



**Village of Westmont
Planning and Zoning Commission
June 12, 2013 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, June 12, 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, Steve Fedeczko, Stan Anton, Craig Thomas, Wally Van Buren, Roy Fleet, Village Planner Jill Ziegler, Economic Development Director Shannon Malik, Village Engineer Kim Nicoll, and Attorney John Zemenak
- (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 April and May PZ meeting minutes - Motion by Thomas, second by Anton, approved
- (7) Open Hearing

NEW BUSINESS

PZ 13-014 - Jon Berbaum regarding the property located at 132 South Linden Avenue, Westmont, IL 60559 for several requests.

PRESENTATION:

Berbaum said his family is interested in building a deck on the front of their house. Rainwater runoff will flow through the deck to the ground beneath. A neighbor has sent a letter in support of the project. He feels that this project is in line with the neighborhood.

Richard complimented the presentation. The hardship was confirmed in regard to a growing family and the fact that there would not be room to put the deck on the front of the property.

STAFF COMMENT:

Ziegler stated that they have worked with applicant and they support the work that has been done on this project.

PUBLIC COMMENT:

A letter from a neighbor stating support for the project was read at the meeting.

No other public comment was stated.

COMMISSIONER COMMENT:

Thomas confirmed that two the trees will be saved, but two of the trees will be removed. Thomas supported this project.

The other commissioners suggested that this is a unique situation due to circumstances, but supported the project.



Van Buren confirmed that this address has not had flooding, but in the recent heavy rain, they did have some seepage.

It was confirmed that there were no specific plans for the dirt under the deck.

FINDINGS OF FACT:

Yes - 6; No - 0

MOTION A:

Motion to recommend approval to the Village Board (A) Zoning Code Variance Request to permit lot coverage greater than the 35% maximum allowed in the R-3 Single Family Detached Residence District for the purpose of approving a front yard deck on a lot with existing non-conforming lot width. Motion by Van Buren, second by Anton.

VOTING A:

Richard - Yes
Fleet - Yes
Fedeczko - Yes
Anton - Yes
Van Buren - Yes
Thomas - Yes

MOTION B:

Motion to recommend approval to the Village Board (B) Zoning Code Variance Request to allow the construction of a front yard deck within the front and side yard setbacks in the R-3 Single Family Detached Residence District. Motion by Anton, second by Fedeczko.

VOTING B:

Richard - Yes
Fleet - Yes
Fedeczko - Yes
Anton - Yes
Van Buren - Yes
Thomas - Yes

MOTION C:

Motion to recommend approval to the Village Board (C) Zoning Code Variance Request to allow the construction of a front deck larger than 100 square feet in the R-3 Single Family Detached Residence District. Motion by Anton, second by Fedeczko.

VOTING C:

Richard - Yes
Fleet - Yes
Fedeczko - Yes
Anton - Yes
Van Buren - Yes
Thomas - Yes



PZ 13-015 - Michael Coughlin and Daniel Wanderley regarding the property located at 222 North Cass Avenue, Westmont, IL 60559 for one request.

Richard confirmed that this item had been withdrawn.

PZ 13-016 - Village of Westmont regarding a Map Amendment request for the properties at 364, 360, 328, 324, 320 and 312-316 North Warwick Avenue, all in Westmont, IL 60559.

PRESENTATION:

Staff presented a possible change regarding rezoning at North Warwick.

PUBLIC COMMENT:

Several residents from the North Warwick area discussed this item. Most of the residents expressed concerns regarding development in the area, especially in regard to concerns related to flooding. Some of the residents stated that their property values would be harmed by this type of change.

COMMISSIONER COMMENT:

Richard suggested that 312 and 316 should be removed from the motion.

MOTION A:

Motion to recommend approval to the Village Board (A) Map Amendment request to rezone properties between 364, 360, 328, 324, and 320 North Warwick from R-4 General Residence District to R-3 Single Family Detached Residence District. Motion by Anton, second by Fedeczko.

VOTING A:

Richard - Yes
Fleet - Yes
Fedeczko - Yes
Anton - Yes
Van Buren - Yes
Thomas - Yes

MOTION B:

Motion to recommend approval to the Village Board (B) Map Amendment request to rezone properties between 312 and 316 North Warwick from R-4 General Residence District to R-3 Single Family Detached Residence District. Motion by Van Buren, second by Fleet.

VOTING B:

Richard - No
Fleet - No
Fedeczko - No
Anton - No
Van Buren - No
Thomas - No

8. Adjourn

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



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Community Development Department

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Meeting adjourned at 9:00 p.m.

These minutes respectfully submitted by Larry McIntyre.