



**Village of Westmont
Planning & Zoning Commission
December 13, 2023 - Approved Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **December 13, 2023**, 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 Jill Peterson, Craig Thomas, Chris Lavoie, Matt Scales, Harold Barry III, Village Attorney John Zemenak, Director of Community Development Joseph Hennerfeind, and Planner I Scott Williams

Absent: Commissioners Harold Barry III and Wallace Van Buren

- 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 November 8, 2023 regular meeting**

MOTION to approve the regular meeting minutes on December 14, 2022.

Motion by: Scales

Second by: Peterson

VOTING

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: Yes

Carmichael: Yes

Barry: Absent

Van Buren: Absent

- 8. Review of Public Hearing Procedures**
- 9. Old Business**

10. New Business

PZC 020-2023 Requests from Arkad Development LLC, regarding the property at 329 East 56th Street, Westmont, Illinois, 60559, for the following:

1. Map Amendment request to rezone from R-1 Single Family Detached Residence District to R-3 Single Family Detached Residence District.



2. Zoning Ordinance Variance request to allow for the construction of new homes within a required front yard setback in the R-3 Single Family Detached Residence District.
3. Westmont Land Development Ordinance Variance request to allow the establishment of two (2) lots of a substandard lot depth.
4. Preliminary Plat of Subdivision to subdivide one (1) lot into two (2) lots

Presentation: The developer Demetrios Panos provided the commission with a brief presentation regarding the proposed rezoning, subdivision, variances, and development of the property. Panos noted to the commission that the property was in bad condition and that they demolished and cleaned up the property. Panos further explained that the variance requests are due to the orientation of the lots to face Ryan Court rather than 56th Street.

Staff Comment: Director of Community Development Joseph Hennerfeind provided the commission with a summary of the requests. Hennerfeind noted that the rezoning from a R-1 to R-3 lot is due to a previous code requirement requiring all annexed properties to be zoned R-1 rather than R-3. Hennerfeind further explained that this derived the required variance to the setbacks and lot depth. Additionally, Hennerfeind also explained that due to the orientation of that due to the limited rear yard space provided most of the activities would be oriented to the side yard where the underground stormwater detention sits. Hennerfeind also noted that the proposed twenty-five (25) foot setback is similar to the surrounding properties along Ryan Court.

Public Comment: Allen Hank of 525 Ryan Court provided questions and concerns related to the proposed development and subdivision of the property due to the orientation of the lots and flooding concerns. Hank also expressed questions for the developer regarding the existing homeowners association and inclusion of the properties. Hank also provided the commission with letters from fellow neighbors. Hanks also expressed concerns over the ownership and maintenance of a portion of the subdivision.

Hennerfeind provided the commission and public with an overview of where the proposed footprint of the house will be located. Hennerfeind further explained that the neighboring house encroaches onto one of the proposed lots and that an existing easement was granted between the properties to protect the house.

Panos also explained that there is a fee to the original developer of Ryan Court to gain vehicular access to the public right of way on Ryan Court. Panos further explained that they are not requesting to be part of the homeowner's association for the Farfield IV subdivision.

Village Attorney John Zemenak further clarified that the proposed subdivision is not a part of the Farfield IV subdivision.

Raveendran Thuppala of 313 East 56th Street expressed concern that the development of a single property into multiple property would change the character of the neighborhood and may increase flooding in the area.

Lynn Vrodoljak of 525 East 56th Street expressed concern over the rear yard setback of the proposed houses and stormwater runoff. Hennerfeind explained that a house could still be built on the property without the proposed request at a significantly closer setback if it were to face 56th Street and the stormwater requirements.



Commissioner Comments:

Scales : Commissioner Scales did not have questions or comments.

Lavoie : Commissioner Lavoie asked staff to clarify the neighboring side yard setbacks and to further explain the required covenants for the property. Zemenak clarified that the case can move forward but can be investigated further prior to proceeding to the Village Board. Hennerfiend further clarified the residents' concern over the portion of the public right of way and that there is a recapture agreement in place from the original developer.

