



# Village of Westmont Planning and Zoning Application and Instructions

Community Development Department  
31 West Quincy Street  
Westmont, Illinois 60559  
630-981-6260

Received

<i>Office Use Only</i>	
Date Received:	APR 12 2023
By:	
Community Development Dept. Village of Westmont, Illinois	

**PROJECT NAME:** MATHIS GARAGE PROJECT

**Subject Property Street Address:** 402 N PARK ST

**PIN Number(s):** 0904404013

**PETITIONER / BILLING CONTACT (Agent and Project Manager for the Petition):**

Petitioner (and corporation if applicable): Clinton Mathis

Address: 402 N PARK ST WESTMONT, IL 60559

Phone: 630.418.3831

Email: clinton.320@gmail.com

Relationship of Petitioner to Property Owner: owner

**PROJECT DESCRIPTION:**

Removal of existing garage, deck & shed, to build a 24'x40' garage up to 2023 building codes.

**PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):**

Property owner(s): \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**BUSINESS OWNER INFORMATION (IF DIFFERENT THAN PETITIONER and PROPERTY OWNER):**

Property owner(s): \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**PROJECT STAFF:**

**Developer:** Clinton Mathis, Homeowner

**Company Name:** \_\_\_\_\_

**Phone:** 630.418.3831

**Email:** clinton.320@gmail.com

**Attorney:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Engineer:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Architect:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Landscape Architect:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**APPLICATION TYPE**

- 1.  Basic Items for ALL applications
- 2.  Pre-Application Meeting
- 3.  Site Plan (Required for most Case Types)
- 4.  Landscape Plan
- 5.  Zoning Map Amendment / Zoning Text Amendment
- 6.  B-1 Redevelopment Permit
- 7.  Planned Development District
- 8.  Plat, Annexation
- 9.  Plats, Preliminary
- 10.  Plats, Final
- 11.  Special Use Permits
- 12.  Temporary Use Permits<sup>2</sup>
- 13.  Variances

Each Applicant is solely responsible for compliance with the provisions of the Village of Westmont Zoning Ordinance, Land Development Ordinance, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any matters coming before the Planning and Zoning Commission and Village Board.

The undersigned requests approval of this petition and further certifies on oath that the information contained herein and in all documents submitted in support hereof, is true and correct to the best of my knowledge and belief. By signing below, the applicant and/or property owner grant express permission to Village of Westmont staff and officials to enter onto the site and to inspect the premises as necessary in relation to this application.

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<sup>2</sup> Includes tents, temporary signs, outdoor sales, outdoor seating and other temporary USE permits. STRUCTURES are permitted separately. Contact (630) 981-6250 for more information about securing permits for the structures, once the USE permit has been granted.

By signing below, the applicant and/or property owner acknowledge that the **Application fees are non-refundable** and that filling out this form is not a guarantee that the item will appear before the Planning and Zoning Commission. The applicant and/or property owner further acknowledge that all items recommended by Village planning staff for consideration by the Planning and Zoning Commission must have received technical approvals from the Consulting Engineer, the Consulting Landscape Architect, the Consulting Architect, the Village Forester and/or other Village staff, as deemed appropriate by the Community Development Department, before being recommended for consideration by the Planning and Zoning Commission. For this reason, while this is not a requirement, it is highly recommended that the applicant/property owner hire licensed professional engineers or architects when preparing their application materials.

**PETITIONER SIGNATURE:**

Type or print name: CLINTON MATHIS

Signature: *Clinton Mathis*

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 12<sup>th</sup> DAY OF April, 20 23

*Patricia Winters*  
Notary Public



**OWNER SIGNATURE:**

Type or print name: CLINTON MATHIS

Signature: *Clinton Mathis*

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 12<sup>th</sup> DAY OF April, 20 23

*Patricia Winters*  
Notary Public



# Clinton J. & Melissa R. Mathis

## CONTACT

402 N. Park Street

630-418-3831

[Clinton.320@gmail.com](mailto:Clinton.320@gmail.com)  
Pin# 0904404013

Village Of Westmont  
Board of Trustees  
Variance for 402 N. Park St

Dear Planning & Zoning Commission Members,

We are seeking a variance from section 4.05. E. 15, to modify the maximum allowed garage depth of 28' and maximum size of 576 sq. ft. to a garage measuring 960 sq. ft. (24' x 40') in order to protect and secure private landscaping equipment, motorcycle, utv, and two vehicles from weather, vandalism and theft.

We are also interested, as trusted and cordial neighbors, to ensure that our property looks desirable and maintains its existing curb appeal.

