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Community Development Department

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

Village of Westmont Planning & Zoning Commission May 10, 2023 - Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **May 10, 2023 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, Chris Lavoie, Jill Peterson, Matthew Scales, Village Attorney John Zemenak, Planner I Scott Williams, and Deputy Director of Community Development Joseph Hennerfeind.

Absent: Commissioner Harold Barry III

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 March 1, 2023 special meeting**

MOTION to approve the Special meeting minutes on March 1, 2023

Motion by: Thomas

Second by: Scales

VOTING

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Absent

Scales: Yes

Peterson: Yes

8. **Approval of the Minutes of the March 8, 2023 regular meeting**

MOTION to approve the regular meeting minutes on March 8, 2023

Motion by: Peterson

Second by: Lavoie



VOTING

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Absent

Scales: Yes

Peterson: Yes

9. **Open Forum - No one spoke during Open Forum.**

10. **Review of Public Hearing Procedures**

11. **Open Hearing**

New Business

PZC 013-2023 Request from Clinton Mathis, regarding the property located at 402 North Park Street, Westmont, IL 60559, for the following:

- (A) Zoning Ordinance Variance request to increase the maximum allowable size and length of a detached garage.

Presentation: Clinton and Melissa Mathis, property owners of 402 N Park St provided the Commission with a presentation and need for the request. Clinton Mathis indicated that the overall plan for the site will include a 24 foot by 40 foot garage and a 30 foot by 30 foot concrete pad in the rear. Clinton Mathis also informed the Commission that the proposed garage would be built to the 2023 building code standards and include a 6 foot setback to the north property line. Clinton Mathis cited the need for large lawn equipment for property upkeep and security as a need for the proposed garage. Clinton Mathis also explained that attaching the garage to the house is not a feasible solution. Clinton Mathis also provided evidence of projects of a similar size approved in the surrounding area.

Staff Comment: Planner Scott Williams provided the Commission with a staff report and discussed the petitioner's request. Williams stated that the proposed detached garage complies with the zoning ordinance bulk standards for the district other than the size and length. Williams noted that staff requested that the side yard setback for the detached garage be 6 feet rather than the required 3 feet and that the petitioner accommodated.

Public Comment: There were no public comments.

Commissioner Comments:

Van Buren : Commissioner Van Buren confirmed with the petitioner that the garage will not be utilized for commercial uses and gave an indication of support.

Barry : Absent

Scales : Commissioner Scales had no comments.

Lavoie : Commissioner Lavoie asked to clarify if the petitioner could construct an overhang for the patio in the future.



Deputy Director of Community Development, Joseph Hennerfeind explained to the commissioner that if an overhang was proposed and attached to the garage it would be included with the garage's overall footprint and another variance would need to be requested for the size.

Peterson : Commissioner Peterson voiced concern over the garage's 40 foot depth and the precedent it may set for future requests if approved.

Thomas : Commissioner Thomas indicated support for the request to the lot's depth.

Carmichael : Commission Chair Carmichael asked if staff would be looking at text amendment if the request was approved and if the petitioner can make changes to the plans after approval.

Planner Scott Williams explained that staff may look into whether a text amendment is warranted based on the number of approved variances.

Village Attorney John R. Zemenak also explained that each variance request is taken on its own merits based on unique factors on the property and Deputy Director of Community Development Joseph Hennerfeind explained that the request is for the size and length; not for the elevations and site plan, but all other bulk standards would need to be met at permitting. Hennerfeind further explained that the staff would like to have the 6 foot side yard setback written into the ordinance if approved.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a request from Clinton Mathis, regarding the property located at 402 North Park Street, Westmont, IL 60559 for a Zoning Ordinance Variance to increase the maximum allowable size and length of a detached garage.

Motion by: Scales

Second by: Lavoie

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Absent

Scales: Yes

Peterson: No

Motion Passed

Old Business: None.

11. Miscellaneous Items -

1) Discussion : Zoning Ordinance Update

a) Revision Topics

Deputy Director of Community Development Joseph Hennerfeind informed the commission that the Village has secured Duncan Associates as a consultant for the Zoning Ordinance Update. Hennerfeind provided the Commission and listed out the topics that the consultant will be reviewing.



Commissioner Lavoie expressed support for the Zoning Ordinance Update and recommended that staff should also look at updating the comprehensive plan in conjunction with the zoning ordinance. Lavoie also expressed concern over the tree heritage ordinance and its limiting of development.

Hennerfeind explained that in the year's financial cycle funds are available for the zoning ordinance update but a comprehensive plan update has also been discussed internally.

Hennerfeind also indicated that the frustrations regarding the heritage tree ordinance are known and to be discussed, but would not be impacted by the zoning ordinance update as it is not in the zoning ordinance.

b) R3 Zoning District

Deputy Director Joseph Hennerfeind explained that staff is examining the need for R-1, R-1A, and R-2 zoning districts and if these properties should be rezoned to R-3. Hennerfeind further informed the Commission that this would impact bulk standards requirements for the properties. Hennerfeind opened the topic up for discussion.

Commissioner Van Buren gave a brief history on the zoning of these properties and they were zoned R-1 to create a larger estate like lots. Van Buren also confirmed with staff that the current homes on these properties would likely still be compliant with the zoning regulations if rezoned to R-3.

Commissioner Peterson requested staff to clarify if the rezoning would make the bulk standards more or less restrictive.

Hennerfeind indicated that the R-3 zoning district bulk standards are generally less restrictive than R-1 zoning district.

Commissioner Scales asked staff if the property that was rezoned could consolidate with another R-3 property.

Hennerfeind clarified that if they met the district bulk standards then they could be consolidated.

Commissioner Lavoie indicated that removing the estate-like districts may encourage large developments on the undeveloped golf courses. Lavoie also advised staff to examine transitional uses in the zoning ordinance update.

2) General Updates

- a) 2023 Zoning Map has been provided in the packets.
- b) APA State Conference Commissioner Training - Commissioners were encouraged to attend.
- c) Next PZC on June 14, 2023

12. Adjourn

Motion by: Thomas

Second by: Scales

Meeting adjourned at 8:07 PM.