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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 September 14, 2022 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **September 14, 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, Matt Scales, Harold Barry III, Village Attorney Kevin Carrara, and Deputy Director of Community Development Joseph Hennerfeind

Absent: Chris Lavoie

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 August 10, 2022 regular meeting.**

MOTION to approve the regular meeting minutes on August 10, 2022.

Motion by: Scales

Second by: Thomas

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 058-2022 Request from The Diocese of Joliet and Holy Trinity Catholic Parish regarding the properties located at 111 South Cass Avenue (see additional included properties listed below), Westmont, IL 60559 for the following:

Main Parish Campus (request to be rezoned to R-4 General Residence District)

PINs: 09-10-306-001 through 004, and 013

More Common Locations: 111 South Cass Avenue, 25 East Richmond Street, 108, 110 and 126 South Linden Avenue



- (A) Map Amendment request to rezone from B-1 Limited Business District and R-3 Single Family Detached Residence District to R-4 General Residence District.
- (B) Special Use Permit request for a Religious Institution.
- (C) Special Use Permit request for two (2) electronic message board signs, which will replace two existing monument signs.
- (D) Zoning Code Variance requests to allow existing nonconforming buildings to encroach into front yard, side yard adjoining a street, side yard, and rear yard.
- (E) Zoning Code Variance request to allow a new parish center to encroach into the rear yard adjoining Linden Avenue.
- (F) Zoning Code Variance request to increase the maximum allowable size and depth of a detached garage.
- (G) Preliminary Plat of Subdivision to consolidate multiple lots.
- (H) Site and Landscaping Plan approval.

Off-Site Parking Lot (Zoned B-1 Limited Business District)

PINs: 09-10-306-006 through 008

More Common Location: 137 South Cass Avenue

- (I) Special Use Permit request to allow an off-site parking lot that serves the Main Parish Campus.
- (J) Preliminary Plat of Subdivision to consolidate three lots.
- (K) Site and Landscaping Plan approval.

Main Parish Campus and Off-Site Parking Lot

- (L) Zoning Map Amendment request to establish a Planned Development Overlay District for all listed Properties.

Presentation: Chris Lavoie, President of C.M. Lavoie and Associates, representing the Diocese of Joliet and Holy Trinity Catholic Parish started the presentation. Lavoie started the presentation by acknowledging that he currently sits on the Village of Westmont Planning and Zoning Commission. Lavoie told the commission that he agrees to not to enter into any public service agreements for that might be considered a conflict of interest. Lavoie let the commission know that the Village Attorney and the Mayor granted him permission to represent the petitioner under the conditions that he would not have any input on the commission, any communication about the project other than with Village Staff, nor will he vote at this meeting or any other subsequent meeting relating to this case.

Lavoie acknowledged that the project is complicated and Holy Trinity has been working on the project for many years. Lavoie noted that the Holy Trinity school lacks the facilities that similar schools in the area already have. Lavoie also noted that the church has a good working relationship with the neighboring Westmont Park District facility but it has been difficult to accommodate the church. Lavoie listed the components of the proposed project which include: the parish center/gymnasium, the relocation of a storage garage, revisions to campus's parking, upgrades to the remote parking, and electronic signage. Lavoie stated that this project also serves as an



administrative cleanup of sorts, due to the underlying lots, the split zoning, among other discrepancies. Lavoie mentioned that he worked with Village Staff and the Village Attorney to determine that the best zoning classification is R-4. Lavoie stated that the project includes upgrades to the remote parking lot due to the current parking lot not being in compliance with the Village's current code. Lavoie stated that the design of the building and its proposed location are due to school safety, addressing the loss of 25 parking spots in the remote lot, accommodating foot traffic, and accommodating events when school is not in session. Lavoie gave the example that away teams currently park on Linden Ave to access the park district gym and the proposed courtyard into the proposed parish center would accommodate the team parking on Linden Ave.

Commissioner Carmichael asked if away teams would be able to park and access the Cass Ave entrance.

Lavoie answered that they can access the building by using either Linden Ave. or Cass Ave., but are used to using Linden.

Lavoie also stated that the building's appearance design is to help make the building blend in with the rest of the campus. Lavoie acknowledged that the proposed electronic signs would be turned off after a certain time and that the photometrics would follow Village Staff recommendations during the building permit process. Lavoie walked through a video rendering of the proposed project for the commission. Lavoie stated that the existing garage on Cass Ave is misaligned and takes up a lot of space due to its geometry. Lavoie asserted that the proposed garage's location would better serve the parish center by being nearer. Lavoie argued that the larger garage is warranted due to the church's current storage issues.