Peterson : Commissioner Peterson asked the petitioner to clarify the development plan. Panos indicated that the development would depend on the current market and interest.

Thomas : Commissioner Thomas had the petitioner clarify the setback requirements.

Carmichael : Chair Carmichael did not have comments.

MOTION 1

Motion to recommend to the Village Board of Trustees to approve a request Arkad Development LLC, regarding the property at 329 East 56th Street, Westmont, Illinois, 60559, for a Map Amendment request to rezone from R-1 Single Family Detached Residence District to R-3 Single Family Detached Residence District.

Motion by: Scales

Second by: Peterson

VOTING 1

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: Yes

Carmichael: Yes

Barry: Absent

Van Buren: Absent

Motion Passed

MOTION 2

Motion to recommend to the Village Board of Trustees to approve a request Arkad Development LLC, regarding the property at 329 East 56th Street, Westmont, Illinois, 60559, for a Zoning Ordinance Variance request to allow for the construction of new homes within a required front yard setback in the R-3 Single Family Detached Residence District.

Motion by: Scales

Second by: Peterson



VOTING 2

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: Yes

Carmichael: Yes

Barry: Absent

Van Buren: Absent

Motion Passed

MOTION 3

Motion to recommend to the Village Board of Trustees to approve a request Arkad Development LLC, regarding the property at 329 East 56th Street, Westmont, Illinois, 60559, for a Westmont Land Development Ordinance Variance request to allow the establishment of two (2) lots of a substandard lot depth.

Motion by: Scales

Second by: Peterson

VOTING 3

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: Yes

Carmichael: Yes

Barry: Absent

Van Buren: Absent

Motion Passed

MOTION 4

Motion to recommend to the Village Board of Trustees to approve a request Arkad Development LLC, regarding the property at 329 East 56th Street, Westmont, Illinois, 60559, for a Preliminary Plat of Subdivision to subdivide one (1) lot into two (2) lots.

Motion by: Scales

Second by: Peterson

Discussion: Commissioner Lavoie clarified that staff will require the removal of the existing access point on 56th street.



VOTING 4

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: Yes

Carmichael: Yes

Barry: Absent

Van Buren: Absent

Motion Passed

PZC 044-2023 Request by Christine Halderman d/b/a Happy Cat Grooming (Petitioner) and Sharon Luckhardt Plonka (Owner), regarding the property located at 136 North Cass Avenue, Westmont, Illinois, 60559, for the following:

1. Special Use Permit request for an animal grooming business in the B-1 Limited Business District.

Presentation: Christine Halderman, business owner, provided the commission with a summary of the business and requests. Halderman explained that their business was originally a mobile business but that they are looking to set up a permanent location. Halder further explained that the grooming business primarily deals with cats. Halderman also noted that they would be purchasing the building upon approval.

Staff Comment: Planner I Scott Williams provided the commission with a brief summary of the proposed business and the special use permit request. Williams explained that an animal groomer must request a special use permit if the space is larger than one thousand (1000) square feet in the B-1 District. Additionally, Williams noted that they will be having overnight animals stay up to the required limit.

Public Comment: There was no public comment.

Commissioner Comments:

Scales : Commissioner Scales had no comments or questions.

Lavoie : Commissioner Lavoie had no comments or questions.

Peterson : Commissioner Peterson asked the petitioner to clarify the plans for the second floor unit and the parking covered area. Halderman indicated that there are no plans as of yet.

Thomas : Commissioner Thomas had no comments or questions.

Carmichael : Chair Carmichael asked the petitioner to clarify the need for the cats to stay overnight. Halderman explained that they would utilize the area to house cats that may be in need of extra care.



MOTION 1

Motion to recommend to the Village Board of Trustees to approve a request by Christine Haldeman d/b/a Happy Cat Grooming (Petitioner) and Sharon Luckhardt Plonka (Owner), regarding the property located at 136 North Cass Avenue, Westmont, Illinois, 60559, for a Special Use Permit request for an animal grooming business in the B-1 Limited Business District.

