 90ft. She indicated that she has interested customers already and would like to add some additional retail space in this new location. It was clarified that she is on a time limit as her current location has been sold, and if the variance is not granted it would not allow her to operate this business.

PUBLIC COMMENT: None.

STAFF COMMENT: Attorney mentioned that several of the locations within Westmont do not meet the variance of the 100ft. Ziegler mentioned one call from the public inquiring if another salon was being approved in that location and they were fine when they heard it was a dog grooming salon.

COMMISSIONER COMMENT:

Fedeczko - inquired about the size of the retail space, and about the ratio between services and retail. Response - she referred to the picture and estimated approximately 600 square feet of the space, looking to do 70% of her business in retail sales.

Van Buren - indicated that this district is a revenue generating district so though the business includes services.

Anton - good luck.

Thomas - used her services before, glad they are coming to Westmont.

Richard - inquired about having a waiting area for the dogs. Asked about using outdoor facility in warmer weather. Response: she makes appointments throughout the day and most people pick up right when the dogs are ready. She is not planning any

Attorney: any complaint that may occur would probably be due to noise of the dogs barking., also inquired about dogs relieving themselves either before or after services around the property. Response: they do not want the dogs to bark either as it interferes with the business, they try to know their clients and take noisier or anxious dogs when it is more calm. They also maintain clean up if needed around the property if needed.

FINDINGS OF FACT A:

(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

(4) Yes-5; No-0

(5) Yes-5; No-0

(6) Yes-5; No-0

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Special Use permit request to



operate an animal grooming business in the B-1 Limited Business District.

Motion by: Anton

Second by: Thomas

VOTING A

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

FINDINGS OF FACT B:

(1) Yes-5; No-0

(2) Yes-5; No-0

(3) Yes-5; No-0

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request for the business to be located within 100 feet of a residence district.

Motion by: Fedeczko

Second by: Van Buren

VOTING B

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

PZ 14-003 Village of Westmont regarding a Zoning Code text amendment as follows:

- (A) Amend Appendix A, Section 11-15 of the Westmont Zoning Code regarding exempt signage.

PRESENTATION: Ziegler gave presentation regarding A frame signs in the B2 district. Village has received some requests for these signs and would be helpful for businesses. Staff is recommending that it be limited to private property.

PUBLIC COMMENT: None.



STAFF COMMENT:

COMMISSIONER COMMENT:

Thomas - no questions.

Anton - likes the signs and feels that they help guide people into the stores.

Attorney - clarified that they are already allowed in the B1 district. Response: only difference is that in B1 they have limited space so they are allowed to place on sidewalks. Inquired as to whether there are size limits. Response: listed in exemptions. Indicated that some businesses have private sidewalks which if they placed signs could still provide obstruction, add some language so that such signs should allow responsible access so if there are complaints it can be addressed.

Fedeczko - great idea.

Richard - inquired about the limit of one sign per lot. Response: should be adjusted to one sign per business, so that strip centers are not limited to one sign.

MOTION A

Motion to recommend to the Village Board of Trustees to Amend Appendix A, Section 11-15 of the Westmont Zoning Code regarding exempt signage.

Motion by: Anton

Second by: Fedeczko

Question on the Motion: add the indicated language by the attorney.

VOTING A

Van Buren--yes

Thomas--yes

Fedeczko--yes

Anton--yes

Richard--yes

Motion passed.

It was mentioned that Director Malik resigned and sends her fond farewells to everyone.

Motion to Adjourn.

Motion by: Van Buren

Second by: Thomas

Meeting adjourned 7:40pm.