Staff Comment: Deputy Director of Community Development Joseph Hennerfeind provided an overview of the project and noted that due to the church's age and the magnitude of the current project, staff felt this was the correct time to address the lingering administrative issue. Hennerfeind also noted that the cleanup is not just for administrative reasons, but that it would allow the property's structures to be rebuilt more easily. Hennerfeind stated that the property is split zoning and that the project is dealing with two lots, the main campus and the remote parking lot. Hennerfeind stated that the R-4 zoning was recommended for the main campus due to B-1 Zoning District not permitting schools and due to none of the adjacent lots on Cass Ave being zoned R-3. Hennerfeind also noted that the remote lot would remain B-1 and there is no need to rezone it to residential as it will only be used as a parking lot. Hennerfeind stated that staff is requiring the combining of the 18 underlying lots into a single lot. Hennerfeind stated that the way the yards have been defined is why many of these variations are being requested. Hennerfeind also told the commission that the proposed parking is in excess of what the current code requires and no variations are being presented on the proposed parking.

Hennerfeind provided an overview of the requests for the commission. Hennerfeind noted that the special use request for a religious institution would be easier for the commission to evaluate due to the church already being in operation. Hennerfeind told the commission that a special use request for the two electronic message board signs are required due to the property being zoned residential, not commercial. Hennerfeind also noted that during the permitting process staff requires that the electronic message board have the ability to dim automatically, the ability to manually change the brightness, and other regulations. Hennerfeind again stated that the setback variance requests are largely due to the assigning of the property's yards. Hennerfeind also stated the other setback variance requests for the new parish center are different in that the structure is new and not currently located in a yard. Hennerfeind explained that the petitioner is also requesting a variance to the detached garage size due to the property being zoned residential. Hennerfeind asked the commission that if the preliminary plan were to be recommended for approval, that staff would have the ability to amend it to fix lingering errors.



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Commissioner Carmichael asked Hennerfeind if that would be an additional special vote. Hennerfeind answered that it would not be and it would be added to the preliminary plat motion.

Hennerfeind noted to the commission that petitioner will be asking the Village Board of Trustees for a masonry waiver and a parking stall waiver. Hennerfeind stated that the special use for the parking lot is required due to the lot not having any associated use and the special use request will solidify its use into the future.

Commissioner Carmichael asked Staff to address the parking spots in the remote lot that are not in compliance. Hennerfeind referred to the landscape plan and noted that the current parking spaces do not meet the drive-aisle requirements and the parking stall dimensions. Hennerfeind also noted that the existing parking lot is not curbed and it's overall poor existing alignment. Hennerfeind acknowledged that the applicant is doing their best to meet the drive-aisle and parking stall requirements. Hennerfeind noted that a large number of the proposed parking stalls are too small but added that the Village's engineer is comfortable with the parking stall waiver request.

Hennerfeind also stated that the underlying lots are being consolidated and the applicant is requesting a site plan and landscaping plan approval. Hennerfeind noted that the applicant is also asking that both sites are overlaid as a planned development. Hennerfeind noted that the Village will be granted an easement on Linden Ave. and Richmond Rd. if the planned development overlay is approved.

Public Comment:

Steve Riedl, a Westmont resident, stated that they are in favor of the proposed parish center as a community center and that he believes the project will help the downtown businesses.

Wally Gillette, a Westmont resident and member of Holy Trinity, spoke in favor of the proposed parish center.

Hank Anziloni, a Westmont resident, spoke in favor of the proposed project and noted that he owns the property on East Richmond Rd. that would be facing the proposed electronic sign.

Paul Brutus, a Darien resident and member of Holy Trinity, spoke in favor of the proposed parish center.

Ray Watowski, a member of the Holy Trinity, also spoke in favor of the proposed parish center.

Commissioner Comments:

Lavoie : Absent

Carmichael : Commissioner Carmichael commended Staff and the petitioner on the complicated project. Carmichael also asked the petitioner to point to the location of the proposed electronic message board sign on Linden Ave. Carmichael noted that if there were homes across the street the electronic sign would be too impactful.

Lavoie stated that the sign will be a benefit to the community by being able to inform passerbys.



Carmichael noted that he was more concerned with the size and location of the proposed electronic sign than the lighting, but due to the Park District being across Linden Ave, the point is moot.

Hennerfeind noted to the commission that staff's first step when approached with a variance request is asking the applicant to meet code and then staff asks that the plans have the least amount of impact possible.

Lavoie added that this project has been a work in progress for a while and that they have been going back and forth with Village staff.

Carmichael also asked the petitioner if there were ever plans to add a basement to the building.

Lavoie answered that the cost would not allow it.

Thomas : Commissioner Thomas spoke in favor of the proposed project and commended the petitioner and Village staff.

Barry : Commissioner Barry noted that many times when a variance has been requested for a garage size, they have allowed the petitioner to go higher but not increase the area. Barry asked staff if the garage of this size would be required to be sprinklered.

