

PZ 12-031 Anthony Julian of Julian Electric, Inc. regarding the commercial property located at 400 Plaza Drive, Westmont, IL 60559 for one request.

PRESENTATION:

Julian presented regarding their plan to have a 15,000 sq. foot addition to their property

PUBLIC COMMENT:

Julie Heisman is a neighbor and spoke regarding concerns about water retention. The project will encompass an area that is usually retained on the property in question. She also said that workers from this business often hang out within 20 feet of their residential property. At times, these workers have made inappropriate comments to residents. Pill confirmed that Heisman had reported these concerns directly to the business without getting a response.

Steve Deborman is a neighbor and voiced the same concerns regarding water retention as Heisman.

Cliff Toberman, Civil Engineer, spoke on behalf of Julian and stated that they are following all water retention requirements regarding this area. There is an underground water storage vault in this area that will capture heavy rains.

Ziegler stated that a privacy fence has been recommended and that the applicant has requested a stormwater retention waiver for the project.

COMMISSIONER COMMENT:

Thomas confirmed that the privacy fence will be mandated.

Pill stated that there is a difference in height between neighboring properties.

The petitioner made several statements regarding the notion that stormwater detention would not be an issue due to Village requirements and Ziegler confirmed that these comments were made with the understanding that all stormwater retention codes would be followed and there would be no waivers in this regard.

Pill confirmed that trees will be planted to create a visual barrier between their property and the residents in the area. Pill confirmed that the applicant has requested waivers in regard to stormwater.

Steve May, Public Works Director, stated that the local Village ordinances are more stringent than County ordinances. He stated there is a requirement to improve retention on the site.

Richard questioned if the Planning and Zoning Commission should seek clarification regarding water retention. Zemenak suggested that it is within the purview of the commission to seek clarification.

The presenter talked briefly regarding about reasons to not follow Village retention codes.

Richard stated that the commission is only acting on the site plan request at this time. Richard stated that the plan being proposed included underground stormwater storage.

The petitioner stated that this presentation is not asking for any variances at this time.

Van Buren stated his support for the project and the business.

Fedeczko supported the project.

Fleet stated that his only concern is that the residents in the area are protected.

Richard stated that there is a steep pitch on the project. The petitioner stated that they think there will be a double-wall in the area in question.

MOTION A:

Motion to recommend approval to the Village Board (A) Site and landscaping plan approval for an addition in the M-Manufacturing District. Motion by Fedeczko, second by Fleet.

Richard re-affirmed that the site plan being voted on did show underground water storage.

VOTING A:

Fedeczko – Yes

Van Buren - Yes

Pill – Yes

Fleet – Yes

Thomas – Yes

Richard - Yes

The petitioner clarified that all aspects of the proposed site plan were approved by the PZ Commission.