



**Village of Westmont  
Planning & Zoning Commission  
September 12, 2018 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, September 12, 2018 at 7:00 p.m., at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

Acting Chair Wallace Van Buren led in the following:

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

**In Attendance:** Acting Chair Wallace Van Buren, Commissioners Craig Thomas, Doug Carmichael, Thomas Sharp, Janis Bartel, Chris Lavoie, Village Attorney John Zemenak, Village Planner Joseph Hennerfeind

Absent: Chair Gregg Pill

- 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 Minutes of the August 8, 2018 regular meeting**

**MOTION to approve August 8, 2018 minutes.**

Motion by: Sharp  
Second by: Thomas

**Voting A**

Van Buren: Yes  
Carmichael: Yes  
Thomas: Yes  
Sharp: Yes  
Bartel: Yes  
Lavoie: Yes  
Pill: Absent

**Motion Passed**

- 8. Open Forum**
- 9. Review of Public Hearing Procedures**
- 10. Open Hearing**



**New Business**

**PZ 18-015 Roger and Elizabeth Mudrak regarding the property located at 245 North Park Street, Westmont, IL 60559 for the following:**

(A) Zoning Code Variance request to increase the maximum allowed size of an accessory building in the R-3 Single Family Detached Residence District.

**PRESENTATION:** Roger Mudrak, homeowner, stated that they are requesting to build a shed that is larger than the Village Code allows. The two (2) sheds they currently have in their yard are full so they would like to replace them with a larger structure to accommodate outdoor storage.

**STAFF COMMENT:** Hennerfeind stated that the applicant is requesting approval for a larger accessory structure than is currently in use. Village Code states that homeowners in the R-3 Single Family Detached Residence District are allowed to have one (1) accessory structure in addition to a detached garage at a maximum size of 144 SF. In this case, the applicant cannot have a detached garage due to a matter of access. The limiting factor for the applicant is that they are unable to build a garage that is accessible from their house, which is why they are requesting to build a larger shed. There were two (2) structures on the applicant's property at one time. One was temporary and will be removed, while the other structure has already been removed. The proposed shed will be 12' x 16' (192 SF), which is 48 SF larger than is permitted and equates to a 30% increase in the allowable size.

**PUBLIC COMMENT:** None

**COMMISSIONER COMMENT:**

Lavoie: Asked if the new structure is going to be code compliant other than for the requested variance. Mudrak responded that yes it will be. Lavoie stated that the survey that was provided does not show the minimum setback of 3'. He asked where the shed will be located since it is not indicated on the drawing. Mudrak responded that it will meet the setback requirements based on the proposed location.

Bartel: Asked why the shed has to be so large. Mudrak responded that they had two (2) structures and both are full. One of the structures was beginning to fall down, so they would like to simply build a larger structure that could accommodate all of the necessary belongings. Bartel asked if the size they are requesting is adequate to fit everything they need. Mudrak responded that it should be. The shed they previously had met all size guidelines, but could not accommodate everything that needed to go in there.

Sharp: Stated that he does not see a unique circumstance in this request, as numerous residents have this same issue. By approving this variance, it will be hard to distinguish the next person who requests a larger shed due to lack of space. Zemenak responded that the distinguishing factor for this particular case is the size of the lot. Since the lot is larger, incorporating a larger shed will not have the same impact as it would on a smaller lot. Another distinguishing factor is that the shed will not be visible from the roadway. As previously stated, there is no way for the applicant to build an attached garage to their home, whereas other applicants at different locations may have that ability.



Thomas: Stated that he had no issues as the applicant has provided valid reasons for his request.

Carmichael: Asked staff if Village Code allows for a homeowner to have two (2) separate structures, each at 144 SF, as long as it does not exceed the lot coverage. Hennerfeind responded that two (2) sheds are not allowed. Carmichael asked if a 144 SF shed and a 144 SF chicken coop could both be installed. Hennerfeind responded that chicken coops are limited to 80 SF. There is the potential to put up two (2) structures, but they all depend on the size restrictions.

