



**Village of Westmont  
Planning & Zoning Commission  
July 12, 2023 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **July 12, 2023 at 7:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

**The start time of the meeting was delayed due to inclement weather until 7:05 p.m.**

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, Harold Barry III, Chris Lavoie, Matthew Scales, Village Attorney John Zemenak, Planner I Scott Williams, and Deputy Director of Community Development Joseph Hennerfeind.

Commissioner Peterson joined at approximately 7:29 p.m.

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 10, 2023 special meeting**

**MOTION to approve the regular meeting minutes on May 10, 2023**

Motion by: Thomas

Second by: Barry

**VOTING**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Absent

**Motion Passed**

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



**New Business**

**PZC 018-2023** Request by West Hills Community Church, regarding the property at 213 East 55th Street, Westmont, Illinois, 60559, for the following:

- (A) Special Use Permit request for an existing religious institution with outdoor recreation fields and ancillary temporary lighting in the R-3 Single Family Detached Residence District.

**Presentation:** Pastor Paul Glyman of West Hills Community Church provided the commission with a history of the church and the request being sought. Glyman indicated that a church has been located on the property for around one hundred years and the church itself likely predates much of the zoning codes special use language. Glyman further explained that the church has allowed multiple soccer clubs and teams to utilize the property in recent decades such as Empire Soccer Club and Downers Grove Christian. Glyman also explained that Evolution Soccer Club approached the Church to utilize the land for soccer games and practice but also wanted the addition of outdoor lights.

**Staff Comment:** Planner Scott Williams provided the Commission with a staff report and discussed the petitioner's request. Williams explained that the petitioner approached the village to expand the time that the new soccer clubs will be utilizing the property. Williams further explained that the expanded time is considered an expansion of a legal nonconforming use due to the religious institution likely predating the requirement. Williams detailed that the church must secure a special use permit for the religious institution with outdoor recreation fields and ancillary temporary lighting prior to the soccer club utilizing the fields. Williams also provided the commission with details related to the church's and soccer club's operations. However, Williams also noted that staff could not confirm if the proposed outdoor lighting would abide by the light standards as the petitioner was unable to provide photometric nor a sound study. Williams also advised the commission that if the motion is approved, enforcement language should be added to the motion.

Kieran Howarth, a director of operations for Evolution Soccer Club, clarified that the petitioner has removed the request for the ancillary temporary lighting. Howarth also confirmed that the start time for the practice in the spring will be from 4:00pm to 7:30pm and in the fall it will be from 4:00pm to 6:00pm. Howarth also confirmed for Village Attorney John Zemenak that there would be games on the weekend, but no tournaments, no outside vendors, and all pickup and drop off would be confined to the Church's parking lot.

**Public Comment:**

Brian Mack, a resident on 56th St, provided the commission with concerns related to the noise, litter,



and property damage from previous soccer clubs that utilizing the property. Mack also asked the petitioner if the church is financially dependent on the income from the soccer club.

Paul Glyman responded that the church is not dependent on the revenue from leasing the property but the extra income enables the church to give back to the community. Glyman also clarified that the church was approached by Evolution Soccer Club. Glyman also offered his personal phone number to the residents for concerns regarding the soccer club operations.

Brian Mack explained further that a previous soccer club's player had instigated his dog to attack. Mack further explained that they have enjoyed the empty field as the rest of the Village becomes more dense. Mack also asked the petitioner to further clarify the game start times.

Dan Fearnhead of Evolution Soccer Club further explained the fields would be utilized for 120 players between the ages of 7 and 10. Fearnhead also explained that their staff will be smart about planning sessions and games at reasonable times and are open to working with the church. Fearnhead also added that although they can't control referees utilizing whistles during games, Evolution Soccer Club does not utilize whistles during practices Monday through Friday.

Westmont resident Arlene Placzek expressed concerns related to the soccer club's operations hours, noise, and the number of players.