According to federal records, motor vehicle theft has increased between 2018 and 2020 from 14 to 19 thefts. As well as property crimes have been on the rise from 2018 to 2020.

Weather in the area has become increasingly more unpredictable including hail, high winds, violent storms, and microbursts which in turn can also damage property if not stored inside.

**Attached please find the following:**

- Completed Application form
- Findings of Fact
- Plat of Survey Description
- 2 Plat of Surveys: One current and one without the additional garage and patio

After reviewing and discussing our application together, we are hopeful you will agree with us that our application merits continuation to the full board for their consideration for entitlement.

Thank you in advance for your consideration. We look forward to meeting with you soon.

Sincerely,  
Clinton & Melissa Mathis

**Background:**

Clinton Mathis seeks to tear down existing deck, shed and detached garage, and build a new larger detached garage up to 2023 building codes. The garage is currently 22' wide by 20' in length which is 440 sqft. Mathis is looking to add to the width and length of the new garage to make it an overall size of 24' by 40', making the area of the proposed garage a total of 960 sqft. The property is located on 402 North Park Street, with a lot size of 60' x 341'. The zoning code allows for a maximum square footage of 576' and a maximum depth of 28'. This garage would require one variance for both of these are covered under zoning code 4.05 (E) 15.

**Lot coverage:**

Below is a breakdown of lot size, home size, current garage size, deck size, shed size, and proposed new garage size. With the addition of the new garage, we would also remove the entire deck and shed that is currently on the property. By removing the deck and shed, the new garage and patio would cover 5277.68 sqft, an increase of only 830 sqft. The lot size is 20,460 sqft, the maximum allowable coverage is 7,161 sqft. The current lot coverage is approximately 21%, with the additional square footage added to the garage the total coverage would become approximately 26% coverage, an additional 830 sqft.

The property is zoned R-3 single family detached residence district, the property to the south is similar in size as well. The property to the north is a double sized lot with a larger garage which was grandfathered in when the code changed. The property to the west is a downers grove property.

	Width	Length	SqFt	
Lot Size	60	341	20460	Lot Size x 35% =
Home size	40	30	1200	
Current Garage	22	20	440	Removed
New Garage Total	24	40	960	
Patio	30	30	900	
Current Coverage	<b>4447.91</b>	<b>22%</b>		
New Garage w/ patio Coverage	<b>5277.68</b>	<b>26%</b>		
New Garage Coverage w/o patio	<b>4377.68</b>	<b>21%</b>		
Drive way	15.26	118.05	1801.443	
Drive way corner	11	37.84	416.24	
Deck Current			550.225	
Deck New			0	
Back yard	60	230	13800	
Back of yard past Garage	60	180	10800	
Shed	5	8	40	Removed
Height of new Garage	14' 8"			
Difference	829.775	sq ft		
Current Deck Total	550.225	sq ft		Removed

Findings of fact

**Criteria #1: The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.**

The lot size of the property is 20,460 sqft, which is considerably larger than most lots in the R-3 zoned areas. In order to maintain the property, the resident needs significant space to hold yard equipment, push mower, tractor, mower deck, leaf vacuum, snow blower and snowplow. Additionally, because the garage is so close to the house, parking two full size vehicles next to one another in front of the garage is very difficult. Allowing the larger garage would allow all yard equipment to be stored inside out of the weather as well as both full size vehicles inside, making it much easier to park.