Motion by: Scales

Second by: Lavoie

VOTING 1

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: No

Carmichael: Yes

Barry: Absent

Van Buren: Absent

Motion Passed

PZC 035-2023 Requests by the Westmont Park District, regarding the properties located at 314 and 350 (Lot 2 of Sea Cliff Subdivision) North Grant Street, Westmont, Illinois, 60559, for the following:

1. Special Use Permit request for a new park and associated facilities in the R-3 Single Family Detached Residential District.
2. Preliminary Plat of Subdivision to consolidate two (2) lots into one (1) lot in the R-3 Single Family Detached Residence District.
3. Westmont Land Development Ordinance Variance request for relief from both the installation and cash-in-lieu contribution of required land improvements.

Presentation: Executive Director of Westmont Park District, Robert Fleck, provided the commission with an overview of the proposed new park. Fleck explained that the new park would be a neighborhood park with no parking, a playground, open play area, and picnic shelter.

Staff Comment: Hennerfeind explained to the commission that all parks in the residential district require a special use permit and the proposed park at this location requires a consolidation of the lots. Hennerfeind further explained the proposed lot meets the bulk requirements for the R-3 District. Hennerfeind also explained that the parking requirements are set by the Planning and zoning commission. Hennerfeind also explained that Village staff worked with the Westmont Park District to craft special use conditions that would allow them to develop the property without having to come back to the commission multiple times. Hennerfeind also explained that the petitioner is also requesting both a variance and waiver to the installation and cash-in-lieu contribution of required land improvements.

Zemenak further clarified that the variance request is tied to the land development code and not the zoning ordinance.



Public Comment: Dan Charleston of 118 West Chicago Avenue asked the petitioner if they are providing lighting to the property and if the petitioner would be able to add parking onsite.

Fleck provided responses to each question and explained only security lighting would be implemented and that neighborhood parks are typically for the immediate neighbors to enjoy and that the larger programming centered parks have ample parking.

Commissioner Comments:

Scales : Commissioner Scales had no comments or questions.

Lavoie : Commissioner Lavoie asked the petitioner to clarify if they would be proposing an electronic message board sign and if the proposed path is adequate for emergency vehicles.

Fleck responded that there is no request to install an electronic message board sign and that they believe the path is adequate however the fire chief would be better to answer.

Peterson : Commissioner Peterson asked the petitioner to repeat the proposed lighting and asked if they would be providing fencing.

Fleck responded that they would not provide fencing but two of the three neighboring properties currently have fencing.

Thomas : Commissioner Thomas had no comments or questions.

Carmichael : Chair Carmichael asked the petitioner to clarify the proposed plan for the park and that the trees would be preserved if deemed necessary.

MOTION 1

Motion to recommend to the Village Board of Trustees to approve a request by the Westmont Park District, regarding the properties located at 314 and 350 (Lot 2 of Sea Cliff Subdivision) North Grant Street, Westmont, Illinois, 60559, for Special Use Permit request for a new park and associated facilities in the R-3 Single Family Detached Residential District.

Motion by: Scales

Second by: Lavoie

VOTING 1

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: Yes

Carmichael: Yes

Barry: Absent

Van Buren: Absent



Motion Passed

MOTION 2

Motion to recommend to the Village Board of Trustees to approve a request by the Westmont Park District, regarding the properties located at 314 and 350 (Lot 2 of Sea Cliff Subdivision) North Grant Street, Westmont, Illinois, 60559, for a Preliminary Plat of Subdivision to consolidate two (2) lots into one (1) lot in the R-3 Single Family Detached Residence District.

Motion by: Scales

Second by: Lavoie

VOTING 2

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: Yes

Carmichael: Yes

Barry: Absent

Van Buren: Absent

Motion Passed

MOTION 3

Motion to recommend to the Village Board of Trustees to approve a request by the Westmont Park District, regarding the properties located at 314 and 350 (Lot 2 of Sea Cliff Subdivision) North Grant Street, Westmont, Illinois, 60559, for a Westmont Land Development Ordinance Variance request for relief from both the installation and cash-in-lieu contribution of required land improvements.

