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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 April 10, 2019 - Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, April 10th, 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, Janis Bartel, Village Attorney John Zemenak, Community Development Director Bruce Sylvester, Village Planner Nalini Johnson, and Director of Economic Development Larry Forssbeg

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 the Minutes of the March 13th, 2019 regular meeting

**MOTION to approve March 13th, 2019 minutes.**

Motion by: Bartel

Second by: Thomas

#### **Voting A**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Pill: Yes

Sharp: Yes

Bartel: Yes

#### **Motion Passed**

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



**MOTION to revise the agenda and begin with PZ 19-008, followed by PZ 19-009.**

Motion by: Carmichael

Second by: Van Buren

**Voting A**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Pill: Yes

Sharp: Yes

Bartel: Yes

**Motion Passed**

**New Business**

**PZ 19-008** Request from Dan and Sarah Steeve regarding property located at 332 59th Street, Westmont, Illinois, for the following:

(A) Variance request for a proposed 816 sq. ft. garage measuring 24' x 34'.

**Presentation:** Dan and Sarah Steeve would like to tear down their garage which is in poor condition and propose a new, larger garage measuring 816 square feet.

**Staff Comment:** Village Planner Nalini Johnson recommended approval from the Committee. Johnson stated there have been similar variances granted in the past. Johnson stated that surrounding neighbors and homeowners associations agreed that the landscaping equipment needed to maintain a larger lot would be better kept inside a structure rather than outside or parked on the street.

**Public Comment:** Resident John Heye, who lives kitty corner to the Steeve's, stated that he has no opposition to the larger garage and feels it would fit nicely in the neighborhood.

**Commissioner Comments:**

Thomas : Stated that he fully supports the variance request.

Sharp : Concurred with everything the Steeves presented for the request, and stated he was fully supportive.

Bartel : Stated she was fully supportive of the variance request as long as there are no drainage issues or issues with surrounding neighbors.



Lavoie : Stated he was supportive of the variance request.

Carmichael : Stated he was supportive of the variance request.

Van Buren : Stated he was supportive of the variance request.

Pill : Stated he was supportive of the variance request, especially because the lot coverage is well under the maximum allowance.

**MOTION A**

Motion to recommend to the Village Board of Trustees to approve Variance request for a proposed 816 sq. ft. garage measuring 24' x 34'.

Motion by: Thomas

Second by: Bartel

**VOTING A**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Pill: Yes

Sharp: Yes

Bartel: Yes

**Motion Passed**

**PZ 19-009** Request from Allison and Ryan Lang regarding property located at 5832 Raintree Lane, Westmont, Illinois, for the following:

(A) Variance request for a proposed 6'-high replacement fence along the side yard adjoining a street.

**Presentation:** Allison and Ryan Lang requested a variance for a 6'- high replacement fence along their side yard adjacent to 59th Street due to damage from winter/storm weather, and old age. The Langs stated that their house sits very close to their side lot line adjacent to 59th Street, and having a 4' open-design fence would create a lack of privacy and security. Because Raintree Lane is a cul-de-sac with no access to 59th Street, the fence visually encloses the cul-de-sac and keeps the foot and car traffic to a minimum. The Langs, as well as their neighbors, currently have a 6' fence which does not obstruct sight lines for drivers, and they would just be replacing as it currently is.

**Staff Comment:** Johnson discussed alternative options that would comply with the current Zoning codes which



would either reduce the size of their yard, or prevent privacy. Johnson stated that staff concurs with the variance request.

**Public Comment:**

Resident Les Marco, neighbor of the Langs, was fully supportive of the variance request.

Resident Gina Gasbarre, neighbor of the Langs, stated that Raintree Lane safety was an important aspect of the subdivision and community.

Resident Perry Day, neighbor of the Langs, expressed concerns for safety if the Langs were not able to install the 6' fence.

Resident Agnes Mattson, neighbor of the Langs, stated 59th Street is fairly busy and feels the 6' fence would prevent people from hopping fences, burglaries, and would provide security, stability and aesthetics.

**Commissioner Comments:**

Sharp : Stated he was supportive of the variance request.

Bartel : Stated she was supportive of the variance request.

Lavoie : Had concerns related to the survey measurements and possibility of the fence being on the adjoining property as shown on the site plan, but was otherwise supportive of the variance request.

Carmichael : Stated he was supportive of the variance request.

Van Buren : Stated he was supportive of the variance request.

Thomas : Stated he was supportive of the variance request.

**MOTION A**

Motion to recommend to the Village Board of Trustees to approve Variance request for a proposed 6'-high replacement fence along the side yard adjoining a street.

Motion by: Carmichael

Second by: Van Buren

**VOTING A**



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

**Motion Passed**

**Old Business**

**PZ 19-005** Request from Bill Debbs of GSP Development regarding the properties located at 301-315 West Ogden Avenue and 530 North Park Street, Westmont, Illinois for the following:

- (A) Zoning Map Amendment to rezone the property at 530 North Park Avenue from the current R-3 zoning to the proposed B-2 zoning; and
- (B) Plat of Consolidation to combine the properties at 301-315 West Ogden Avenue and 530 North Park Street into one lot; and
- (C) Site and Landscape Plan for a proposed new medical office building; and
- (D) Variance from Zoning Ordinance Section 4.05(E) to allow parking to encroach into a required yard.

**Presentation:** Petitioner Bill Deb stated how GSP Developments proposed medical office building and landscaping would be a significant improvement from what is currently there now. Deb stated that what is being requested is not unusual for that area and surrounding properties have been granted similar requests. Changes from the last Planning and Zoning meeting include additional landscaping. Deb discussed the types of materials they would like to use for the development. Deb stated that they are working with the tenants although they are waiting for final approval before finalizing any deals. John Talbot who is the Director of Engineering for Weaver Consultants Group discussed the underground stormwater retention system and how it will be a dramatic improvement to what is currently there. Deb discussed why it would be necessary to have the variance for parking within the front yard setback along Ogden and mentioned that neighboring properties have been granted approval for the same if not closer.