**Criteria #2: The plight of the owner is due to unique circumstances.**

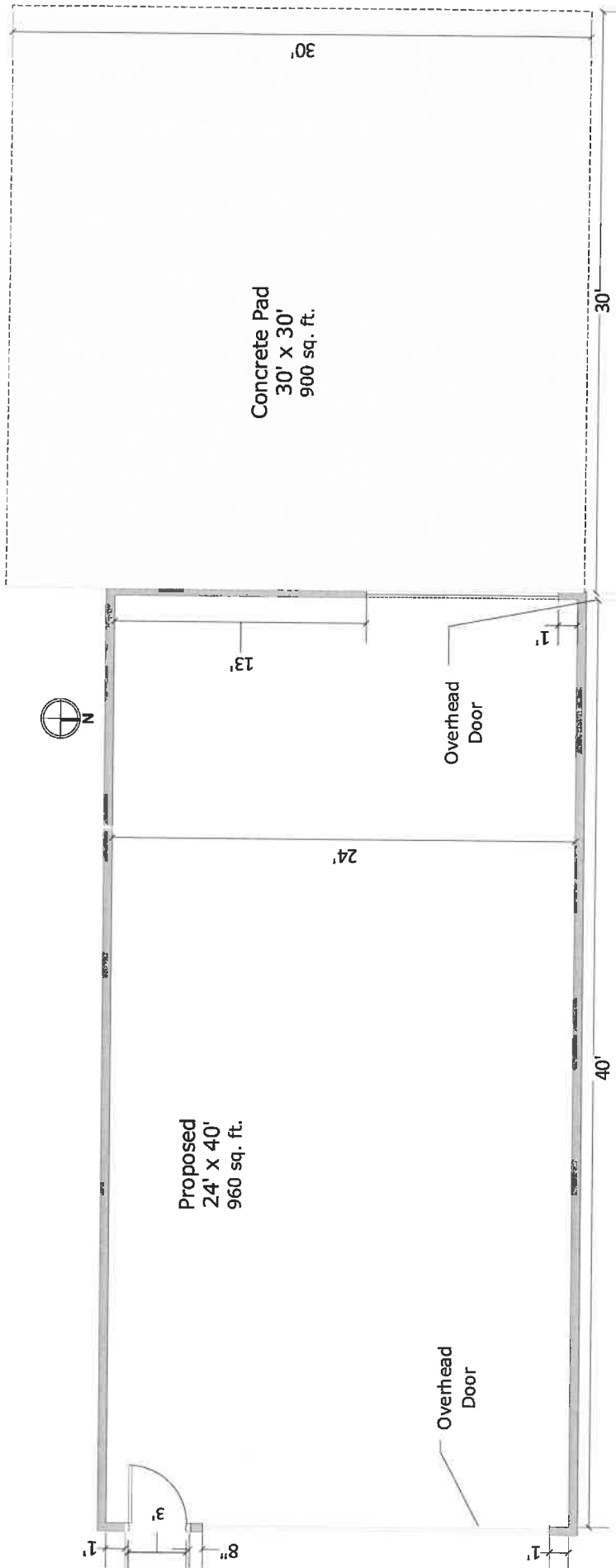
This property is uniquely large compared to other R-3 zoned residences, as stated in a 2020 variance in Westmont for property 526 N Park Street, with the size the lot requires a lot of additional equipment as well as owners' hobbies. Majority of R-3 zoned lots in Westmont are 60 x 100 or smaller. I have lived on a large lot (100' x 300') almost my entire life and from experience I know to adequately maintain a property of this proportion to ensure aesthetics and curb appeal it will require more equipment. Without a larger garage I would be forced to store vehicles and equipment outside, becoming an eye sore to the neighborhood, and be subject to potential theft. According to the FBI crime records, both property crimes and motor vehicle theft have been on the rise since 2018. Having a larger garage would protect my investments for the property.

**Criteria #3: The variation, if granted, will not alter the essential character of the locality.**

The applicant's property will easily accommodate the proposed garage and will not adversely affect the surrounding properties, as well as if you view the property from the east side looking towards the house and garage you will only be able to see a 24' wide garage just a normal 2 car garage.

Thank you,





Proposed  
24' x 40'  
960 sq. ft.

Concrete Pad  
30' x 30'  
900 sq. ft.