Motion by: Scales

Second by: Lavoie

VOTING 3

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: Yes

Carmichael: Yes

Barry: Absent

Van Buren: Absent

Motion Passed



PZC 035-2023 Request by the Westmont Park District, regarding the property located at 490 North Warwick Avenue (Fritz Werley Park), Westmont, Illinois, 60559, for the following:

1. Special Use Permit request to allow an existing park, associated facilities, and new improvements (add an open shelter and pathways) in the R-3 Single Family Detached Residential District.

Presentation: Executive Director of Westmont Park District, Robert Fleck, provided the commission with an overview of the existing park and requests. Fleck further explained the site development of the site would include the introduction of a pathway and a picnic shelter.

Staff Comment: Hennerfeind explained to the commission that the existing park likely predates the Zoning requirement to obtain a special use permit and the proposed special condition as explained earlier would apply.

Public Comment: There were no public comments.

Commissioner Comments:

Lavoie : Commissioner Lavoie had no comments or questions.

Scales : Commissioner Scales had no comments or questions.

Peterson : Peterson asked the petitioner to clarify why they were not proposing pickleball anymore. Fleck indicated that they would speak on pickleball under a separate case.

Thomas : Commissioner Thomas had no comments or questions.

Carmichael : Chair Carmichael had no comments or questions.

MOTION 1

Motion to recommend to the Village Board of Trustees to approve a request by the Westmont Park District, regarding the property located at 490 North Warwick Avenue (Fritz Werley Park), Westmont, Illinois, 60559, for a Special Use Permit request to allow an existing park, associated facilities, and new improvements (add an open shelter and pathways) in the R-3 Single Family Detached Residential District.

Motion by: Scales

Second by: Peterson

VOTING 1

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: Yes

Carmichael: Yes

Barry: Absent

Van Buren: Absent



Motion Passed

PZC 037-2023 Requests by the Westmont Park District, regarding the property located at 867 Blackhawk Drive (James M. Long Park), Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance request to construct a maintenance garage within a required rear yard setback in the M Manufacturing District.
2. Site Plan approval (for a maintenance garage, relocation of a volleyball court and addition of pickleball courts)

Presentation: Executive Director of Westmont Park District, Robert Fleck, provided the commission with an overview of the existing park and requests associated. Fleck explained the introduction of a satellite garage to store maintenance equipment for the parks along the north side of the Village. Fleck also explained that the proposed garage would sit on what is leased land to Willow Crest Golf Course and that a lease agreement would be in place to allow them to construct. Fleck also detailed plans at the park across Blackhawk Drive that would include two pickleball courts, volleyball court, basketball courts, and a shelter.

Staff Comment: Hennerfeind explained the request and clarified that there is no special use permit required due to the property being located in the Manufacturing district. However, Hennerfeind also explained that the Manufacturing district requires a site plan to be approved and the variance request is required due to the garage being proposed within a required 30' setback.

Public Comment: There were no public comments.

Commissioner Comments:

Scales : Commissioner Scales asked the petitioner if they will be providing lighting. Fleck explained that the lighting is already existing.

Lavoie : Lavoie asked the petitioner if there is a parking agreement with the property to the south and if they would consider reclassifying the park to a community park. Fleck explained that they do not have an agreement but there is signage that indicates there is no parking permitted for other users on the neighboring property. Fleck indicated that they may consider reclassifying the park.

Peterson : Commissioner Peterson had no comments or questions.

Thomas : Commissioner Thomas had no comments or questions.

Carmichael : Chair Carmichael clarified the terms of the lease and asked for the petitioner to point to where additional landscaping will be planted for the proposed garage.

Fleck explained that the lease runs with the land and stays in place even if the owner changes.

MOTION 1

Motion to recommend to the Village Board of Trustees to approve a request by the Westmont Park District, regarding the property located at 867 Blackhawk Drive (James M. Long Park), Westmont, Illinois, 60559, for Zoning Ordinance Variance request to construct a maintenance garage within a required rear yard setback in the M Manufacturing District.



