



westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

Village of Westmont Planning & Zoning Commission January 13, 2021 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **January 13, 2021 at 7:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Doug Carmichael led in the following:

1. **Call to Order**
2. **Roll Call**

In Attendance: Chair Doug Carmichael, Commissioners Wallace Van Buren, Craig Thomas, Thomas Sharp, Matt Scales, Village Attorney John Zemenak, Community, and Village Planner Nalini Johnson

Remotely : Alison Clemens, Chris Lavoie

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 December 09, 2020 regular meeting.**

MOTION to approve the regular meeting minutes on December 09, 2020.

Motion by: Clemens

Second by: Van Buren

The motion passed on a voice vote. All in favor.

8. **Open Forum - No one spoke during Open Forum.**
9. **Review of Public Hearing Procedures**
10. **Open Hearing**

New Business

PZC 132-2020 Planning and Zoning Commission to consider a request from Oyuki Cervantes and Alberto del Campo regarding a property at 428 South Cass Avenue, Westmont, IL 60559 for the following:

- A. A Zoning Code Variance request to permit the construction of a 6' solid fence at the lot line, in the side yard adjoining the street in the R-4 General Residence District.

Common Address: 428 S. Cass Ave., Westmont, IL 60559

P.I.N.: 09-16-205-033 and 09-16-205-032



Presentation: Westmont resident Oyuki Cervantes requested a variance to install a 6ft solid fence at her lot line which adjoins 55th Place. Ms. Cervantes noted that the purpose of their request was for the privacy and security of their three children and dog. Ms. Cervantes stated that the code requires that a privacy fence be behind the main structure and be located 15ft away from the lot line when adjoining a street. Without the variance, installing a privacy fence would reduce the usable space in their backyard as well as buildable area. Ms. Cervantes also informed the Commission that there is a cottonwood tree that cannot be removed which creates limitations in the backyard even more. Ms. Cervantes concluded that the 6ft fence installation wouldn't alter the character of the neighborhood nor would it block the view of traffic.

Staff Comment: Village Planner Nalini Johnson added for the record that there was a call from a neighbor opposing the request. Reasons for the opposition included changing the neighborhood character and view from their property. Johnson also added that from a planning perspective, the request made sense and for the Commission to take into consideration the usability of the yard versus the neighborhood character and esthetic. Johnson suggested the Commission could propose mitigating stipulations in terms of the height or neighborhood character while providing an enclosure. Johnson also noted that the property sits on an R-4 General Residence District which is a little higher density than the R-3 Single Family Detached Residence which, if the structure were a duplex or fourplex, there would be a requirement for buffering between the R-4 and R-3 districts.

Public Comment: Westmont Residents and the petitioner's neighbors Susan and Mike Iona spoke in support of the request noting that it would help make the neighborhood safer and that the improvement would bring up the quality of the neighborhood.

Commissioner Comments:

Van Buren : Commissioner Van Buren was supportive of the yard enclosure but was not comfortable with the 6ft height of the fence.

Scales : Commissioner Scales had no comments.

Lavoie : Commissioner Lavoie was supportive of the request and thought it would be an enhancement to the property.

Clemens : Commissioner Clemens was in support of the fence location and height.

Thomas : Commissioner Thomes commented that the fence would help keep the family safe and did not think the fence would change the character of the neighbourhood. Thomas was supportive of the request.

Carmichael : Commissioner Carmichael was concerned with the height of the fence and asked the applicant if they would be willing to compromise and lower the height to 5ft. Ms. Cervantes was willing to compromise so long as it still provides safety for their family.

Sharp : Commissioner Sharp was concerned about the height of the fence, Sharp noted he would be comfortable with 5ft.



MOTION A

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to permit the construction of a 6' solid fence at the lot line, in the side yard adjoining the street in the R-4 General Residence District located at 428 S. Cass Avenue, Westmont, IL 60559.

Motion by: Scales

Second by: Sharp

VOTING A

Van Buren: Yes

Carmichael: No

Thomas: Yes

Lavoie: Yes

Sharp: Yes

Scales: Yes

Clemens: Yes

Motion Passed

PZC 141-2020 Planning and Zoning Commission to consider a request from Curt Pascoe of Ryan Companies US Inc. the property at 700 Oakmont Lane, Westmont, IL 60559:

- A. A Site and Landscape Plan Amendment to affirm an existing redevelopment.