Front

Overhead  
Door

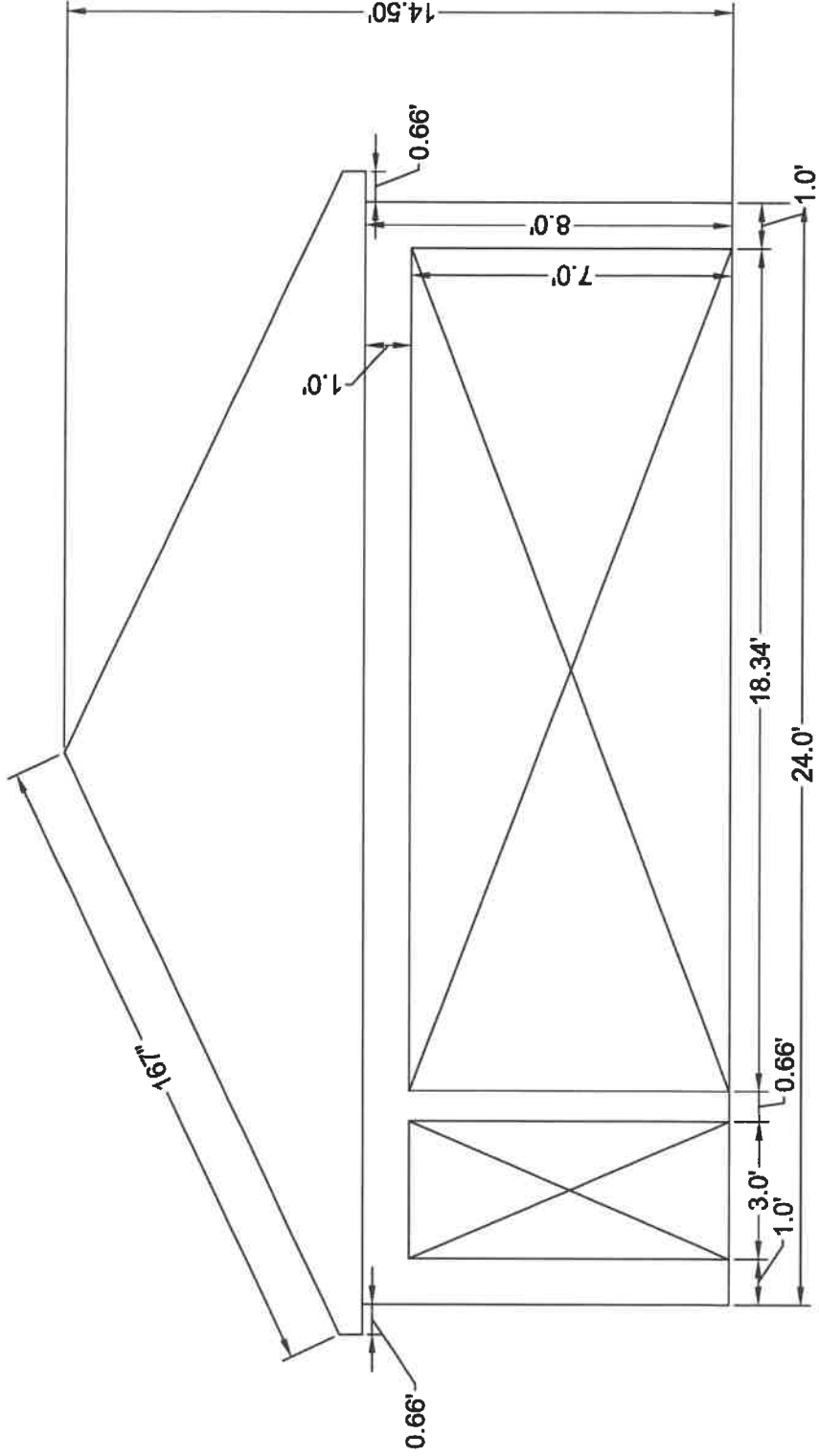
Overhead  
Door

402 N. Park  
St.  
Westmont,  
IL 60559



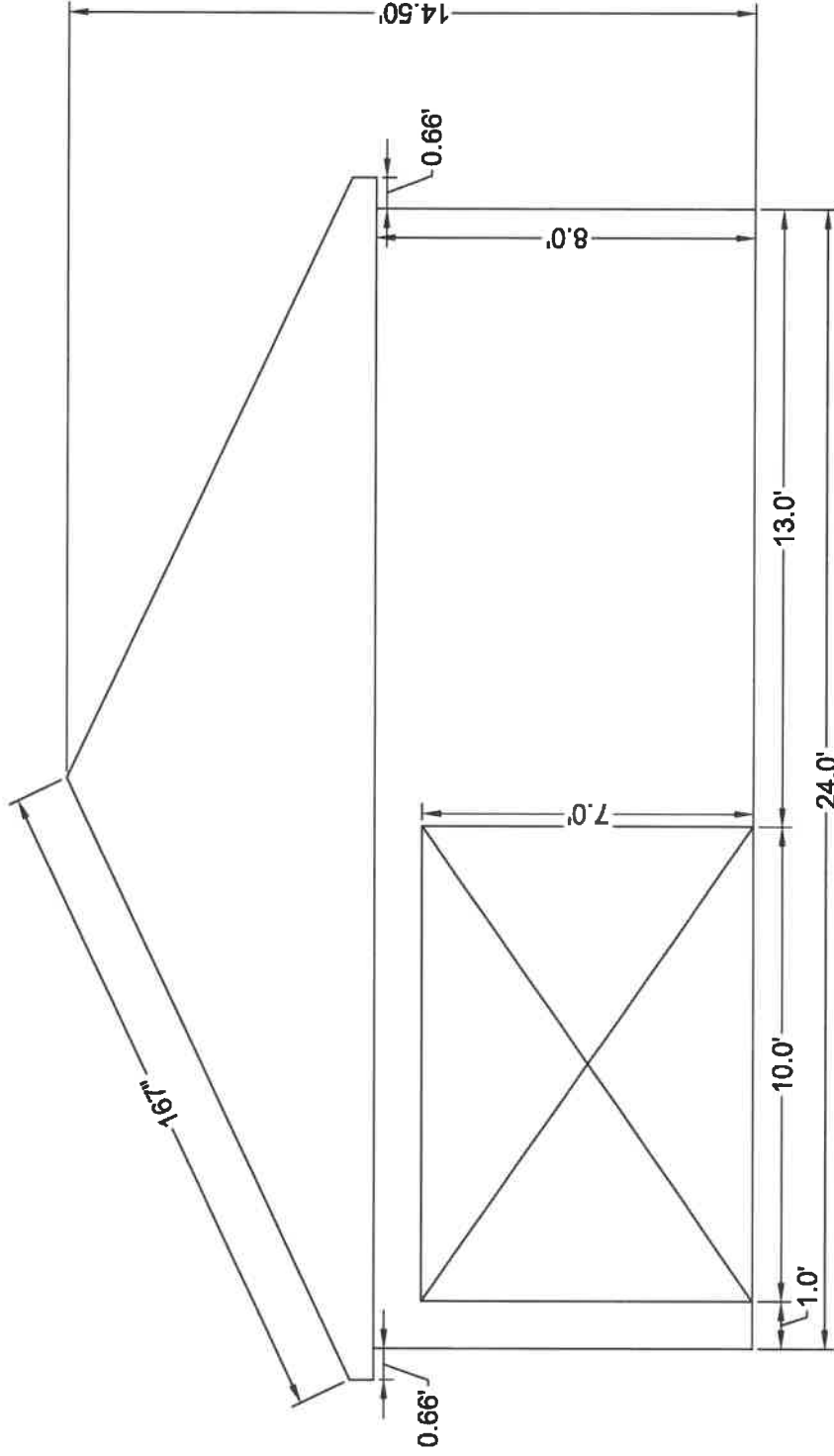