Van Buren: Stated that he had no problem with the request.

Hennerfeind stated that the permit has not yet been processed, so the shed will need to meet all setback and building requirements before it is issued.

**MOTION A**

Motion to recommend to the Village Board of Trustees to approve the request to increase the maximum allowed size of an accessory building in the R-3 Single Family Detached Residence District.

Motion by: Carmichael

Second by: Bartel

**VOTING A**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Sharp: Yes

Bartel: Yes

Lavoie: Yes

Pill: Absent

**Motion Passed**

**PZ 18-016 Old Town Partners Constructors LLC regarding the property located at 314 North Grant Street, Westmont, IL 60559 for the following:**

(A) Preliminary Plat of Subdivision request to subdivide 1 lot into 2 residential lots in the R-3 Single Family Detached Residence District.

**PRESENTATION:** Ben O'Connor and Andy Rano stated they are seeking plat of subdivision approval in order to split the lot at 314 North Grant St. Two (2) single family residences will be constructed on the lots. A single family residence currently sits on the lot and will be demolished upon approval. No variances are being requested.

**STAFF COMMENT:** Hennerfeind stated that the request meets all minimum requirements for the lot split. The applicant has provided a basic house footprint for each lot, although actual architectural / site plans have not been designed yet. The Village Forester's comments indicate that there are many trees on



the lot that will need to be saved, due to the Heritage Tree Ordinance, but that will be handled during the permitting stage. Stormwater management will also be required. The preliminary engineering review indicates that the stormwater management is feasible for the lot split.

**PUBLIC COMMENT:** None

**COMMISSIONER COMMENT:**

Carmichael: Stated he had no questions.

Thomas: Stated he had questions about the trees in the front of the lot. O'Connor responded that there is enough room on the lot to allow for those trees to remain. They will work with the Village Forester during the permitting stage to determine the best course of action for the trees on the property. Thomas stated that he had no issues with the request.

Sharp: Asked when the developer does decide what homes are going to be built on the lots, will the Planning and Zoning Commission be able to see the site plan. Zemenak responded that is not the case for single family residences. Multi-family residences and commercial projects must get site plan approval, but single family residences are approved at staff level. Sharp stated that he had no further questions.

Bartel: Stated that she had no questions.

Lavoie: Stated that staff should look at the sheet flow of the detention pond during the permitting stage.

Van Buren: Asked the applicants if they are looking to purchase the property next door as well. Rano responded that they have tried reaching out to the homeowner and are possibly considering it. Van Buren stated he had no other questions.

**MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Subdivision request to subdivide 1 lot into 2 residential lots in the R-3 Single Family Detached Residence District.

Motion by: Thomas

Second by: Carmichael

**VOTING A**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Sharp: Yes

Bartel: Yes

Lavoie: Yes

Pill: Absent



**Motion Passed**

**PZ 18-017 Ryan Companies US Inc. regarding the properties located at 700 Oakmont Lane, Westmont, IL 60559 for the following:**

- (A) Zoning Code Variance request to allow parking within the front yard setback in the O/R Office/Research District.
- (B) Zoning Code Variance request to increase the maximum number of wall signs permitted in the O/R Office/Research District.
- (C) Site and Landscaping Plan approval.

**MOTION A**

Motion to open the public hearing and continue PZ 18-017 to the October 10, 2018 meeting.

Motion by: Sharp  
Second by: Lavoie

**VOTING A**

Van Buren: Yes  
Carmichael: Yes  
Thomas: Yes  
Sharp: Yes  
Bartel: Yes  
Lavoie: Yes  
Pill: Absent

**11. Miscellaneous Items**

Carmichael thanked Village Planner Joseph Hennerfeind for his time at Westmont, as he will be resigning from Village service.

**12. Motion to Adjourn**

Motion by: Thomas  
Second by: Sharp

**Meeting adjourned at 7:30 PM.**