



**Village of Westmont
Planning & Zoning Commission
July 12, 2017 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, July 12, 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, Thomas Sharp, Doug Carmichael, Christopher Lavoie, Village Planner Joseph Hennerfeind, Village Attorney Ann Marie Perez

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

Voting A

Van Buren: Yes
Thomas: Yes
Bartel: Yes
Sharp: Yes
Carmichael: Yes
Lavoie: Yes
Pill: Yes

Motion Passed

8. Approval of Minutes of the June 14, 2017 regular meeting



Voting A

Van Buren: Yes
Thomas: Yes
Bartel: Yes
Sharp: Yes
Carmichael: Yes
Lavoie: Yes
Pill: Yes

Motion Passed

9. Open Hearing

Old Business

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) Site and Landscaping Plan approval.

Chair Gregg Pill read a letter from Ryan Companies that stated they are formally withdrawing their application and would like to close the public hearing.

Motion A

Motion to withdraw application PZ 17-012 by Ryan Companies US Inc. regarding the properties located at 700 Oakmont Lane, Westmont, IL 60559.

Motion by: Thomas
Second by: Lavoie

Voting A

Van Buren: Yes
Thomas: Yes
Bartel: Yes
Sharp: Yes
Carmichael: Yes
Lavoie: Yes
Pill: Yes



Motion Passed

New Business

PZ 17-013 John Griffin regarding the property located at 5809 Western Avenue, Clarendon Hills, IL 60514 for the following:

(A) Map Amendment Request to Rezone from R-1 Single Family Detached Residence District to R-2 Single Family Detached Residence District upon annexation.

PRESENTATION: Homeowner, John Griffin, stated that he is looking to build a new residence with city water and sewer. His lot is currently zoned as R-1 and he would like to have it rezoned to R-2.

STAFF COMMENT: Village Planner, Joseph Hennerfeind, described that the property is located in the southeast part of Westmont and is considered unincorporated. Westmont borders the lot on two (2) sides. The zoning north of the property is R-1 and the zoning south of the property is R-2. The default zoning in Westmont is R-1. The lot currently meets all R-2 zoning requirements which is why this option makes sense for approval. The request to rezone from R-1 to R-2 will occur immediately upon annexation. The actual lot currently has an existing home on it in which John Griffin resides. The applicant has been asked to submit any preliminary plans for the future residence he intends to build in order to determine if additional variances are needed.

PUBLIC COMMENT: None

COMMISSIONER COMMENT:

Thomas: Stated that he supports the request and has no comments or questions.

Sharp: Asked what happens to the two (2) lots surrounding the property once it becomes annexed.

Response: Joseph Hennerfeind stated that formally the Village has the right to force annexation but that is not the intention at this time. If the surrounding properties were to redevelop then they would likely follow the annexation being done at 5809 Western Avenue.

Bartel: Stated that she is supportive of the request.

Lavoie: Asked if this request came along with an annexation agreement. Response: Attorney Ann Marie Perez stated that to date there is none to her knowledge. Joe responded that per discussions with Village Attorney John Zemenak, the only time an annexation agreement would be required is if there was a large part of land involved that had made promises to use the land for certain things based upon the annexation. Since the only intention is to build a new single family residence, an annexation agreement is not necessary. Lavoie asked if the annexation is going to reach the middle of the road or across to the other side of the road. Response: Ann Marie responded that annexations usually reach the middle of the road. Joe stated that typically in this area it goes to the other side of the road. The plat of



annexation has not been properly prepared so it has yet to be reviewed by staff and legal counsel before it goes to the Village Board. Lavoie asked if the applicant will be required to upgrade the improvements on the street, such as curb cutting or drainage. Response: Joe stated that after having conversations with the engineering department, the annexation would not trigger any necessary improvements. However, when a single family residence is built, improvements such as public sidewalks may be required. Lavoie stated that the watermain is located on the other side of the road and asked if it is appropriate to go to the center line. Response: Ann Marie responded that it should go at least to the center line and if the watermain is on the other side of the street, it should go all the way. Lavoie stated that the neighboring properties have trees that overhang into the applicant's lot. He asked if it could cause conflict when building a new house and stated that the applicant may want to take a look at that to minimize impact. Response: The applicant responded that the trees in question are actually all of his trees. He stated that the neighbor's trees are all dead along the driveway and he continuously maintains them. The trees should not come into conflict with the house. The applicant also stated that he is trying to preserve the trees.

Carmichael: Stated that there is an existing well on the property and asked if it was going to be filled in. Response: The applicant responded that he will have to fill it in for sure. He was hoping to use it for watering his grass but the IEPA will not allow per their code.

Van Buren: Asked if there were any non-conforming issues with the existing building and driveway. He also asked if there was a potential date for the new residence. Response: Joe stated that if the applicant never built the new house, it would be treated as a legal non-conforming property. However, when the residence is changed, it will need to be brought up to code. He stated that as it is currently shown, no changes need to be made.

Pill: Stated that the drawings of the future residence are beautiful and he had no questions for the applicant.

Lavoie: Asked if Clarendon Hills would be involved in the annexation. Response: Joe stated that there is no boundary agreement and it is considered part of planning oversight.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Map Amendment Request to Rezone from R-1 Single Family Detached Residence District to R-2 Single Family Detached Residence District upon annexation.

Motion by: Van Buren
Second by: Carmichael



VOTING A

Van Buren: Yes
Thomas: Yes
Bartel: Yes
Sharp: Yes
Carmichael: Yes
Lavoie: Yes
Pill: Yes

Motion passed; The next step is to take to Village Board.

10. Miscellaneous Items

Joe informed the commissioners that they all received a handout which contained Economic Development changes. He also provided them with copies of a presentation from the Economic Development Committee meeting held earlier that day. Joe invited the commissioners to attend the Planning Commissioners Training Day hosted by the Illinois Chapter of the Planning Association of America. Information had previously been sent to all commissioners regarding the event.

Gregg Pill reminded everyone that the Taste of Westmont would be starting on July 20th and Cass Avenue was already closed off. He also congratulated Joe for being promoted to Village Planner.

11. Motion to Adjourn

Motion by: Thomas
Second by: Sharp

Meeting adjourned at 7:26 p.m.