EAST ELEVATION  
SCALE: 1:4

- RAFTERS: 2X8
- RIDGE: 2X12
- CEILING JOIST: 2X10 EVERY OTHER DOUBLED
- SHEATHING:  $\frac{1}{2}$ " OSB

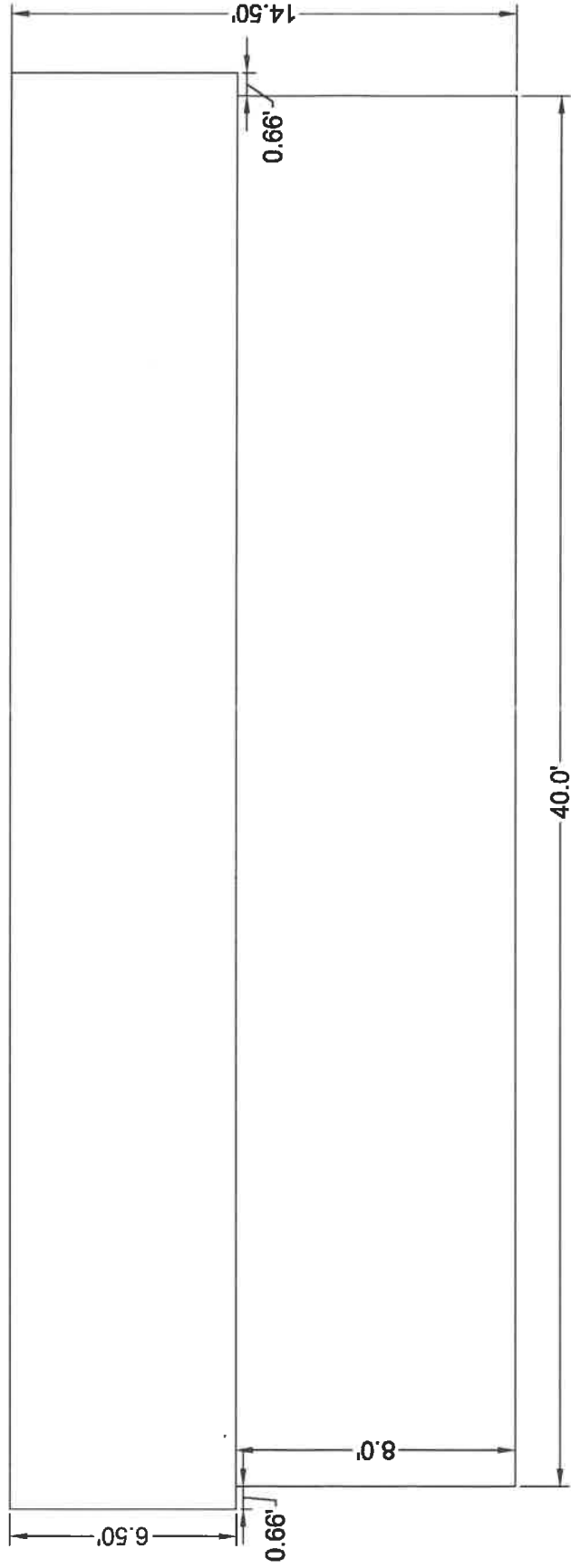


