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## Community Development Department

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

### Village of Westmont Planning & Zoning Commission February 13th, 2019 - DRAFT Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, February 13th, 2019 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, Commissioners Wallace Van Buren, Doug Carmichael, Craig Thomas, Thomas Sharp, Chris Lavoie, Village Attorney John Zemenak, Community Development Director Bruce Sylvester, Interim Village Planner Kon Savoy

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 January 9th, 2019 regular meeting**

**MOTION to approve January 9th, 2019 minutes.**

Motion by: Van Buren

Second by: Lavoie

#### **Voting A**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Pill: Yes

Sharp: Yes

Bartel: Absent

#### **Motion Passed**

8. **Open Forum**
9. **Review of Public Hearing Procedures**
10. **Open Hearing**



**New Business**

**PZ 19-003** Request from Rene Sturgeon regarding the property located at 13 W. Quincy Street, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance to permit a reduction in the number of required parking spaces in the B-1 Limited Business District.

**Presentation:** Westmont business owner of Taco Express Renee Sturgeon and attorney Kevin Coyne presented Sturgeons request for a parking variance to reduce the amount of required parking spaces in a B-1 district **from 9 spaces to 6 spaces**. They are looking to relocate from 7 W. Quincy Street to 13 W. Quincy Street. Coyne stated the bulk of customers are not driving to the location but are already in the downtown area by commute or reside locally. The amount of employees would range from 5 -6 and it's estimated that only two of the spaces would be used by employees. Coyne stated that it's likely any business moving to this location would need a parking variance. Coyne also stated that they have a unique circumstances; the business has been in the area for a long time and have attained a dedicated clientele and by moving down the street, the character of the business wouldn't be jeopardized.

**Staff Comment:** Interim Planner Kon Savoy stated that given the new parking standards, it is difficult for many communities with older downtowns to comply. In the circumstances of this particular location, even if the use did not change from retail to restaurant, Savoy's expectation would be that the parking still would not likely be sufficient on site with the residential use above it. Several communities including Westmont have recognized these issues and have made provisions within the zoning codes that upon variance approval, the petitioners would pay a fee in lieu to provide the Village with the ability to build up a fund to then provide parking in other locations to satisfy this need and other needs of the community. Savoy stated that the petitioner in this case has agreed to comply with the code if the commission is willing to approve the variance.

**Public Comment:** None

**Commissioner Comments:**

Lavoie : Expressed concerns with the alley in question not meeting the turning radius for emergency vehicles. In previous discussions with Holiday Properties, it was mentioned that they were going to pursue easements and this property was one of them. Village Attorney John Zemenak stated he would look further into the said agreement see if the issue had been resolved. Lavoie asked the applicant about their plans for signage and outdoor seating. The applicant responded that no other variances were needed in terms of signage. The outdoor seating arrangement would be similar to the current location with a small table that sits two. Lavoie asked staff if any downtown businesses have requested the use the parking lot beside Village Hall after hours since it's nearly vacant. Staff was not aware of any requests. Savoy mentioned the lot in question is not a Village owned lot. Lavoie stated he was supportive of the applicants application.

Carmichael : Stated that he has no objections, and is supportive of the variance. Carmichael asked the applicant how many parking spaces were allotted at the current location. Sturgeon replied that there are 6 spaces.



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Van Buren : Stated he is supportive of the variance.

Thomas : Stated he is supportive of the variance and relocation being close in proximity to the original location.

Sharp : Asked the applicant if they have contacted the Fire Department in terms of renovation. Attorney Coyne replied that they have discussed the requirements of the Fire Department and sprinklers will be installed. Sharp also asked if the applicant had a plan for the type of signage they will be installing for identification. Sturgeon replied that it would be similar to the canopy next door. Sharp mentioned that Taco Express is a staple of Westmont and is supportive of the parking variance.

Pill : Asked for clarification on whether the building was going to be owned to which Attorney Coyne replied that they would own the building pending variance approvals. Pill also asked the applicant if the units above were occupied and if there were plans to renovate the apartments. Sturgeon replied that they were occupied and that perhaps down the road there may be renovations. Pill stated that the floor plan given to the Committee did not seem to include a counter. Sturgeon replied that the set up would be similar to the current floor plan, but would have limited tables. Pill asked what the timeline would be, to which Coyne replied that it would depend on the closing of the other property since those funds will be used to purchase the new property. With things moving along they are hoping to start in March.

### **MOTION A**

Motion to recommend to the Village Board of Trustees to approve a zoning code variance to permit a reduction in the number of required parking spaces in the B-1 Limited Business District.