**Staff Comment:** Community Development Director Bruce Sylvester discussed the reason for continuing the case and the importance of notifying the residents and surrounding properties.

Economic Development Director Larry Forssberg discussed the various meetings he's had with the business owners that are currently occupying the space. Forssberg also discussed the Economic Development Committee's take on the proposed development and reassured the Commissioners that the real estate tax that would be coming in would offset the lost sales tax.

Village Attorney John Zemenek stated that based on requests to have no right turn on Park, that conditions could be drafted in the ordinance to install a curb that would encourage left turns as well as signage. He also asked the



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petitioner to submit reasonable cut off times for the parking lot lights so that the condition can be incorporated into the ordinance. Sylvester added that the dumpster relocation and fence material for the South side of the property should be incorporated into the ordinance.

### Public Comment:

Matthew Sawtell represented two businesses, Audiologist Dr. Rogan, and Nails and Facial. Sawtell stated that Dr. Rogan would be interested in becoming a tenant at the new Development once finished. Nails and Facial felt that the incentives offered thus far were lacking. Sawtell shared with the Commissioners his disappointment for the owner not being present. Nails and Facial owner Angela Liu expressed to the Committee her grave sadness and desperation.

Resident Juanita Rea-Dorn stated the diversity and character of her property will be lost if the development were to be built. Rea-Dorn had stormwater concerns and suggested a security system for the premises. She also requested that the garbage be relocated.

### Commissioner Comments:

Bartel : Had questions related to vehicle access and traffic direction.

Lavoie : Had questions and concerns related to stormwater volume and release. Lavoie asked Talbot to submit the HGL calculations to the Village. Lavoie also had questions related to traffic conflicts and asked the petitioner to consider relocating the turn on Ogden and to make sure vehicles cannot turn right on Park. Lavoie also commented on the building materials, roof line, and shadow lines. He also asked about utility location and Deb replied that everything will be underground.

Carmichael : Had questions related to traffic direction from the facility, and landscape maintenance and plant specifications.

Van Buren : Had concerns involving ownership and tenants and appreciated Deb's efforts to accommodate their needs.

Thomas : Appreciated the efforts to relocate tenants. Thomas asked the petitioner to provide statistics of stormwater management and volume.

Sharp : Had concerns related to the Ogden front yard setbacks and weather the standard needs to be revised. Sharp was favorable of the landscape and buffer improvement from what is currently on the site. Sharp commented on the building materials and felt that some of the recommendations were not addressed from the last meeting and that it's lacking character. Deb replied that they would be willing to work with the Commissioners preferences.

Pill : Had concerns related to the fence material and was not favorable of wood.



**MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Zoning Map Amendment to rezone the property at 530 North Park Avenue from the current R-3 zoning to the proposed B-2 zoning

Motion by: Bartel

Second by: Thomas

**VOTING A**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: No

Pill: Yes

Sharp: Yes

Bartel: Yes

**Motion Passed**

**MOTION B**

Motion to recommend to the Village Board of Trustees to approve Plat of Consolidation to combine the properties at 301-315 West Ogden Avenue and 530 North Park Street into one lot

Motion by: Carmichael

Second by: Van Buren

**VOTING B**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: No

Pill: Yes

Sharp: Yes

Bartel: Yes

**Motion Passed**



**MOTION C**

Motion to recommend to the Village Board of Trustees to approve Site and Landscape Plan for a proposed new medical office building

Motion by: Van Buren  
Second by: Sharp

**VOTING C**

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

**Motion Passed**

**MOTION D**

Motion to recommend to the Village Board of Trustees to approve Variance from Zoning Ordinance Section 4.05(E) to allow parking to encroach into a required yard.

Motion by: Bartel  
Second by: Carmichael

**VOTING D**

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

**Motion Passed**

**MOTION E**

Chairman Pill entertained a motion to have the petitioner work with staff in looking at a potential relocation of the entrance on Ogden Avenue to align more safely with the cross traffic

Motion by: Thomas  
Second by: Bartel



**VOTING E**

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

**Motion Passed**

**MOTION F**

Commissioner Sharp entertained a motion to require the petitioner to add some of the features such as window shades, awnings, monumental parpet, or similar elements. Sharp suggested adding horizontal, decorative, or performative projections and to work with the Village staff to revise the plans.

Motion by: Sharp  
Second by: Bartel

**VOTING F**

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

**Motion Passed**

**11. Discussions**

**1) Staff Recommendation for Procedural Change-- 'Initial Review' process;** Sylvester suggested a new procedure for larger projects that could potentially be controversial. Rather than commissioners hearing and voting on projects at first presentation at a public hearing, it could be beneficial for all parties to have a concept meeting. Some Committee members felt that the Economic Development Committee was in place for this reason; other members felt that Committees focus was on other aspects not related to Planning and Zoning. The fact that the public would not be notified for these said concept meetings seemed like an injustice and most of the committee did not recommend such changes to the process.



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**2) Meeting Schedule for June and July;** Sylvester suggested combining the June and July Planning and Zoning Commission. The Committee was open to revising the dates as long as it worked with the caseload and room availability.

**12. Miscellaneous Items** - The Committee asked for an update on 420 N. Cass Avenue. Sylvester responded that the Planned Unit Development townhomes have applied and been issued a building permit for the first of the four townhomes.

### 13. Adjourn

Motion by: Thomas

Second by: Sharp

**Meeting adjourned at 9:45**