WEST ELEVATION  
SCALE: 1:4

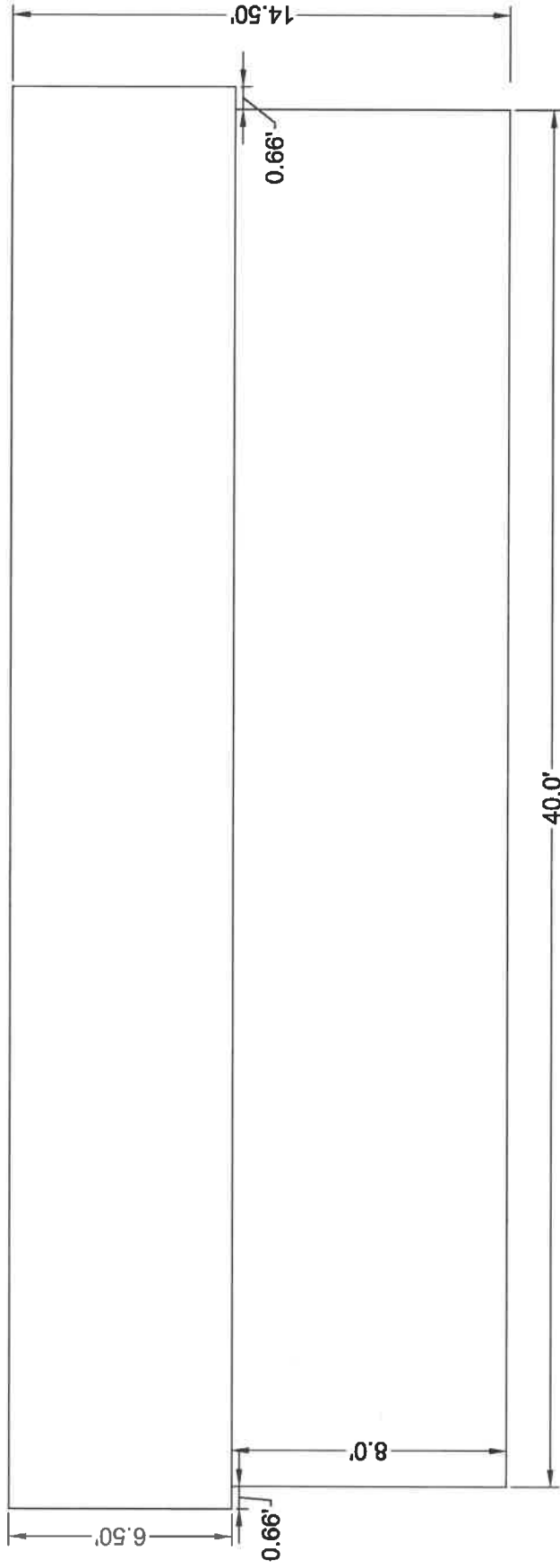
- RAFTERS: 2X8
- RIDGE: 2X12
- CEILING JOIST: 2X10 EVERY OTHER DOUBLED
- SHEATHING: 1" OSB