Motion by: Carmichael

Second by: Thomas

### **VOTING A**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Pill: Yes

Sharp: Yes

Bartel: Absent

**PZ 19-004** Request from the Village of Westmont regarding the following proposed Zoning Ordinance text amendments: (29:19)

- (A) Text amendment to Appendix A, Section 11.07, "Ground Signs," of the Zoning Ordinance to permit the addition of "Freestanding Wayfinding Signs" in the O/R Office/Research zoning district; and
- (B) Text amendment to Appendix A, Section 11.11, "Exemptions," of the Zoning Ordinance to increase the size of "Directional Signs" in the O/R Office/Research zoning district. .



**Presentation:** Interim Village Planner Kon Savoy gave the Committee background information regarding a permit submittal from Doyle signs to which the proposal was to upgrade the image and branding of the executive office development on Pasquinelli Drive. The sign code however would not allow such signs to be implemented as proposed with the current sign ordinances in place. Savoy felt that there may have been some oversights within the new sign code with regards to contemporary signage in O-R districts. Savoy felt that this was not a unique hardship and that it was a potential hurdle for many multi tenant sites in the O-R district. The proposed text amendment would only apply to a very limited area in the community. Savoy asked two representatives, CBRB Real Estate Development Management Company and Doyle Signs, to come up with a proposal stating what they feel would be a fair compromise. They have agreed that the the two amendments to the zoning code would resolve the underlying issues. Savoy stated the first amendment would make it clear that multi tenant developments in the O-R districts are allowed to have more than one ground sign. In addition to that, there would need to be a new sign category called freestanding/wayfinding signs with new standards from what the ordinance currently allows as very small directional signs. Representatives Jim Doyle with CBRE and John Streetz with Doyle signs discussed the importance of the new text amendments and how it will benefit both the tenants and the community. Streetz discussed the different types of signs that are common among wayfinding signs.

**Staff Comment:**

Zemenek : Asked staff to specify the language of the amendment in terms of landscaping. Zemenek recommended changing some of the language including changing building permit to sign permit. Zemenek also asked for staff to clarify what architectural elements means for wayfinding signs.

**Public Comment:** None

**Commissioner Comments:**

Carmichael : Stated that the amendments make sense and seems like it's fine tuning the code. These amendments could prevent endless variances in the future. Carmichael stated he is supportive of the amendment.

Van Buren : Stated he is supportive of the amendment.

Thomas : Stated he is supportive of the amendment.

Sharp : Had some questions regarding Doyle's proposed signage for 1010 Executive Court in terms of the height. Sharp also had some concerns with an unappealing permanent leasing sign that appears temporary. Sharp stated he is supportive of the amendment.

Lavoie : Asked staff is the Fire Department has been made aware of the proposed amendments. Sylvester responded that they would be notified. Savoy also added that two of the proposed signs are being replaced and there would not be any loss of addressing. Lavoie had concerns with the signage interfering with the current landscaping. The representatives replied that a new landscaping plan would be submitted. Lavoie recommended enlarging the lettering on the signage. Lavoie stated he is supportive of the amendment.

Pill : Asked if the intent of the V shaped sign is to advertise that space is available. Representative Doyle replied that the intent of that sign is for advertising leasing space. Pill had concerns that the sign has been up for a an extended period of time and feels that the sign should be looked into by staff in terms of it's temporary nature.



**MOTION A**

Motion to recommend to the Village Board of Trustees to approve a text amendment to Appendix A, Section 11.07, "Ground Signs," of the Zoning Ordinance to permit the addition of "Freestanding Wayfinding Signs" in the O/R Office Research zoning district

Motion by: Van Buren

Second by: Sharp

**VOTING A**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Pill: Yes

Sharp: Yes

Bartel: Absent

**Motion Passed**

**MOTION B**

Motion to recommend to the Village Board of Trustees to approve a text amendment to Appendix A, Section 11.11, "Exemptions," of the Zoning Ordinance to increase the size of "Directional Signs" in the O/R Office/Research zoning district.

Motion by: Carmichael

Second by: Van Buren

**VOTING A**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Pill: Yes

Sharp: Yes

Bartel: Absent

**11. Miscellaneous Items** - Community Development Director Bruce Sylvester asked Attorney John Zemenek the procedures of changing the ordinance language. Zemenek replied that he would draft the ordinance and have Community Development staff review. Sylvester also updated the committee on the cases coming up in March.

**12. Adjourn**

Motion by: Thomas

Second by: Sharp



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**Meeting adjourned at 8:15**