



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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Village of Westmont Planning & Zoning Commission February 12, 2025 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **February 12, 2025 at 6:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

1. Call to Order

Chair Doug Carmichael called the meeting to order at **6:00 PM**.

2. Roll Call

Present: 4 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Craig Thomas, Boyar Zekiri

Absent: 2 - Commissioners Chris Lavoie, Michael Lynn

Staff: Scott Williams (Senior Planner)

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

3. Pledge of Allegiance

4. Swearing-in of New Commissioner John F. Simpson IV

5. Swearing-in of testifying attendees

6. Roll Call of newly constituted Planning and Zoning Commission

Present: 5 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners John Simpson IV, Craig Thomas, Boyar Zekiri

Absent: 2 - Commissioners Chris Lavoie, Michael Lynn

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

7. Reminder to silence all electronic devices

8. Reminder to sign-in for any public testimony

9. Approval of the Minutes of the January 8, 2025 regular meeting.

Motion by **Zekiri** to approve the regular meeting minutes on January 8, 2025.

Seconded by **Simpson**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Simpson, Thomas, Zekiri

Nays: 0

Absent: 2 - Lavoie, Lynn

Motion Passed



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10. Review of Public Hearing Procedures

11. Old Business

None.

12. New Business

PUBLIC HEARING PZC 001-2024

Requests from K4K LLC, for the property at 4108 North Grant Street, Westmont, Illinois, 60559, for the following:

- 1) Map Amendment request to rezone from B-2 General Business District to R-3 Single-Family Detached Residence District.
- 2) Zoning Ordinance Variance request to the minimum required access easement width.

Presentation:

Vanessa Favia, representing the petitioner, presented the case. Favia explained how the map amendment requests relate to the surrounding properties and the adopted Comprehensive Plan. Favia mentioned that there is an existing access easement on the neighboring property that is 20 feet wide, which is 10 feet short of the minimum requirement. Conversations between the petitioner and neighboring property owner about expanding the easement occurred, but an agreement was not reached.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained that the subject property has no direct access to the Grant Street cul-de-sac, as the property to the east wraps around it. He gave an overview of the property's history, noting that a single-family detached residence occupied the lot, but was demolished upon annexation. The dealership to the south acquired the property and received approvals to build a parking lot on the property, but the plans never materialized. Williams noted that the platting from the previous approvals remained, and that the petitioner would likely need to vacate easements before constructing a residence.

Public Comment:

None.

Commissioner Comments:

Zekiri: Commissioner Zekiri asked if the Zoning Ordinance update would change the minimum access width requirement. Williams responded that it will not be, as easement requirements are in the engineering division's purview.

Thomas: Commissioner Thomas did not find that the requests will adversely impact the neighborhood.

Peterson: Secretary Peterson expressed support for the requests.

Simpson: Commissioner Simpson had no questions or comments.



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Carmichael: Chair Carmichael asked if the driveway to the property would have to be within the access easement. Williams answered that the recorded easement gives the subject property owner rights and standards for construction of a driveway, and that the driveway would have to be within the easement.

MOTION 1

Motion by **Zekiri** to recommend to the Village Board of Trustees to approve a request from K4K LLC, for the property located at 4108 North Grant Street, Westmont, Illinois, 60559, for a **Map Amendment to rezone from B-2 General Business District to R-3 Single-Family Detached Residence District.**

Seconded by **Thomas**.

VOTE RESULTS

Ayes: 5 - Carmichael, Peterson, Simpson, Thomas, Zekiri

Nays: 0

Absent: 2 - Lavoie, Lynn

Motion Passed

MOTION 2

Motion by **Zekiri** to recommend to the Village Board of Trustees to approve a request from K4K LLC, for the property located at 4108 North Grant Street, Westmont, Illinois, 60559, for a **Zoning Ordinance Variance to the minimum required access easement width.**

Seconded by **Thomas**.

VOTE RESULTS

Ayes: 5 - Carmichael, Peterson, Simpson, Thomas, Zekiri

Nays: 0

Absent: 2 - Lavoie, Lynn

Motion Passed

13. Open Forum

Nobody spoke during the Open Forum.

14. Miscellaneous Items

a. General Updates - Next PZC on March 12, 2025

Williams noted that there are no cases scheduled to be on the March 12, 2025 agenda, but the commissioners should have received an email about availability for special meeting dates for the Zoning Ordinance update public hearing



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15. Adjourn

Motion by **Thomas** to adjourn the meeting.
Second by **Zekiri**.

VOTE RESULTS

Ayes: 5 - Carmichael, Peterson, Simpson, Thomas, Zekiri

Nays: 0

Absent: 2 - Lavoie, Lynn

Motion Passed

Meeting adjourned at 6:23 p.m.