NORTH ELEVATION  
SCALE: 1:5



SOUTH ELEVATION  
SCALE: 1:5





• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

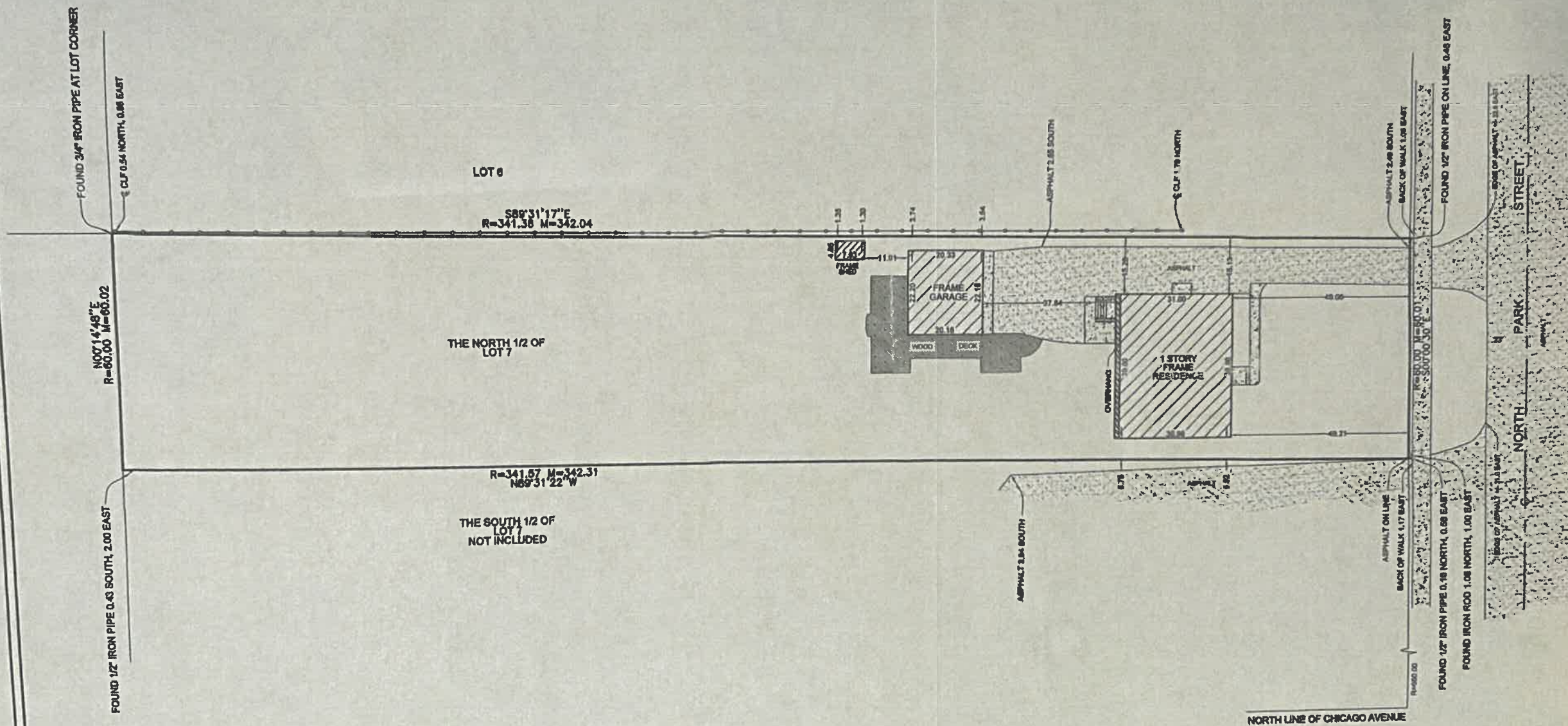
# SCHOMIG LAND SURVEYORS, LTD.

## Plat of Survey

909 EAST 31ST STREET  
LA GRANGE PARK, ILLINOIS 60526  
SCHOMIG-SURVEY@SBCGLOBAL.NET  
WWW.LAND-SURVEY-NOW.COM  
PHONE: 708-352-1452  
FAX: 708-352-1454

THE NORTH 1/2 OF LOT 7 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRMONT GARDENS, IN THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1920 AS DOCUMENT 144142, IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 402 NORTH PARK STREET, WESTMONT.



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE THE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITH OUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS, LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: MARCH 31ST, 2022.

BUILDING LOCATED: MARCH 31ST, 2022.



- LEGEND
- N. = MEASURED DIMENSION
  - R. = RECORDED DIMENSION
  - B.L. = BUILDING LINES
  - P.U.R. = PUBLIC UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - C.L. = CENTER LINE
  - I.P. = IRON PIPE
  - C.L.F. = CHAIN LINK FENCE
  - W.P. = WOOD FENCE
  - V.P. = VINYL FENCE



STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.      LOT AREA: 20,539 Sq. Ft.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AFFIXED TO THIS PLAT.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED, AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MEASUREMENT STANDARDS FOR A BOUNDARY SURVEY.