Common Address: 700 Oakmont Ln., Westmont, IL 60559

P.I.N.: 06-34-405-024

Presentation: Curt Pascoe, Director of Real Estate Development with Ryan Companies informed the Commission that their new headquarters was recently relocated to 700 Oakmont Lane in Westmont. Mr. Pascoe provided the Commission with some background of the Oakmont Point project which began in 2018. Mr. Pasco brought new requests to the Commission that involved a subdivision plan, associated variances, as well as a reaffirmation of their original site and landscaping approval plan. Mr. Pasco stated that the variances arose from introducing a shared lot line on an existing property. Mr. Pasco commented that they worked with Village staff to define the lot line and worked on shared parking agreements for two adjoining lots.

Staff Comment: Village Attorney John Zemenak added that it is not necessarily uncommon to have shared parking, stormwater, and access arrangements. Village Planner Nalini Johnson also added that this request is ahead of finalizing the final plat which will be presented to the Village Board on January 28, 2021.

Public Comment: None.



Commissioner Comments:

Scales : Commissioner Scales had no comments or objections.

Sharp : Commissioner Sharp asked for confirmation that the landscape plan had not changed significantly since the initial approval. Ms. Johnson noted that the landscape plan was a reaffirmation of the original site plan.

Lavoie : Commissioner Lavoie agreed that this was primarily a clean up item and that not much had changed since the original site and landscape plan approval. Lavoie commented that as long as the variances carried with the land and not the owner, there were no objections.

Clemens : Commissioner Clemens was in full support.

Thomas : Commissioner Thomas was in full support.

Van Buren : Commissioner Van Buren agreed that this was a “housekeeping” item and was supportive of the request.

Carmichael : Commissioner Carmichael was in support of the request.

MOTION A

Motion to recommend to the Village Board of Trustees to approve A Site and Landscape Plan Amendment to affirm an existing redevelopment located at 700 Oakmont Lane, Westmont, IL 60559

Motion by: Thomas

Second by: Scales

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Sharp: Yes

Scales: Yes

Clemens: Yes

Motion Passed



westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

PZC 43-2020 Planning and Zoning Commission to consider a request from Curt Pascoe of Ryan Companies US Inc. the property at 700 Oakmont Lane, Westmont, IL 60559:

- A. A Zoning Code Variance request to allow shared parking arrangements for two adjoining lots.
- B. A Zoning Code Variance request to allow shared stormwater detention arrangements for two adjoining lots.
- C. A Zoning Code Variance request to allow a shared parking aisle and driveway to straddle a lot line.
- D. A Zoning Code Variance request to allow parking in the east side yard setback of a new lot.
- E. A Zoning Code Variance request to allow parking in the west side yard setback of a newly created lot.
- F. A Zoning Code Variance request to remove screening and landscaping requirements for off-street parking areas abutting residential districts.

Common Address: 700 Oakmont Ln., Westmont, IL 60559

P.I.N.: 06-34-405-024

Presentation: See above presentation from item PZC 41-2020

Staff Comment: See above Staff Comment from item PZC 41-2020

Public Comment: None

Commissioner Comments: See above Commissioner Comments from item PZC 41-2020

Motion to approve the 6 variances as a block.

Motion by: Van Buren

Second by: Sharp

Motion Passed

MOTION A

Motion to recommend to the Village Board of Trustees to approve the following variances for the property located at 700 Oakmont Lane, Westmont, IL 60559

- A. A Zoning Code Variance request to allow shared parking arrangements for two adjoining lots.
- B. A Zoning Code Variance request to allow shared stormwater detention arrangements for two adjoining



lots.

- C. A Zoning Code Variance request to allow a shared parking aisle and driveway to straddle a lot line.
- D. A Zoning Code Variance request to allow parking in the east side yard setback of a new lot.
- E. A Zoning Code Variance request to allow parking in the west side yard setback of a newly created lot.
- F. A Zoning Code Variance request to remove screening and landscaping requirements for off-street parking areas abutting residential districts.

Motion by: Van Buren

Second by: Sharp

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Sharp: Yes

Scales: Yes

Clemens: Yes

Motion Passed

Old Business

11. Miscellaneous Items -

- A) Village Planner Nalini Johnson discussed some text amendments ideas with the Commission. The amendments in particular that staff's looking to focus on are the following :
 - a) Fence Variance - Side yards adjoining streets
 - b) EV Charging Stations as an allowable use with locational criteria.
 - c) Use Definitions - Previously presented
 - d) Use Tables
 - e) B-1 Permit requirement clarification.

Johnson asked the Commissioners for direction on how they would like to proceed, and whether they would like the approach to be more staff driven or Commission driven. Village Attorney John Zemenak advised against having the Commission draft any changes, but rather suggested staff prepare the draft amendments and present their ideas to the Commission. The Commission agreed with Attorney Zemenak and felt it was most appropriate for staff to take the lead with the amendments.

12. Adjourn

Motion by: Clemens

Second by: Van Buren



westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

Meeting adjourned at 8:12