



westmont.illinois.gov

## Community Development Department

31 West Quincy Street • Westmont, Illinois 60559  
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### Village of Westmont Planning & Zoning Commission June 08, 2022 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **June 08, 2022 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, Jill Peterson, Chris Lavoie, Harold Barry III, Village Attorney John Zemenak, Planner I Scott Williams, and Deputy Director of Community Development Joseph Hennerfeind

Absent : Commissioner Matt Scales

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 May 11, 2022 regular meeting.**

**MOTION to approve the regular meeting minutes on May 11, 2022.**

Motion by: Barry  
Second by: Lavoie

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

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

#### **Old Business**

In the interest of those in attendance, Chair Carmichael and Village Staff agreed to start the meeting with the following:

#### **Miscellaneous Items - Willow Crest Golf Course Redevelopment status.**

Hennerfeind updated the commission on the Willow Crest Golf Course Redevelopment's status. Hennerfeind reported that the Village Board voted down the Comprehensive Plan amendment. Hennerfeind clarified that the applicant has not determined whether they will move forward with the original project, or if they will come before the commission once more with revisions.



**New Business / Discussion**

**Commissioner Training: Hennerfeind presented training on Entitlements for the Commission, including :**

Sec. 13.07. - Variations.

(D) Standards for variations.

(1) The planning and zoning commission shall not recommend a variation to the regulations of this comprehensive amendment as authorized herein unless it shall have made findings of fact based upon the evidence presented to it in each specific case that:

- (a) 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;
- (b) The plight of the owner is due to unique circumstances; and
- (c) The variation, if granted, will not alter the essential character of the locality.

(2) For the purpose of implementing the above rules, the planning and zoning commission shall also, in making its recommendations whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

- (a) The particular physical surroundings, shape or topographical features of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- (b) The conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification.
- (c) The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
- (d) The alleged difficulty or hardship has not been created by the owner of the property.
- (e) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- (f) The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.

Planner Williams provided the Commission with an example of a variation for a six foot fence in a side-yard adjoining a street, to spur discussion among the Commissioners.

Staff and the Commissioners discussed several aspects of the example, including the required Findings of Fact justifications for the request. Among other comments, Commissioner VanBuren expressed that he thought the rear yard was unique enough to justify the variance request due to a patio and yard having different uses, and helped to illustrate how differing viewpoints help in approval consideration.



Sec. 13.09. - Special uses.

(D)Standards. A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the planning and zoning commission and approval of the board of trustees:

- (1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.

Planner Williams provided the Commissioners with an example of a special use request for a music school in the B-1 District to spur discussion. The example helped to illustrate that the same special use request can be viewed differently based on actual physical location and proximity to areas like residential districts.

Sec. 13.11. - Amendments. [Zoning Map (rezoning), Text (code language), and Comprehensive Plan]

Note: no listed standards for processing amendments, however, reference is inferred to:

Article II. - Purpose and Intent

Sec. 2.01. - Purpose.

This comprehensive amendment is adopted to the end that:

- (A) Adequate natural light, pure air, privacy, convenience of access to property, and safety from fire, explosion, noxious fumes, panic and other dangers may be secured;
- (B) Overcrowding of land may be prevented;
- (C) Undue concentration of population may be avoided;
- (D) Value of land and structures throughout the village may be conserved;
- (E) Congestion in the public streets and highways may be lessened or avoided;
- (F) Hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters may be lessened or avoided;
- (G) Aesthetic values throughout the village may be preserved and enhanced; and
- (H) Public health, safety, comfort, morals, convenience and general welfare may otherwise be promoted.

Appendix B - Land Development

Sec. 3.01. - Preliminary plan shall show the following.

(c) Subdivision design features:



- (1) Preliminary plan shall be in substantial accord with the comprehensive plan as amended from time to time.
- (2) Layout of streets showing right-of-way widths and street names, not duplicating the name of any street heretofore used in the village and its environs unless such street is an extension of or in line with an already named street, in which event that name shall be used, and showing proposed through streets extended to boundaries of subdivision.
- (3) Location and width of pedestrian ways, alleys and utility easements.
- (4) Layout, total number of lots, and dimensions of the lot containing the minimum width and depth and the lot containing the maximum width and depth.
- (5) Minimum front and side street building setback lines indicating dimensions.
- (6) Areas (other than those listed in [subsections] (c)(2), (c)(3), and (c)(4) above), if any, intended to be dedicated or reserved for nonresidential purposes, indicating in each the approximate acreage; such areas shall be designated by letter or number.
- (7) Typical street cross sections together with an indication of the proposed stormwater runoff facilities, including locations and areas proposed for stormwater retention or detention. Calculations showing the basis for determining the detention or retention requirements shall also be set forth.
- (8) Design intent of sanitary sewers, storm drains, and open drainageways, if any, and proposed method of sewage treatment and waste disposal.
- (9) Design intent of proposed location and sizes of water mains, valves and hydrants.
- (10) Design intent of proposed street alignments, pavement widths, approximate street elevations and gradients.
- (11) Design intent of location of proposed streetlights and easements therefor.

#### Article IX. - Planned Development Districts

##### Sec. 9.01. - Preamble.

In addition to the objectives prescribed in previous sections, the PD district is included in the zoning ordinance in order to achieve the following purposes:

- (A) To encourage more creative design and development of land.
- (B) To promote variety in the physical development pattern of the village.
- (C) To concentrate open space in more useable areas or to preserve natural resources of the site.
- (D) To provide means for greater creativity and flexibility in environmental design than is provided under strict application of the requirements of other zoning districts, while at the same time preserving the health, safety, order, convenience, prosperity and general welfare of the Village of Westmont and its residents.
- (E) To allow flexibility in development of land as necessary to meet changes in technology and demand what will be in the best interest of and consistent with the general intent of the comprehensive guide plan of the village.
- (F) To provide for the more efficient allocation and maintenance by private initiative of useable open space to all residential and commercial areas and to allow the most efficient use of public facilities and land in keeping with the best interests of the village.



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### Old Business

#### **11. Miscellaneous Items -**

- 1) Special Meetings scheduling - Hennerfeind noted that the Willow Crest Golf Course Project could potentially be held during a special meeting.
- 2) General Updates
  - a) Next PZC on July 13, 2022

#### **12. Adjourn**

Motion by: Lavoie

Second by: Thomas

**Meeting adjourned at 8:33 p.m.**