



**Village of Westmont
Planning and Zoning Commission
August 14, 2013 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, August 14, 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, Stan Anton, Wally Van Buren, Village Planner Jill Ziegler, 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 minutes - minutes will be presented at next meeting
- (7) Open Hearing

NEW BUSINESS

PZ 13-020 Tom Koulouris (owner) and Charles Matesi III (tenant) of State Farm Insurance regarding the property located at 44 South Cass, Westmont, IL 60559 for one request.

PRESENTATION:

Matesi presented regarding his interest in opening a State Farm Insurance business on Cass Avenue. He has been working for other agencies and has spent 8 months training at the corporate offices. He and his wife plan to relocate to Westmont.

He plans to hire a few employees. He expects his staff may move to Westmont as well. Matesi mentioned that State Farm employees are expected to perform community service and he would like those community service hours to be dedicated to the Village of Westmont. Hours of operation will be complimentary to other businesses in town. His business will draw visitors to the community as well. His location will be part of Richmond Station, which currently has several vacancies.

PUBLIC COMMENT:

None.

STAFF/COMMISSIONER COMMENT:

Fleet confirmed that they will be complying with Village code regarding signage.

Fedeczko and others supported the project.

Van Buren confirmed that the Chris Angeleri location closed. State Farm does not have a policy to prevent multiple agents in the same town.

FINDINGS OF FACT A:

Yes - 6, No - 0

MOTION A:



Recommend approval to the Village Board (A) Special Use permit request to operate a ground floor insurance office in the B-1 Limited Business District. Motion by Fedeczko, second by Pill.

VOTING A:

Richard - Yes

Pill - Yes

Fedeczko - Yes

Anton - Yes

Van Buren - Yes

Fleet - Yes

PZ 13-021 G. Renee and Christopher Moomey regarding the property located at 36 South Lincoln Street, Westmont, IL 60559 for two requests.

PRESENTATION:

Renee and Chris presented regarding their request to expand a porch. They live in a drainage study area but have never had flooding and they are complying with the 35% lot coverage requirement. Their porch is similar to other porches in the area.

PUBLIC COMMENT:

Greg Brockhoff, Westmont resident, has lived in the area for 19 years. He is a neighbor and is in favor of the project.

STAFF/COMMISSIONER COMMENT:

Staff stated that this project should fit with the character of the neighborhood.

Pill and others supported the project.

Richard suggested that if they have a crawl space to cover it with concrete. Richard stated that a second and/or extended porch would need another variance, which might be discouraged as it would exceed code for lot coverage.

FINDINGS OF FACT A:

Yes - 6, No - 0

MOTION A:

Recommend approval to the Village Board (A) Zoning Code Variance Request to allow the construction of an addition within a required setback in a side yard adjoining the street in the R-3 Single Family Detached Residence District. Motion by Anton, second by Van Buren.

VOTING A:

Richard - Yes

Pill - Yes

Fedeczko - Yes

Anton - Yes

Van Buren - Yes

Fleet - Yes



MOTION B:

Recommend approval to the Village Board (B) Zoning Code Variance Request to allow the construction of a front porch larger than 100 square feet in the required front yard setback and side yard adjoining the street in the R-3 Single Family Detached Residence District. Motion by Pill, second by Anton.

VOTING B:

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

PZ 13-022 Bradford Real Estate regarding the property located at 150 West 63rd Street, Westmont, IL 60559 for several requests.

Chair Richard opened the public hearing. As the applicants had requested the item to be continued and there was no one from the public to speak on the item, discussion was closed.

MOTION TO CONTINUE:

Motion to continue item to the next meeting. Motion by Fedeczko, second by Anton.

VOTING:

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

(8) Adjourn

Motion by Pill, second by Van Buren, approved by voice vote.

Meeting adjourned at 7:37 p.m.

These minutes respectfully submitted by Larry McIntyre.