



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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Village of Westmont Planning & Zoning Commission June 11, 2025 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **June 11, 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 **5:59 PM.**

2. Roll Call

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

Absent: 1 - Commissioner Conor Donoghue

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

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

3. Pledge of Allegiance
4. Swearing-in of testifying attendees
5. Reminder to silence all electronic devices
6. Reminder to sign-in for any public testimony
7. Approval of the Minutes of the May 14, 2025 regular meeting.

MOTION by **Sharp** to approve the regular meeting minutes from May 14, 2025.

Seconded by **Simpson**.

VOTING:

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

Nays: 0

Absent: 1 - Donoghue

Motion Passed

8. Review of Public Hearing Procedures

9. New Business

PZC 002-2025

Request from RYAN COMPANIES US, INC., for the property at 701 Oakmont Lane, Westmont, Illinois, 60559, for the following:



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- 1) Preliminary Plat of Subdivision to subdivide one (1) lot into two (2) lots in the O/R Office/Research District
- 2) Site and Landscaping Plan

Presentation:

Eric Nordeen, Zach Thor, and Betsy Gates-Alford, representing the petitioner, gave an overview of the request.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report. Williams explained the history of previous approvals from 2018, highlighting a parking agreement between this property and the tenants at 700 and 750 Oakmont Lane to the north.

John Zemenak, Village Attorney, asked if the easement granting the Village access to the water tower to the south of the subject property will be retained in the subdivision. Gates-Alford replied that the 24 foot easement will remain. Williams noted that the easement was reconfirmed and is ready to be recorded with DuPage County.

Public Comment:

None.

Commissioner Comments:

Sharp: Commissioner Sharp asked if the commission needs to be aware of shared parking agreements when reviewing applications. Joseph Hennerfeind, Community Development Director, replied there is not shared parking on the subject property. The petitioner is offering it for future development of the newly-created lot. Hennerfeind and Gates-Alford added that there is a parking agreement from a previous development that is between private entities that the Village is not involved with.

Sharp asked why Lot 1 provides landscaping but Lot 2 does not. Williams replied that the requested site and landscaping plan is only for Lot 1 and that Lot 2 would request its own plan when a development is proposed. He added that Lot 2 is not different from the approvals from 2018.

Thomas: Commissioner Thomas had no comments or questions.

Peterson: Secretary Peterson had no comments.

Lynn: Commissioner Lynn asked if parking lots require two access points. Williams replied no and clarified that the eastern lot will be sold to be redeveloped. Lynn asked for the reasoning behind the private agreement to provide 265 parking spaces on Lot 1. Williams and Hennerfeind answered that it comes from a lease agreement, not the parking minimum from the zoning ordinance.

Lynn asked how the stormwater will be kept on the separate lots. Thor explained the proposed stormwater management.



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Lynn asked for the purpose of the screening requirements. Williams replied that the zoning ordinance does not take into account lots that provide cross-access, but does allow for alternate screening arrangements to meet the intent of the requirement.

Simpson: Commissioner Simpson asked if there were expiration dates related to the unimproved section of the parking lot from the 2018 approval. Williams answered there is not an expiration date. Hennerfeind said it was likely not improved because it was planned to be redeveloped.

Simpson asked what the goal for the subdivision is. Nordeen answered that the goal is to sell it to a developer, as the lot does not meet their own redevelopment goals.

Carmichael: Chair Carmichael had no comments.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request by RYAN COMPANIES US, INC., for the property at 701 Oakmont Lane, Westmont, Illinois, 60559, for a ***Preliminary Plat of Subdivision to subdivide one (1) lot into two (2) lots in the O/R Office/Research District.***

Seconded by **Thomas**.

VOTING:

Ayes: 6 - Carmichael, Peterson, Lynn, Sharp, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue

Motion Passed

MOTION 2

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request by RYAN COMPANIES US, INC., for the property at 701 Oakmont Lane, Westmont, Illinois, 60559, for a ***Site and Landscape Plan.***

Seconded by **Simpson**.

VOTING:

Ayes: 6 - Carmichael, Peterson, Lynn, Sharp, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue

Motion Passed



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PZC 004-2025

Request from HTW, L.L.C., for the property at 801 North Cass Avenue, Westmont, Illinois, 60559, for the following:

- 1) Site and Landscaping Plan

Presentation:

John Benoit and Gary Moad, representing the petitioner, gave an overview of the request.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report.

Public Comment:

None.

Commissioner Comments:

Lynn: Lynn did not see issues with the request, finding it could be reviewed through the permitting process.

Simpson: Simpson had no comments or questions.

Sharp: Sharp agreed with Lynn about the process. Sharp questioned the height of the generator. Moad explained that the generator will be screened by a 6 foot 8 inch fence, which is taller than the generator.

Thomas: Thomas had no questions.

Peterson: Peterson had no questions or comments.

Carmichael: Chair Carmichael asked why the generator was being requested. Benoit answered that there is currently a generator in the basement of the building which is not as effective as the proposed outdoor generator.

MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request by HTW L.L.C., for the property at 801 North Cass Avenue, Westmont, Illinois, 60559, for a **Site and Landscape Plan**.

Seconded by **Sharp**.

