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Community Development Department

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Village of Westmont Planning and Zoning Commission October 14, 2015 - Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, October 14, 2015 at 7:00pm, at the Westmont Village Hall, 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Ed Richard led in the following:

(1) Call to Order

In attendance: Chair Ed Richard, Commissioners Craig Thomas, Janis Bartel, Doug Carmichael, Secretary Wallace Van Buren, Community Development Director Jill Ziegler

Absent: Thomas Sharp, Gregg Pill.

(2) Pledge of Allegiance.

(3) Swearing in of testifying attendees and reminder to sign in.

(4) Reminder to silence all electronic devices.

(5) Approval of Minutes.

(6) Approval of Minutes of the September 9, 2015 meeting.

Motion to approve the Minutes of the September 9, 2015 meeting.

Motion: Thomas

Second by: Bartel

VOTING--Minutes

Thomas--Yes

Van Buren--Yes

Bartel--Yes

Carmichael--Yes

Richard--Yes

Motion passed.

Old Business

New Business

PZ 15-023 Susan Van Laten regarding the residential properties located at 29-31 North Williams Street, Westmont, IL 60559 for the following: (A) Preliminary and Final Plat of Consolidation request to combine 2 lots into 1 lot in the R-3 Single Family Detached Residence District.

PRESENTATION: Sue Van Laten presented that as the homeowner she and her husband had the adjacent house torn down. They would like to have a bigger patio and if they combine both lots they would be able to have a bigger patio.

PUBLIC COMMENT: none.

STAFF COMMENT: Ziegler stated that this is a straightforward consolidation and the previous lot was an eyesore with code enforcement issues and it is a good improvement.

COMMISSIONER COMMENT:

Thomas: asked staff if this was now one lot if they could build whatever they wanted. Reply: yes to the extent that it met lot coverage and setback guidelines.

Bartel: supportive.

Richard: supportive.

Carmichael: supportive.

Van Buren: supportive.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Preliminary and Final Plat of Consolidation request to combine 2 lots into 1 lot in the R-3 Single Family Detached Residence District.

Motion by: Carmichael

Second by: Bartel

VOTING A

Van Buren--Yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Richard--Yes

Motion passed.

PZ 15-024 Sameer Afsar regarding the residential property located at 522 64th Street, Willowbrook, IL 60527 for the following: (A) Preliminary Plat of Subdivision request to subdivide 1 lot into 2 residential lots in the R-1A Single Family Detached Residence District.

PRESENTATION: Sameer Afsar presented that he has purchased this very large lot and he would like to split the lot to match the lot sizes on the rest of the block. Cliff Pixler stated that the water will be directed toward a village basin, there are no storm sewers required on the lot and working with staff on details.

PUBLIC COMMENT: none.

STAFF COMMENT: Ziegler stated that they are working with the owner and have seen similar water management in other neighborhoods.

COMMISSIONER COMMENT:

Bartel: mentioned she was concerned about the existing lot topography but it looks as if this has been addressed by engineering.

Thomas: supportive.

Van Buren: asked if they had to run water and sewer service. Reply: they can access but will need to install new water service.

Carmichael: inquired about the trees on the lots. Reply: there was an update to remove another 3 trees.

Attorney: asked about easement and the maintenance responsibility. There should be a document recorded with the details. Reply: owner said they would need to work out an agreement and since he will be living there he will probably maintain.

Richard: asked about which lot he would be living in. Asked staff about discharge into another private properties. Reply: west lot. Staff reply: Ziegler mentioned Noriega's comments have been revised and they will be working on it. Attorney: would need permission between the two private properties to get license agreement and village and staff could help with that.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Subdivision request to subdivide 1 lot into 2 residential lots in the R-1A Single Family Detached Residence District.

Motion by: Thomas

Second by: Bartel

VOTING A

Van Buren--Yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Richard--Yes

Motion passed.

PZ 15-025 Laurel BMW of Westmont regarding the properties located at 420 and 430 East Ogden Avenue, a portion of Westmont Drive, 645, 650 and 651 Westmont Drive, and 415 Plaza Drive, Westmont, IL 60559 for the following:

- (A) Special Use Permit request to operate an automotive dealership in the B-2 General Business District.
- (B) Zoning Code Variance request to allow parking within the front yard setback.
- (C) Zoning Code Variance request to increase the number of allowable signs.
- (D) Zoning Code Variance request to increase the maximum gross square footage of signage.
- (E) Preliminary Plat of Consolidation.
- (F) Preliminary Plat of Vacation for Westmont Drive.
- (G) Site and Landscaping Plan approval.

PRESENTATION: Request for continuance to next month.

PUBLIC COMMENT: Public comment was opened, no public comment.

STAFF COMMENT: none.

COMMISSIONER COMMENT: none.

MOTION A

Motion to continue this item to next meeting.

Motion by: Van Buren

Second by: Carmichael

VOTING A

Van Buren--Yes

Thomas--Yes

Bartel--Yes

Carmichael--Yes

Richard--Yes

Motion passed.

Ziegler mentioned a few updates:

1. The text amendment on video gaming was presented to the Village Board; was approved and the board asked for some additional regulations for consideration.
2. The Traube lot was purchased by the Village for storm water detention and the sale of the lot is being closed on Monday. The demolition cost of the house was built into purchase price of the lot.

(8) Motion to adjourn.

Motion by: Bartel

Second by: Carmichael

Meeting adjourned 7:23pm.