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Community Development Department

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Village of Westmont Planning & Zoning Commission July 14, 2021 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **July 14, 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, Matt Scales, Alison Clemens, Village Attorney Kevin Carrara, and Village Planner Nalini Johnson

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 June 09, 2021 regular meeting.**

MOTION to approve the regular meeting minutes on June 09,2021.

Motion by: Thomas

Second by: Scales

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 022-2021 Request from Marc Brockton regarding property located at 350 North Grant Street in Westmont, IL 60559 for the following:

- A) A preliminary plat of subdivision to create two lots in the R-3 Single Family Residence District.
- B) A final plat of subdivision to create two lots in the R-3 Single Family Residence District.

Property Common Address: 350 N. Grant St., Westmont, IL 60559

Presentation: Mark Brockton with Concord Custom Homes and Renovations spoke on behalf of the property owners of 350 North Grant Street, who are seeking to subdivide the subject property into two separate single-family lots. Brockton noted that the properties will meet zoning requirements.



Staff Comment: Village Planner Nalini Johnson noted there are a lot of trees on the property, and that there are several trees per the Village Forester comments that will need to be saved which is located outside the building area. One of the trees is located north of the lot line and the root system comes into the lot. Johnson noted there will be a permitting condition that any building area or any grading needs to be at least 15 feet away from either the root system or the trunk of the tree, and monitored by the Village Forester.

Public Comment: None

Commissioner Comments:

Carmichael : Commissioner Carmichael was supportive of the request.

Thomas : Commissioner Thomas was supportive of the request as long as the Village Foresters comments are addressed and understood.

Scales : Commissioner Scales was supportive of the request.

Van Buren : Commissioner Van Buren was supportive of the request.

Clemens : Commissioner Clemens was supportive of the request.

Sharp : Absent

Lavoie : Absent

MOTION A

Motion to recommend to the Village Board of Trustees to approve A preliminary plat of subdivision to create two lots in the R-3 Single Family Residence District located at 350 North Grant Street, Westmont IL 60559.

Motion by: Van Buren

Second by: Clemens

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Scales: Yes

Clemens: Yes

Lavoie: Absent

Sharp: Absent

Motion Passed



MOTION B

Motion to recommend to the Village Board of Trustees to approve A final plat of subdivision to create two lots in the R-3 Single Family Residence District located at 350 North Grant Street, Westmont IL 60559.

Motion by: Clemens

Second by: Thomas

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Scales: Yes

Clemens: Yes

Lavoie: Absent

Sharp: Absent

Motion Passed

PZC 091-2021 Planning and Zoning Commission to consider a request from the Village of Westmont regarding the following proposed Zoning Ordinance text amendment:

- A) Zoning Ordinance text amendments to the Village of Westmont Code of Ordinances, Appendix "A", Zoning, including Article VI, Section 6.04 (Bulk and development standards in residence districts) to remove the minimum land area requirements per building; minimum land area requirements per dwelling per number of bedrooms per dwelling type; and, replace these with minimum lot area requirements per dwelling unit.

MOTION to open the public hearing

Motion by: Clemens

Second by: Thomas

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

Presentation: Village Planner Nalini Johnson presented a proposed text amendment to article VI, which looks at bulk development standards in the residence districts related to density. Johnson noted this vote is to approve the background plan and principles, and which later could be tweaked by the Village Attorney. Johnson asked the Commission if Westmont wishes to match the density in nearby communities or be less dense. Johnson noted that Downers Grove went through a similar amendment back in 2013 where they eliminated the bedroom requirement. The Commission seemed to be in agreement with removing consideration of the number of bedrooms when calculating density standards. The second question Johnson asked the Commission was if alternative definitions are needed for attached housing in order to simplify the terminology. The Commission was in agreement with modifying the terms. The third question was how the dwelling unit count per land should be



calculated. Johnson proposed units per square foot of land within a lot of record. The Commission was in agreement. The fourth question for the Commission was if they were in agreement to remove the consideration of the number of buildings per lot area. The Commission was in agreement.

Johnson went over ideas for definitions for density and lot area per unit.

Johnson summarized the items in which the Commission would be voting on and noted that the purpose of the amendment is to :

- Simplify the bulk development standards
- Allow a higher number of bedrooms per unit without placing restrictions other than those placed by the international building codes.
- Allow a wider range of housing types without removing restrictions for what is allowed by code today.
- Allows for flex and family space.
- Enables greater density as the proposed land area requirements per unit begin at the smaller range, thereby increasing density and maintaining similar bulk, without going over the density allotments in nearby villages.
- Simplify the review process by focusing on one density calculation rather than multiple calculations.

Staff Comment:

Public Comment: None

Commissioner Comments:

Carmichael : Commissioner Carmichael asked if other communities were researched other than Downers Grove. Johnson replied that she had not, but that she chose Downers Grove specifically because they are growing quickly and not without issues. Johnson felt this was a good opportunity to try to avoid growing pains and learn from the adjoining community.

Thomas : Commissioner Thomas was supportive of the concept and of making apartment units more family friendly.

Scales : Commissioner Scales understood the amendment concept is that the Village is making the process more efficient in terms of review and approvals.

Van Buren : Commissioner Van Buren felt that the community was way out of balance already in terms of single family versus apartment density and felt that the Village was already heading in that direction. Van Buren felt this amendment would make it more desirable to go to single family or two home buildings. Van Buren understood the underlying concept and was supportive.

Johnson replied that this amendment would make it easier for developers to build for example apartments with more than two rooms not necessarily for bedrooms but offices and without necessarily creating more density. This amendment is more regarding the ratio between building bulk and massing versus the square feet of land.



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Clemens : Commissioner Clemens was in support of encouraging more space within the units.

Sharp : Absent

Lavoie : Absent

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Zoning Ordinance text amendments to the Village of Westmont Code of Ordinances, Appendix "A", Zoning, including Article VI, Section 6.04 (Bulk and development standards in residence districts) to remove the minimum land area requirements per building; minimum land area requirements per dwelling per number of bedrooms per dwelling type; and, replace these with minimum lot area requirements per dwelling unit.

Motion by: Scales

Second by: Clemens

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Scales: Yes

Clemens: Yes

Lavoie: Absent

Sharp: Absent

Motion Passed

Old Business

11. Miscellaneous Items - None

12. Adjourn

Motion by: Van Buren

Second by: Thomas

Meeting adjourned at 7:51pm