

**Village of Westmont
Planning and Zoning Commission
June 13, 2012 - Minutes**

PZ 12-023 - Don DeLeonardis of McGrath Lexus Westmont regarding the property at 500 East Ogden Avenue, Westmont, IL 60559 for one request.

PRESENTATION

DeLeonardis presented regarding a zoning change so that Lexus can put more cars on a higher level on the property. The hardship is due to the low property line where cars are displayed, compared to the street elevation, which is higher than the lot.

PUBLIC COMMENT

None.

STAFF COMMENT

Staff recommends that be a total of 4 cars placed within the area requested. The petitioner stated that he would like to add 2 more cars to that total.

COMMISSIONER COMMENT

Pill complemented the business and their look. Pill thinks the request may detract from the current look of the property, but supports the business. Pill also stated that the Village is looking to maintain greenspace in the community and that this proposal would possibly reduce grassy areas. The petitioner agreed and suggested that a total of 4 cars be located out front.

Van Buren agreed with Pill's comments.

Fedeczko said he supports the request of a total of 6 cars. Fedeczko suggested using "grasscrete" in this area. The petitioner is unsure if the cars would be out year-round.

Staff suggested language could be added to the ordinance to make clear the procedure for placing the cars.

Fleet confirmed the types of cars that would be placed in this area, which would include used vehicles that were not Lexus brand.

Thomas is not in favor of using car racks. Thomas is in favor of placing a total of 4 cars in the area discussed.

Richard stated that he might be concerned with the sightlines with this proposal. Richard suggested they should specify a setback for the placement of the cars. Richard confirmed that the property would be built up and that would require some engineering. As this is a grade issue, it was suggested that this item would not come back before the PZ Commission.

Pill stated that approval for this request might open the doors for other dealerships to want to follow suit. He also inquired about potential vandalism. The petitioner stated that he feels most of the other dealerships already have this accommodation. Zemenak suggested that this is accurate and that other dealerships have similar accommodations.

Malik confirmed that brands other than Lexus would be displayed in this area. Zemenak stated that there could be some language added to the request to ensure the types of cars that would be placed in this area.

Fleet confirmed that the only areas raised would be for the cars placed in this area.

FINDINGS OF FACT

All findings of fact were unanimously approved.

MOTION A

Motion to recommend approval (A) Zoning Code Variance Request to permit parking in the required front yard setback. Motion by Thomas, second by Fleet.

VOTING A

Fedeczko – Yes
Pill – Yes
Fleet – Yes
Thomas – Yes
Van Buren – Yes
Richard - Yes

MOTION B

Motion to recommend approval (B) to limit the number of car in the front yard setback of four to six cars. Motion by Pill, second by VanBuren.

VOTING B

Fedeczko – Yes
Pill – Yes
Fleet – Yes
Thomas – Yes
Van Buren – Yes
Richard - Yes

Richard confirmed with Zemenak that the issue of sightline would be addressed by the Village Board.