BY: *Russell W. Schomig*  
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 000-02848



• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

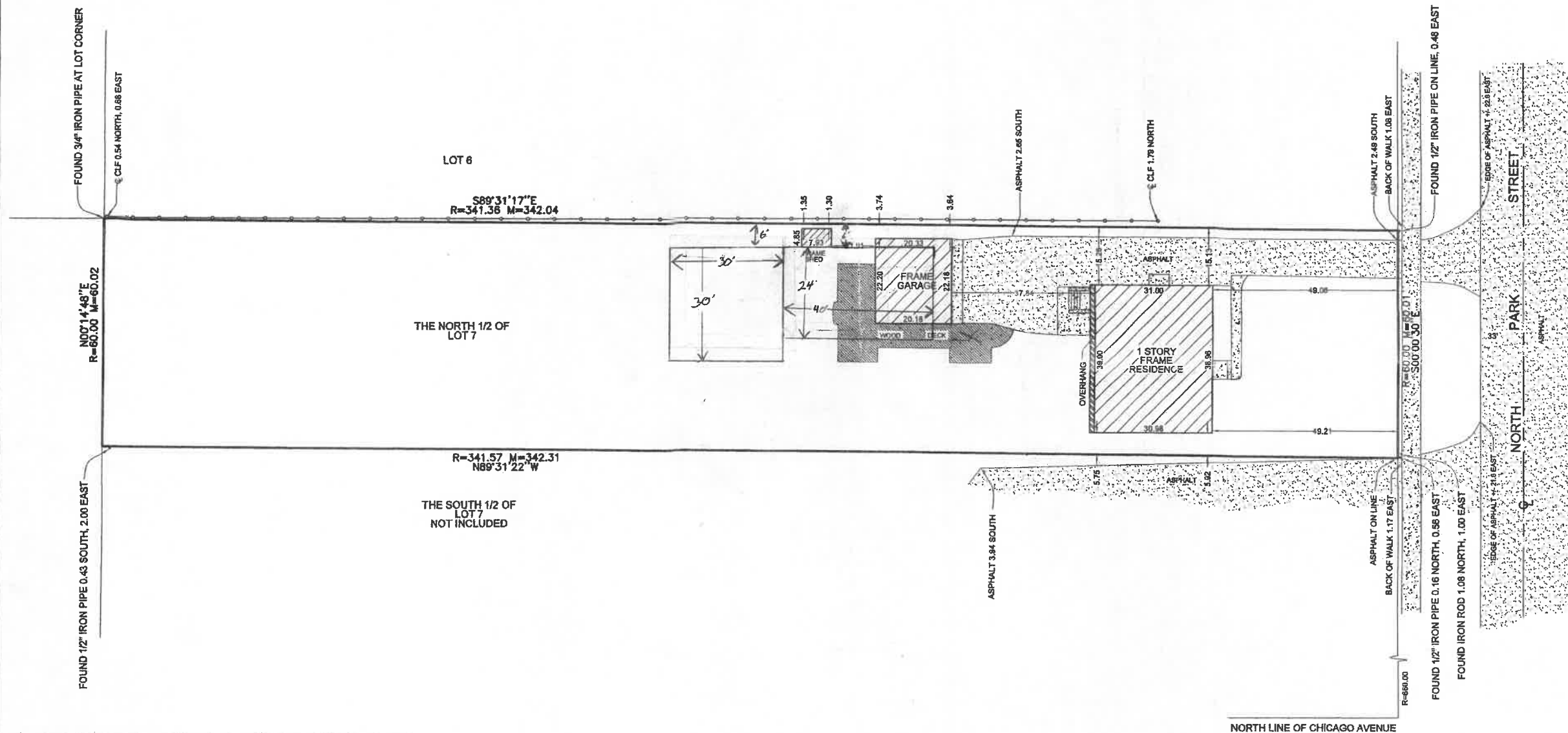
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SURVEY DATE: MARCH 31ST, 2022.  
BUILDING LOCATED: MARCH 31ST, 2022.  
ORDERED BY: HAWBECKER & GARVER ATTORNEYS FILE: 201368.CRD  
PLAT NUMBER: 220437 & H27-19 SCALE: 1" = 20'



- LEGEND
- M. = MEASURED DIMENSION
  - R. = RECORDED DIMENSION
  - B.L. = BUILDING LINES
  - P.U.E. = PUBLIC UTILITY EASEMENT
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STATE OF ILLINOIS ) ss.  
COUNTY OF COOK ) ss. LOT AREA: 20,536 Sq. Ft.

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THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: Russell W. Schomig  
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446