Dan Fearnhead responded to Placzek's concerns by explaining that practices from Monday through Friday will not utilize whistles.

Westmont resident Ken Placzek also expressed concerns related to litter, trespassing, the generators, and lights.

Westmont resident Tammy Jorgensen expressed similar concerns as her neighbors and asked staff if the use will still be voted after the removal of the ancillary outdoor lighting request has been withdrawn. Jorgensen also asked the soccer club why they could not find another location.

Deputy Director Joseph Hennerfeind explained the concept of a special use permit request and legal nonconforming uses. Hennerfeind also elaborated that the specific conditions would also be written into the ordinance if approved.

Dan Fearnhead and Paul Glyman also responded to Jorgensen and explained that space is limited within DuPage County for recreational programs and park district fields are not always available for private clubs.

Tammy Jorgensen also expressed concerns about the noise, number of practices, and traffic.

Brian Mack asked staff if the soccer use is also grandfathered.



Village Attorney John Zemenak confirmed with Hennerfeind that the soccer use as it currently operates is considered a nonconforming use and due to the petitioner's request to expand the use hours a special use permit is required to be obtained for the activities of the church and soccer clubs.

Brian Mack also expressed concerns of a leach field on the property and provided the commission a letter that was not read out loud.

Deputy Director Joseph Hennerfeind explained that the specific use request did not require the church to submit utility plans and the community development engineer did inform staff that the field was not a detention basin for stormwater.

Village Attorney John Zemenak also informed the public that the Planning and Zoning Commission does not concern itself with environmental remediation and is only concerned about the zoning ordinance. Zemenak also indicated that it is up to the private property owner to make the determination about testing of the soil.

Paul Glyman informed the commission and the public that the proposed lease for Evolution Soccer Club is for two or three years.

Dan Fearnhead also explained that the fields would be utilized for the two to three year period until they are able to secure another site in the area.

**Commissioner Comments:**

**Barry** : Commissioner Barry asked staff to confirm if the church activities would be permitted on the property without the special use permit approval.

Deputy Director Joseph Hennerfeind confirmed that normal church activities would be allowed as a legal nonconforming use however because they are seeking to enlarge an atypical church use related to leasing of the property to a third party then the requirement to obtain a special use permit is required. Commissioner Barry also discussed the church's previous outdoor sales that was approved as a special temporary event.

Hennerfeind further discussed examples such as Veteran's Park that had to obtain a special use permit for the recreational park use because they wanted to expand their legal nonconforming use with a multi use complex.

Commissioner Barry expressed support for the petitioner's request.

**Scales** : Commissioner Scales asked the petitioner to clarify where the players are largely based.

Dan Fearnhead indicated that they are largely from the community including Westmont.

Commissioner Scales expressed support for the request.

**Lavoie** : Commissioner Lavoie expressed support for the request due to the ancillary lighting being withdrawn from the request.

**Peterson** : Commissioner Peterson asked the petitioner if they have had issues with soccer balls being hit onto 55th street.

Dan Fearnhead responded to the commission by explaining that the kids are not able to hit it far enough to make it to the street and that the field is oriented east and west to reduce the likelihood of a ball



being hit on 55th street.

Commissioner Peterson also asked staff how long the special use will run for the property.

Village Attorney John Zemenak responded that the special use permit runs with the land unless the activities cease for a period of 12 months.

**Thomas** : Commissioner Thomas indicated support for the petitioner's request with the attached conditions.

**Van Buren** : Commissioner Van Buren indicated support for the petitioner's request.

**Carmichael** : Commissioner Carmichael indicated support for the request due to the exterior lights being withdrawn.

John Zemenak discussed the conditions that would be attached to the motion.

