

DRAFT MINUTES - EXCERPT
SEPTEMBER 13, 2017 PLANNING AND ZONING COMMISSION MEETING

PZ 18-014 R Logan and M Marano regarding the property located at 509 North Warwick Drive, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request to allow the creation of two lots with substandard lot widths in the R-3 Single Family Detached Residence District.
- (B) Preliminary Plat of Subdivision request to split one lot into two buildable lots in the R-3 Single Family Detached Residence District.

PRESENTATION: Applicants Roy Logan and Maxx Marano stated that they purchased the lot at 509 North Warwick and are requesting to subdivide into two (2) separate lots. They will be building their house on one (1) lot and will develop and sell the other lot. Their lot will be 52' and the other will be 51' wide. Logan stated that this property was previously approved for a subdivision in 2006, but the applicant at the time never completed the lot split. There are neighboring properties that also have a width of 51'.

STAFF COMMENT: Hennerfeind stated that the applicant is requesting a lot subdivision. Normally the lot would be split evenly, but the applicants are requesting to create one lot at 52' and one at 51' wide. They intend on building their home on the 52' lot and will then develop and sell the second lot. A subdivision was previously approved in 2006 for this property, but since the current applicants are changing the lot sizes, approval is required. Preliminary engineering has been submitted and reviewed. Initially submitted and revised based on staff comments, improvements have been made to allow for a smaller detention pond and more usable backyard space. Currently the plans show a pipe that goes under Warwick Avenue to Traube. Potential changes will occur during the permit process for this drainage due to costs. The staff engineer and consultant have provided their positive recommendation for the subdivision.

PUBLIC COMMENT: Resident, Bill Iwinski, stated that he is not against the project, but he does have concerns. He presented photos of his backyard and the continuous flooding that occurs. He also provided photos of the neighboring properties that also experience flooding. He requested that the detention be built to help reduce the amount of flooding for the nearby properties as well. When the yards flood, it can take up to two (2) months for the water to finally dissipate. Iwinski asked how the applicant intends on tearing the house down and if they would complete an asbestos report. The applicant responded that they will be tearing it down and will have an asbestos report completed.

Hennerfeind stated that the proposal should not make existing conditions worse. This is a low depression area and therefore this is where all the water collects. The engineers will be looking for the best result for the detention area. Zemenak stated that the engineers are only going to look at the property in question and not the surrounding neighborhood. Village code does not require single lot subdivisions to solve neighborhood drainage problems. The applicant will be responsible for retaining the water on their site and releasing it to a public storm sewer or the way the water naturally flows at a rate that is equal to the current runoff rate. The subdivision will not be designed to specifically improve the surrounding neighborhood, but it will be designed to ensure it does not make conditions worse.

Iwinski stated that if 509 North Warwick grades their property at the same level as 513 North Warwick, a dam will be created along the lot lines, making conditions worse for his backyard. Zemenak responded that there are grading requirements now that did not exist in prior years which will prevent the applicant from creating conditions that would negatively affect the neighbors.

COMMISSIONER COMMENT:

Sharp: Stated it is a straightforward request. However he is concerned with the unequal lots and believes they should be split equally.

Thomas: Stated that it is up to the applicant to sell the lot that is 1' less in width. He stated that the flooding issue is an existing problem and the proposed development will not fix it. Thomas stated that he supports the request.

Carmichael: Stated that he had no issue with the request.

Van Buren: Stated that he does not have any problem with the request.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to allow the creation of two lots with substandard lot widths in the R-3 Single Family Detached Residence District.

Motion by: Carmichael

Second by: Sharp

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Sharp: No

Bartel: Absent

Lavoie: Absent

Pill: Absent

Motion Denied

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Subdivision request to split one lot into two buildable lots in the R-3 Single Family Detached Residence District.

Motion by: Thomas

Second by: Carmichael

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Sharp: No

Bartel: Absent

Lavoie: Absent

Pill: Absent

Motion Denied