Motion by: Scales
Second by: Lavoie

VOTING 1

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

Motion Passed

MOTION 2

Motion to recommend to the Village Board of Trustees to approve a request by the Westmont Park District, regarding the property located at 867 Blackhawk Drive (James M. Long Park), Westmont, Illinois, 60559, for a Site Plan approval (for a maintenance garage, relocation of a volleyball court and addition of pickleball courts)

Motion by: Scales
Second by: Lavoie

VOTING 2

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

Motion Passed

PZC 038-2023 Request by the Westmont Park District, regarding the property located at 300 West 59th Street (Diane Main Park), Westmont, Illinois, 60559, for the following:

1. Special Use Permit request to allow an existing park, associated facilities, and new improvements (remove a daycare facility and replace with a skatepark) in the R-3 Single Family Detached Residential District.

Presentation: Executive Director of Westmont Park District, Robert Fleck, provided the commission with an overview of the existing park and requests associated. Fleck explained that the Park District is proposing to relocate skateboarding and bike programming to Diane Maine Park and introduce pickleball court to Bellerive Park where the existing skatepark sits. Fleck explained that the Diane Maine Park could not hold more than two (2) pickleball courts. Fleck further explained that the old preschool at Dian Maine Park would be removed. Fleck



further summarized that the skatepark would include lights and a four (4) foot fence .

Staff Comment: Hennerfeind explained to the commission that the existing park likely predates the Zoning requirement to obtain a special use permit and the proposed special condition as explained earlier would apply. Hennerfeind also explained that there is no additional site plan approval as the property is zoned residential.

Fleck added that the Park District operates park patrols to help make sure the area is safe and enforce rules in conjunction with the Westmont Police Department. Fleck added that the original skatepark was constructed due to a group of kids that provided warranted needs for its construction at Bellerive Park. Fleck detailed that three of the same kids would be working on the new park design with other stakeholders.

Public Comment: Nick Arvetis of 251 James Drive, indicated concerns over safety and that there are current safety issues related to Diane Main Park's operations. Arvetis further explained that they are in favor of changes to the park to include pickleball or other programming but not the introduction of a skatepark.

Fleck responded to the residents' concern indicating that if there are safety issues please contact the police department and that the removal of the tennis courts and introduction of pickleball courts would be a disservice to the residents that use the tennis courts.

Wendy Habel of 259 James Street expressed concerns over the current safety of the park and the park patrol is limited in what they are allowed to enforce. Habel also expressed concerns over the introduction of a skatepark at this location due to additional kids at the park. Arvetis also expressed concerns related to the ability of the park patrols enforcement capabilities.

Fleck explained to the commission that the park patrol was added to Diane Main Park while other programmed parks have similar nuisance complaints and do not have patrol.

Lisa Ryan of 122 South Wilmette Avenue expressed concerns of the implementation of the proposed skatepark and that they would be in favor of adding pickleball instead.

Fleck indicated that he will take back the concerns to the Park District Board.

Commissioner Comments:

Scales : Commissioner Scales had no comments or questions.

Lavoie : Commissioner Lavoie asked the petitioner to explain how their staff came to the conclusion of relocating the skatepark and introducing pickleball at 63rd Street. Lavoie also asked the petitioner the issues related to the park patrol.

Fleck explained that the needs of the pickleball users would require more than two courts that Diane Main would only be able to provide. Fleck also indicated that Bellerive Park has the additional amenities such as bathrooms and lights that the users would require. Fleck also explained that the park patrol is limited in what they can enforce; however the park patrol allows for quicker responses as well.

Peterson : Commissioner Peterson had no comments or questions.



Thomas : Thomas expressed support for the request.

Carmichael : Chair Carmichael asked the petitioner to clarify the nuisance issues as well as the safety measure for the proposed skatepark.

Village Attorney John Zemenak reminded the public that the public comment period is closed for the particular case.

MOTION 1

Motion to recommend to the Village Board of Trustees to approve a request by the Westmont Park District, regarding the property located at 300 West 59th Street (Diane Main Park), Westmont, Illinois, 60559, for a Special Use Permit request to allow an existing park, associated facilities, and new improvements (remove a daycare facility and replace with a skatepark) in the R-3 Single Family Detached Residential District.