### **MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Request by West Hills Community Church, regarding the property at 213 East 55th Street, Westmont, Illinois, 60559, for a Special Use Permit request for an existing religious institution with outdoor recreation fields in the R-3 Single Family Detached Residence District subject to the following conditions:

Such outdoor recreational field shall be use for soccer practice and games along with ancillary church activities, not temporary or permanent light shall not be used, soccer games shall only occur on weekend and shall start no earlier than 10:00 am, no soccer tournament or special events shall occur on the property, no outside vendors shall operate on the property in conjunction with the soccer use, player drop off and pick up shall occur solely in the church parking lot, and no whistles or amplified sounds shall be utilized during soccer practice.

Motion by: Van Buren

Second by: Lavoie

### **Discussion:**

John Zemenak outlined the recourse if a two or more verified violation occurs within a 12 month period. the property owner would have the opportunity to be heard at a Village Board meeting prior to a revocation of the special use permit.

### **VOTING A**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Yes

**Motion Passed**



**PZC 019-2023** Request by Amanda Szymiski and Brandon Holl regarding the property at 240 South Washington Street, Westmont, Illinois, 60559, for the following:

- (A) Zoning Ordinance Variance request to allow a six foot solid fence in a required side yard adjoining a street setback.

**Presentation:** The property owners Amanda Szymiski and Brand Holl provided the commission with a presentation that illustrated the proposed fence variance request. They highlighted that their request is to create a livable private space on their property due to the existing configuration of the driveway and house. The petitioners explained that a portion of the fence is permitted by code but not the entire fence. They also indicated that they are incorporating a ten foot vision triangle along the alley to reduce visibility issues. The petitioner highlighted that they drew inspiration from a neighboring property on Lincoln that was approved for a variance.

**Staff Comment:** Planner I Scott Williams provided the commission with a summary of the staff report and analysis of the zoning requirements. Williams corrected the petitioner by explaining that the 6' solid fence is only permitted behind the house and 15' from the side property. Williams further explained that the proposed request would give the fence a one foot setback from the sidewalk, not the property line. Williams also informed the commission that the petitioner has worked with staff to help reduce visibility issues for the pedestrians and vehicles coming in and out of the alleyway. Williams also advised the commission that the motion should also stipulate a maximum landscape height in the 10' visibility triangle of 24" to aid in any visibility issues.

**Public Comment:** There were no public comments.

**Commissioner Comments:**

**Scales :** Commissioner Scales indicated support for the request.

**Lavoie :** Commissioner Lavoie indicated support for the request.

**Peterson :** Commissioner Peterson asked the petitioner if they bought the house or if their house was built for them.

The petitioners indicated that they bought the house knowing it was not perfect and they would need to seek relief.

Commissioner Peterson also asked staff to clarify the corner vision triangle requirements.

Deputy Director Joseph Hennerfeind and Planner I Scott Williams explained that the requirement is for when a street meets another street and in this case the alleyway is not considered a street. Therefore there is no requirement.

**Thomas :** Commissioner Thomas indicated support for the request.

**Van Buren :** Commissioner Van Buren indicated support for the request.

**Barry :** Commissioner Barry indicated support for the request.

**Carmichael :** Commissioner Carmichael indicated support for the request.



westmont.illinois.gov

## Community Development Department

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

### **MOTION A**

Motion to recommend to the Village Board of Trustees to approve a request from Amanda Szymiski and Brandon Holl regarding the property at 240 South Washington Street, Westmont, Illinois, 60559, for Zoning Ordinance Variance request to allow a six foot solid fence in a required side yard adjoining a street setback with the following condition:

Any plantings or objects placed within the southwest corner vision triangle adjacent to the alley shall not exceed twenty-four inches (24") in height.

Motion by: Scales

Second by: Barry

### **VOTING A**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Yes

**Motion Passed**

**Old Business:** None.

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

1) General Updates

- a) APA Planning Commissioner Training September 11-13 at North Central College in Naperville
- b) Next PZC on August 9, 2023

### **12. Adjourn**

Motion by: Scales

Second by: Barry

**Meeting adjourned at 8:38 PM.**