Hennerfeind answered that it was not reviewed at this stage but will be reviewed by the Fire Department when the building permits are submitted.

Scales : Commissioner Scales asked the petitioner what is currently between the house and the proposed garage.

Lavoie answered that currently it consists of grass and landscaping. Lavoie noted that they are proposing a crosswalk in that location.

Hennerfeind interjected that no landscaping is required by code to surround an accessory structure but the commission is able to request it.

Scales asked staff if most of the variances being requested are for administrative cleanup.

Hennerfeind answered by stating that the variances are largely for the new structures and moving the current structures into compliance.

Scales also asked staff to clarify the revision request for the preliminary plat of subdivision.

Hennerfeind answered that the petitioner has fixes that need to be made and reiterated that if the motion was approved it would need to include the ability to make those changes.

Van Buren : Commissioner Van Buren spoke in favor of the proposed project and commended the petitioner and Village staff.

Peterson : Commissioner Peterson asked the petitioner if the name of the proposed building would be parish



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center and if they would consider renaming it to a community center. Peterson also stated that she liked the project and that it would not change the feel of the neighborhood.

Lavoie confirmed that the center would be named a Parish Center. Lavoie also noted that due to the complexities of the project, the Parish Center's location was picked after weighing the different options.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Map Amendment request to rezone from B-1 Limited Business District and R-3 Single Family Detached Residence District to R-4 General Residence District.

Motion by: Van Buren

Second by: Scales

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Absent

Barry: Yes

Scales: Yes

Peterson: Yes

Motion Passed

MOTION B

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request for a Religious Institution.

Motion by: Scales

Second by: Barry

VOTING B

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Absent

Barry: Yes

Scales: Yes

Peterson: Yes

Motion Passed



MOTION C

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request for two (2) electronic message board signs, which will replace two existing monument signs.

Motion by: Thomas
Second by: Scales

VOTING C

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Absent
Barry: Yes
Scales: Yes
Peterson: Yes

Motion Passed

MOTION D

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance requests to allow existing nonconforming buildings to encroach into front yard, side yard adjoining a street, side yard, and rear yard.

Motion by: Peterson
Second by: Barry

VOTING D

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Absent
Barry: Yes
Scales: Yes
Peterson: Yes

Motion Passed

MOTION E

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to allow a new parish center to encroach into the rear yard adjoining Linden Avenue.

Motion by: Barry
Second by: Scales



VOTING E

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Absent
Barry: Yes
Scales: Yes
Peterson: Yes

Motion Passed

MOTION F

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to increase the maximum allowable size and depth of a detached garage.

Motion by: Thomas
Second by: Barry

VOTING F

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Absent
Barry: No
Scales: Yes
Peterson: Yes

Motion Passed

MOTION G

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Subdivision to consolidate multiple lots. There was a follow up motion to amend the motion to allow staff and the petitioner to make minor revisions to come into compliance before presentation to the Village Board.

Motion by: Scales
Second by: Barry

VOTING G

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Absent
Barry: Yes
Scales: Yes
Peterson: Yes

Motion Passed



MOTION H

Motion to recommend to the Village Board of Trustees to approve a Site and Landscaping Plan approval.

Motion by: Barry
Second by: Scales

VOTING H

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Absent
Barry: Yes
Scales: Yes
Peterson: Yes

Motion Passed

MOTION I

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit request to allow an off-site parking lot that serves the Main Parish Campus.

Motion by: Van Buren
Second by: Barry

VOTING I

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Absent
Barry: Yes
Scales: Yes
Peterson: Yes

Motion Passed

MOTION J

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Subdivision to consolidate three lots.

Motion by: Scales
Second by: Barry



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VOTING J

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Absent
Barry: Yes
Scales: Yes
Peterson: Yes

Motion Passed

MOTION K

Motion to recommend to the Village Board of Trustees to approve a Site and Landscaping Plan approval.

Motion by: Thomas
Second by: Scales

VOTING K

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Absent
Barry: Yes
Scales: Yes
Peterson: Yes

Motion Passed

MOTION L

Motion to recommend to the Village Board of Trustees to approve a Zoning Map Amendment request to establish a Planned Development Overlay District for all listed properties.

Motion by: Scales
Second by: Barry

VOTING L

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Absent
Barry: Yes
Scales: Yes
Peterson: Yes

Motion Passed



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Old Business

11. Miscellaneous Items -

1) General Updates

a) Next PZC on October 12, 2022

b) IL American Planning Association - Plan Commissioner Training
September 29, 2022 - Old Post Office, Downtown Chicago

12. Adjourn

Motion by: Scales

Second by: Thomas

Meeting adjourned at 8:35pm