



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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Village of Westmont Planning & Zoning Commission April 23, 2025 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held a special meeting on Wednesday, **April 23, 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 **6:02 PM**.

2. Roll Call

Present: 6 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Conor Donoghue, Michael Lynn, John F. Simpson IV, Craig Thomas

Vacant: 1

Staff: Scott Williams (Senior Planner), Joseph Hennerfeind (Community Development Director), Adam Walsh (Planner), John Zemenak (Village Attorney)

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

3. Pledge of Allegiance

4. Swearing-in of New Commissioners

5. Swearing-in of testifying attendees

6. Roll Call of newly constituted Planning and Zoning Commission

Present: 7 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Conor Donoghue, Michael Lynn, Thomas Sharp, John F. Simpson IV, Craig Thomas

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 February 12, 2025 regular meeting.

Motion by **Simpson** to approve the regular meeting minutes from February 12, 2025.

Seconded by **Thomas**.

VOTING:

Ayes: 6 - Carmichael, Peterson, Donoghue, Lynn, Simpson, Thomas

Nays: 0

Abstain: 1 - Sharp

Motion Passed



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10. Review of Public Hearing Procedures

11. Old Business

None.

12. New Business

PUBLIC HEARING PZC 001-2025

Requests from the Village of Westmont regarding Zoning Ordinance text amendments as follows:

- 1) Zoning Ordinance text amendments to repeal Appendix A – Zoning, of the Westmont Code of Ordinances and to establish new Chapter 95 – Zoning, of the Westmont Code of Ordinance, with comprehensive updates to the entire Zoning Ordinance, including amendments to the zoning districts, development standards, planning processes, and other zoning regulations.

Presentation:

Kirk Bishop, consultant to the Village, presented the case. Bishop explained the background, general objectives, and goals for the zoning ordinance update. Going article by article, he further explained the proposed changes to the zoning ordinance.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained what the zoning ordinance is, noted the vagueness and inflexibility of the current zoning ordinance, and mentioned the many discussions with groups like the Community Development Committee, Planning and Zoning Commission, and Downtown Westmont Business Alliance. He explained the proposed changes in each article, adding the background for many of the changes.

Public Comment:

Tapan Biswas, resident, spoke in support of allowing accessory dwelling units (ADU) to allow for his family to live closer together.

Tim McCahill, property owner, expressed concerns about the proposed changes to the Manufacturing (M) district, specifically that requiring special use permits for certain uses creates uncertainty.

David Meek, attorney for Westmont businesses, advocated for allowing outdoor storage in the M district as a permitted use with conditions instead of a special use permit. Meek raised questions about fleet storage versus truck parking, recommending more lenient restrictions.

Brian Schuering, resident, suggested changing minimum parking regulations to recommendations, pre-approved designs for accessory dwelling units, and lower minimum lot area to equal minimum lot depth by minimum lot width.

Bonnie Wayman-Dodd, resident, raised concerns about narrower lot widths, additional accessory buildings, and new construction trends leading to overcrowding of lots. Wayman-Dodd expressed concerns over similar uses and vacant commercial spaces, and issues with the design of new buildings in the downtown.



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Mark Daniel, an attorney not representing a group or client, recommended allowing outdoor storage without a special use permit, questioned where the provision for lawfully established uses to be continued as a lawful special use if the classification changes because of the amendments, concerns over accessory structure regulations in residential districts, outdoor dining area guidelines, issues with using the Planner's Dictionary as a resource when the zoning ordinance is unclear, and window signage regulations.

Pam Van Spankeren, resident, voiced support for the maximum building footprint for accessory buildings, as it would allow for a larger detached garage on her lot.

Jeremy Stanulis, resident, advocated for adding guidelines for data centers that mitigate potential impacts on adjacent residential properties. Stanulis added that approved facade materials should be left open-ended to accommodate changes in construction trends.

Mark Daniel expressed concerns about the downtown design regulations, where contractor uses will be allowed, definitions of terms, length of the approvals process, and height measurements.

Tapan Biswas advocated for increasing the maximum size of an ADU to be more than 850 square feet. Biswas recommended that ADU size should be determined by the size of the lot.

MOTION 1

Motion by **Simspon** to continue the public hearing to a special meeting on May 7, 2025 at 6:00 p.m.

Seconded by **Thomas**.

Discussion: it was clarified that the continued public hearing will allow for additional public comment.

VOTE RESULTS

Ayes: 7 - Carmichael, Peterson, Donoghue, Lynn, Sharp, Simpson, Thomas

Nays: 0

Motion Passed

13. Open Forum

Nobody spoke during the Open Forum.

14. Miscellaneous Items

- a. Next special PZC on May 7, 2025

This will be the continued public hearing on the zoning ordinance update.

- b. Next regular PZC on May 14, 2025

Williams explained that there are cases scheduled for the regular meeting.



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c. APA-IL Plan Commissioner Training on April 30, 2025

Williams said that the American Planning Association Illinois chapter is hosting a virtual plan commissioner training. Commissioners interested in attending should contact staff, and the Village can cover the cost. Joseph Hennerfeind, Community Development Director, added that the chapter also hosts a full-day session at the state conference in the fall.

15. Adjourn

Motion by **Sharp** to adjourn the meeting.

Second by **Thomas**.

VOTE RESULTS

Ayes: 7 - Carmichael, Peterson, Donoghue, Lynn, Sharp, Simpson, Thomas

Nays: 0

Motion Passed

Meeting adjourned at 9:12 p.m.