Motion by: Lavoie

Second by: Peterson

Discussion: Commissioner Scales indicated that extra consideration for safety at the park as raised by the residents should be considered along with the approvals.

Fleck indicated that they would introduce security measures such as live and recording cameras at the property.

VOTING 1

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: Yes

Carmichael: Yes

Barry: Absent

Van Buren: Absent

Motion Passed

PZC 039-2023 Request by the Westmont Park District, regarding the property located at 201 West 63rd Street (Bellerive Park), Westmont, Illinois, 60559, for the following:

1. Special Use Permit request to allow an existing park, associated facilities, and new improvements (remove a skatepark and replace with pickleball courts) in the R-1 Single Family Detached Residential District.
2. Special Use Permit request for an electronic message board sign, which will replace an existing monument sign.
3. Zoning Ordinance Variance request to increase the maximum gross surface area of an electronic message board sign.
4. Zoning Ordinance Variance request to allow an electronic message board sign within a required



front lot line setback.

Presentation: Executive Director of Westmont Park District, Robert Fleck, provided the commission with an overview of the existing park and requests associated. Fleck explained that the six (6) new pickle park courts would replace the existing skate and bike park at Bellerive Park. Fleck also explained that they will also be requesting an electronic message board sign along 63rd Street.

Staff Comment: Hennerfeind explained to the commission that there are separate requests related to the special use permit to maintain the park as it exists and new improvements; the other special use permit and variance requests are for the electronic message board sign. Hennerfeind further explained that the proposed location of the sign is currently in an easement and that the Park District is attempting to vacate the easement to allow the sign. Hennerfeind further stated that if the Park District is unsuccessful in removing the easement they have also proposed an alternative location. Hennerfeind advised the commission that an alternative motion be made to allow one of the two proposed signs be permitted depending on the successful vacation of the easement.

Public Comment: There was no public comment.

Commissioner Comments:

Scales : Commissioner Scales had no comments or questions.

Lavoie : Commissioner Lavoie asked the petitioner if there is a need for additional parking for the proposed pickleball courts.

Fleck indicated that additional parking is not warranted

Thomas : Commissioner Thomas had no comments or questions.

Peterson : Commissioner Peterson had no comments or questions.

Carmichael : Chair Carmichael asked the petitioner if there are concerns related to the fence containing the pickleball court and general funding questions.

Fleck explained where the funding is coming from for the improvements to the park district facilities and they did not see issues with the location along 63rd street.

MOTION 1

Motion to recommend to the Village Board of Trustees to approve a request by the Westmont Park District, regarding the property located at 201 West 63rd Street (Bellerive Park), Westmont, Illinois, 60559, for a Special Use Permit request to allow an existing park, associated facilities, and new improvements (remove a skatepark and replace with pickleball courts) in the R-1 Single Family Detached Residential District.

Motion by: Lavoie

Second by: Scales

VOTING 1

Lavoie: Yes



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

Motion Passed

MOTION 2

Motion to include an amendment to allow one of the two proposed sign locations and to recommend to the Village Board of Trustees to approve a request by the Westmont Park District, regarding the property located at 201 West 63rd Street (Bellerive Park), Westmont, Illinois, 60559, for a Special Use Permit request for an electronic message board sign, which will replace an existing monument sign.

Motion by: Lavoie
Second by: Scales

VOTING 2

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

Motion Passed

MOTION 3

Motion to recommend to the Village Board of Trustees to approve a request by the Westmont Park District, regarding the property located at 201 West 63rd Street (Bellerive Park), Westmont, Illinois, 60559, for a Zoning Ordinance Variance request to increase the maximum gross surface area of an electronic message board sign.

Motion by: Scales
Second by: Lavoie

VOTING 3

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



Van Buren: Absent

Motion Passed

MOTION 4

Motion to recommend to the Village Board of Trustees to approve a request by the Westmont Park District, regarding the property located at 201 West 63rd Street (Bellerive Park), Westmont, Illinois, 60559, for a Zoning Ordinance Variance request to allow an electronic message board sign within a required front lot line setback.

