



**Village of Westmont
Planning & Zoning Commission
June 14, 2017 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, June 14, 2017 at 7:00 p.m., at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Gregg Pill led in the following:

1. Call to Order

2. Roll Call

In Attendance: Chair Gregg Pill, Secretary Wallace Van Buren, Commissioners Craig Thomas, Janis Bartel, Christopher Lavoie, Planner II Joseph Hennerfeind, Village Attorney John Zemenak.

Absent: Commissioners Thomas Sharp, Doug Carmichael, Community Development Director Jill Ziegler

3. Pledge of Allegiance

4. Swearing in of testifying attendees and reminder to sign in

5. Reminder to silence all electronic devices

6. Reminder to sign-in for any public testimony.

7. Approval of Minutes of the May 10, 2017 regular meeting.

The meeting minutes were not available for this meeting and will be defrayed until the July 12th, 2017 meeting.

8. Open Hearing

New Business

PZ 17-011 Scott Jacaway regarding the property located at 201 South Washington Street, Westmont, IL 60559 for the following:

(A) Zoning Code Variance request to allow for construction of a home addition and deck within the required side yard adjoining a street setback in the R-3 Single Family Detached Residence District.



PRESENTATION: Homeowner, Scott Jacaway, recently purchased the home located at 201 South Washington Street. The home is on the corner of Dallas and Washington and consists of two (2) bedrooms and one (1) bathroom. It is apparent that no significant improvements have been done on the property prior to purchase. The home is dilapidated on the inside and outside. The property is overgrown with numerous trees and weeds. Jacaway is planning on expanding the square footage, which is currently 900 square feet, by adding a second floor addition. The front porch has its own foundation, but it is falling apart and needs to be rebuilt. The intention is to install a front porch with balusters and railings with a depth of 10-12 feet. Currently in the rear of the property, the back door has no stair well. The plan is to swap the back door and window area and also relocate the gas meter. Jacaway stated that the deck in the back yard will go from end to end of the home. The home was originally built in 1929 and has had no improvements since it was constructed. Jacaway stated that without a variance, it is difficult to modernize the home. In comparing the surrounding homes, it was noted that a majority of them have front porches and rear decks as Jacaway is proposing. Jacaway also presented the findings of fact for the property.

STAFF COMMENT: Joseph Hennerfeind stated that the existing house currently has a setback of 16' and the applicant is looking to request an approximate 10' setback variance for the front and rear yard. There is no issue with encroachment or lot coverage.

PUBLIC COMMENT: None

COMMISSIONER COMMENT:

Van Buren: Stated that he walked the property and it obviously needs attention. Every corner lot in that area encounters the same problem. He is fully in favor of the variance request.

Thomas: Informed the applicant that he lives close to the property. He told the applicant that he made the correct decision to work on the front and back of the property. He believes it is going to be a great addition.

Bartel: Supports the variance request one hundred percent. She believes it is a great improvement and loves the designs.

Lavoie: Informed the applicant that he is supportive of the decisions. He suggested to the applicant that he may consider upgrading the electrical lines in order to avoid having them hang over the deck.

Response: Applicant stated they are going to bury the utility lines and have already budgeted for this work.

Pill: Asked the applicant what his plans are for the garage pad and asphalt driveway. Response: Applicant stated that the garage will be installed in roughly the same spot. He has two main options for the driveway which include extending the driveway to the alley or extending the driveway to the corner of the lot. Pill asked why the three (3) larger trees have red ribbons tied to them. Response: Applicant stated that those trees will be staying on the property. Pill inquired what the intention is for the side yard. Response: Applicant responded that he would like to keep as much garden as possible. There are



many perennials on the property and he would like to incorporate ground cover and a garden area. He is also considering a split rail fence as a decorative piece. Pill asked the applicant if he is going to occupy the property or flip it. Response: As of now, the applicant is intending on downsizing and moving into property, but the option to flip the property is always there. Pill asked what kind of steps will be installed for the front porch and rear deck. Response: Applicant stated that wood steps will likely be installed since they are cost efficient and can easily be painted. Pill asked if the applicant will be hiring a general contractor or doing the work himself. Response: Applicant will be hiring someone and already has a builder in mind. His builder believes it will take roughly four (4) months to complete.

FINDINGS OF FACT (A)

1. YES=5 NO=0 ABSENT=2
2. YES=5 NO=0 ABSENT=2
3. YES=5 NO=0 ABSENT=2

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to allow for construction of a home addition and deck within the required side yard adjoining a street setback in the R-3 Single Family Detached Residence District.

Motion by: Thomas
Second by: Bartel

VOTING A

Thomas: Yes
Bartel: Yes
Van Buren: Yes
Lavoie: Yes
Pill: Yes
Sharp: Absent
Carmichael: Absent
Motion passed

All motions approved. The next step is to take to Village Board.

PZ 17-012 Ryan Companies US Inc. regarding the properties located at 700 Oakmont Lane, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request to allow parking within the front yard setback.
- (B) Zoning Code Variance request to increase the number of allowable signs.
- (C) Preliminary Plats of Subdivision/Vacation/Easement as required to reconcile easements.
- (D) Site and Landscaping Plan approval.



Chair Gregg Pill stated that Ryan Companies US Inc. has requested to move their case to the next Planning and Zoning Commission Meeting.

MOTION

Motion to continue Public Hearing and motion to continue PZ 17-012 Items A, B, C, D at July 12, 2017 Planning and Zoning Commission Meeting.

Motion by: Van Buren

Second by: Thomas

VOTING

Thomas: Yes

Bartel: Yes

Van Buren: Yes

Lavoie: Yes

Pill: Yes

Sharp: Absent

Carmichael: Absent

Motion passed

9. Miscellaneous Items

Joseph Hennerfeind informed the Commissioners that an email was sent out regarding CMAP (Regional Planning Organization) conference at Clarendon Hills on June 21, 2017.

10. Motion to Adjourn

Motion by: Bartel

Second by: Van Buren

Meeting adjourned 7:46 p.m.