

**Village of Westmont
Planning and Zoning Commission
May 8, 2013 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, May 8, 2013 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, Illinois 60559.

Chair Ed Richard led in the following:

- (1) Call to Order
- (2) Roll Call – Commissioners Ed Richard, Gregg Pill, Roy Fleet, Steve Fedeczko, Craig Thomas, Village Planner Jill Ziegler, and Attorney Ann Marie Lampariello-Perez
- (3) Pledge of Allegiance
- (4) Swearing-in of testifying attendees and reminder to sign in
- (5) Reminder to silence all electronic devices
- (6) Approval of February minutes, motion by Pill, second by Thomas, approved; Approval of March minutes, motion by Pill, second by Fleet, approved
- (7) Open Hearing

NEW BUSINESS

PZ 13-012 - Paul McNaughton of McNaughton Development, Inc. regarding the Kaila's Crossing subdivision lots at 502, 504, 508, 512, 516, 520, 528 and 532 Oak Avenue (previously located at 243 East 56th Street), Westmont, IL 60559 for one request.

PRESENTATION:

McNaughton presented regarding a request to increase lot coverage by up to 5%. He stated that the hardship is in regard to the requests of home customers. Further, they feel the detention pond in the area is adequate to accommodate 40% lot coverage in the area.

Scott Shriner, Design tek, Mokena, Ill, talked about stormwater detention. They feel they have created a stormwater detention plan that encompasses best practices. Shriner said that the pond is not 100% complete. It was confirmed the recent rain did not overtop the pond.

McNaughton stated that their other projects in town have a lot coverage of 40%.

PUBLIC COMMENT:

Dave Crux, 529 S. Oak, is a neighbor to the property. He stated that he does not want the project to go beyond 40%.

Chuck May, 521 S. Oak, said the detention pond was taking in water from the wetland.

Sue Anderson, 537 S. Oak, was sworn in and said she thinks the project is fine as long as it doesn't create a stormwater detention problem.

May confirmed that another project in the area was built with a 35% lot coverage.

COMMISSIONER COMMENT:

Ziegler is working with staff to confirm that the 40% lot coverage will not impair stormwater detention in the area.

Thomas and the other commissioners stated that they were fine with the proposal.

Fleet confirmed that their stormwater plan would not affect the wetland in the area.

Richard suggested that pervious pavers be considered for the project. Richard confirmed that some of the design ideas include 3-car garages and larger porches. The petitioner said that they feel they will be around 37%.

FINDINGS OF FACT A:

Yes - 5, No - 0

MOTION B:

Recommend approval to the Village Board (B) Zoning Code Variance Request to permit lot coverage up to a maximum of 40% applicable to eight new houses in a subdivision at 502, 504, 508, 512, 516, 520, 528 and 532 Oak Avenue. Motion by Pill, second by Thomas.

VOTING B:

Richard - Yes

Pill - Yes

Fedeczko - Yes

Thomas - Yes

Fleet - Yes

PZ 13-013 - Village of Westmont regarding a Zoning Code a text amendment regarding pervious pavers.

PRESENTATION:

Ziegler presented regarding a text amendment pertaining to pervious pavers. After conducting research, getting positive feedback from the Planning and Zoning Commission following variation requests for pervious pavers, and getting additional requests from homeowners in the community, staff is recommending pervious pavers be allowed to be considered in total lot coverage estimates. Staff demonstrated pictures of a pervious paver installation that had occurred following a variation approval, on North Grant Street. A pervious paver detail would be provided to homeowners who wanted to use them.

PUBLIC COMMENT:

None.

COMMISSIONER COMMENT:

Fleet confirmed that the pervious pavers would be required to have appropriate drainage under this surface.

Fedeczko confirmed various used for these pavers including walkways and patios.

Pill supported the proposal.

Thomas confirmed that the pervious pavers would need to be approved by staff.

Richard inquired whether or not Village projects, such as sidewalks, would use pervious pavers or concrete.

Zemenak suggested that language may be considered to include other permeable products.

MOTION A:

Recommend approval to the Village Board (A) Amend Appendix A, Article XIV of the Westmont Zoning Code regarding allowing pervious pavers to be counted 50 percent toward lot coverage. Motion by Pill, second by Fedeczko.

VOTING A:

Richard - Yes

Pill - Yes

Fedeczko - Yes

Thomas - Yes

Fleet - Yes

(8) Adjourn

Motion by Thomas, second by Fedeczko, approved by voice vote.

Meeting adjourned at 7:39 p.m.

These minutes respectfully submitted by Larry McIntyre.