Motion by: Scales

Second by: Lavoie

VOTING 4

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: Yes

Carmichael: Yes

Barry: Absent

Van Buren: Absent

Motion Passed

PZC 039-2023 Requests by the Pradip Nayak, regarding the property located at 246 North Washington Street, Westmont, Illinois, 60559, for the following:

1. A Zoning Ordinance Variance request to the required lot width in the R-3 Single Family Detached Residence District.
2. A Zoning Ordinance Variance request to the required lot area in the R-3 Single Family Detached Residence District.
3. A Zoning Ordinance Variance request to the required Front Yard Setback in the R-3 Single Family Detached Residence District.

Presentation: Pradip Nayak, property owner and petitioner, provided the commission with a summary of the history of the property, the proposed requests and the proposed development. Nayak explained to the commission that they had also owned the property to the south and built a single family home in the 1990's. Nayak explained that they wished to do the same at 246 North Washington Street.

Staff Comment: Williams provided the commission with relevant background information of the property and detailed the petitioner's requests. Williams explained to the commission that the property to the south was built in the 90's however 246 North Washington Street was not subdivided at the municipal level but was divided through the county utilizing a 1988 assessment plat. Hennerfeidn and Williams explained that for the lot to become a buildable lot, the petitioner must obtain variances to the lot width and lot area as the current parcel is substandard to the R-3 district regulations. Williams further explained that the front yard setback request is due to the orientation of the proposed front loading garage being located in the required front yard. Williams also noted that the existing fence on the property was likely originally constructed in the 1980's however the fence itself is located on said 246 North Washington's property.



Public Comment: Tom Boer of 250 North Washington Street, asked staff clarifying questions regarding the utility easement and the existing fence to the north of the property.

The property owner of 240 North Washington Street asked staff clarifying questions regarding the utilities that run along the west side of the property.

Hennerfeind provided clarification and noted that there is limited development that could take place within the existing easement.

Commissioner Comments:

Scales : Commissioner Scales had no comments or questions.

Lavoie : Commissioner Lavoie had no comments or questions.

Peterson : Commissioner Peterson had no comments or questions.

Thomas : Commissioner Thomas had no comments or questions.

Carmichael : Chair Carmichael had no comments or questions.

MOTION 1

Motion to recommend to the Village Board of Trustees to approve a request by the Pradip Nayak, regarding the property located at 246 North Washington Street, Westmont, Illinois, 60559, for a Zoning Ordinance Variance request to the required lot width in the R-3 Single Family Detached Residence District.

Motion by: Scales

Second by: Peterson

VOTING 1

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: Yes

Carmichael: Yes

Barry: Absent

Van Buren: Absent

Motion Passed

MOTION 2

Motion to recommend to the Village Board of Trustees to approve a request by the Pradip Nayak, regarding the property located at 246 North Washington Street, Westmont, Illinois, 60559, for a Zoning Ordinance Variance



request to the required lot area in the R-3 Single Family Detached Residence District.

Motion by: Scales

Second by: Peterson

VOTING 2

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: Yes

Carmichael: Yes

Barry: Absent

Van Buren: Absent

Motion Passed

MOTION 3

Motion to recommend to the Village Board of Trustees to approve a request by the Pradip Nayak, regarding the property located at 246 North Washington Street, Westmont, Illinois, 60559, for a Zoning Ordinance Variance request to the required Front Yard Setback in the R-3 Single Family Detached Residence District.

Motion by: Scales

Second by: Peterson

VOTING 3

Lavoie: Yes

Thomas: Yes

Scales: Yes

Peterson: Yes

Carmichael: Yes

Barry: Absent

Van Buren: Absent

Motion Passed

11. Open Forum - No one spoke during Open Forum.

12. Miscellaneous Items -

1. General Updates

1. Next PZC on January 10, 2024

13. Adjourn

Motion by: Scales

Second by: Peterson

Meeting adjourned at 10:32pm