VOTING:

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

Nays: 0

Absent: 1 - Donoghue

Motion Passed



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10. Old Business

PUBLIC HEARING PZC 006-2025

Request from ZzeNails, Inc., d/b/a ZzeNails (Petitioner), and Richmond Station, LLC (Owner), for the property at 42 South Cass Avenue, Westmont, Illinois, 60559, for the following:

- 1) Special Use Permit to operate a beauty parlor, located on the ground floor, in the B-1 Limited Business District.

Carmichael reminded the commission that this public hearing was continued from the May 14, 2025 meeting due to the petitioner not being present. Adam Walsh, Planner, confirmed that staff has not been able to contact the petitioner since the last meeting.

MOTION 1

Motion by **Sharp** to *close the public hearing, remove the request from the agenda, and consider the request withdrawn.*

Seconded by **Thomas**.

DISCUSSION:

Simpson asked if there is anything that would prevent the petitioner from reapplying for a special use permit for the same property. Zemenak responded that the petitioner is free to reapply.

VOTING:

Ayes: 6 - Carmichael, Peterson, Lynn, Sharp, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue

Motion Passed

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.

Carmichael reminded the commission that at the previous public hearing, the commission began discussing Article VII: Accessory & Temporary Uses. Williams added that the goal is to finish commissioner comments on the remaining articles. Staff will be revising language, which will be provided to the commission and the public at a later date for both to comment on.



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Commissioner Comments:

Article VII: Accessory & Temporary Uses

Hennerfeind recommended adding “structures” to the title of Article.

Sharp recommended increasing the maximum area for the exempt small buildings of Sec. 7.02 from 12 square feet to 50 square feet, which Peterson agreed with. Williams and Hennerfeind countered that due to the number of zoning regulations the small buildings are drafted to be exempt from, that staff may not be comfortable with exempting that large of a building. Sharp also recommended reducing the setbacks for the exempt small buildings. Hennerfeind added that many of the regulations applicable to residential accessory buildings are being relaxed, which would allow for two 50 square foot sheds.

Simpson suggested that one small building up to 50 square feet in area could be exempted. Williams added that a property owner could still have a shed over 12 square feet, but it would count towards the two accessory building maximum and need to comply with the applicable zoning regulations.

Thomas asked how large chicken coops can be before requiring a permit. Williams said that all chicken coops require a permit. Walsh replied that there is a maximum area, but is regulated by the municipal code and not the zoning ordinance.

Sharp recommended that 7.03(C)(2) should be separated to have one line on accessory buildings and another line on accessory structures.

In section 7.04, Sharp did find the setback requirements for clotheslines to be necessary and asked why firewood stacks have regulations. Zemenak responded that it was designed to avoid concerns with aesthetics. Williams and Hennerfeind explained that it is also to avoid stacking firewood to circumvent fence regulations.

Lynn asked if a bay window could project 3 feet into a 5 foot setback, which could be inappropriate. Williams replied that staff has discussed further revising bay window regulations.

Lynn asked for clarification on the window well regulations. Williams replied that the 5 foot setback is to prevent window wells from being in easements. Walsh added that the regulations did not change from the current ordinance. Lynn expressed that a 3 foot setback could be appropriate, regardless of an easement.

Moving on to accessory dwelling units (ADUs), Lynn found that the drafted bulk regulations would result in unappealing construction. Williams answered that the proposed regulations were designed to be similar to the few communities in the Greater Chicago area that allow ADUs. Hennerfeind clarified that



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the height restrictions are for calculating the maximum floor area of an ADU, not a floor-to-ceiling height for the ADU itself.

Williams asked if the commission would like to see the maximum floor area of an ADU be increased, explaining that it would affect the maximum accessory building footprint of 1,250 square feet. Sharp suggested increasing the 1,250 square foot limit to allow residential properties to have both a detached garage and detached ADU.

Hennerfeind explained the direction staff was given by the Community Development Committee (CDC) regarding ADUs, saying that the direction was to make ADUs allowable, even if only the deeper lots in town would be able to support a detached ADU.

Simpson voiced concerns about allowing ADUs as it relates to code enforcement issues and not having regulations on short-term rentals. Hennerfeind replied that staff discussed the Village's abilities as a non-home rule community and explained code enforcement processes. Williams gave a summary of the CDC discussions on ADUs.

Peterson said that she does not foresee a rush of permits for ADUs if allowed, and would like to see them allowed. Hennerfeind added that the regulations for attached and internal ADUs appear to be more accommodating than for detached ADUs.

Zemenak asked if ADUs could be removed from the draft language and saved for a future text amendment. Williams replied yes, and noted that many members of the public have spoken and submitted written comments supporting ADUs. Hennerfeind brought up allowing only attached or internal ADUs or allowing detached ADUs as a special use permit. Williams and Zemenak responded that a special use permit could be an arbitrary approval.

Lynn asked if staff could provide models of ADUs based on the proposed bulk regulations.

Simpson voiced concerns about allowing ADUs to increase single-family districts to two-unit districts, and the future of an ADU after the original owner or tenant vacates the space.

Sharp recommended allowing ADUs to have entrances facing the side property line, as it could be a limiting factor.

Carmichael asked how chickens are allowed if they are not listed in 7.07. Zemenak replied that the municipal code will retain regulations on them.

Sharp requested that the height regulations and measurement be consistent with other roof-mounted accessory structures.



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Peterson asked if donation boxes have a time limit. Williams and Zemenak replied that there is not a time limit, and the regulations were drafted to be clear and consistent with other communities.

The commission and staff discussed regulating donation boxes through a permit, license, or registration, with Sharp noting a typo in 7.09(E).

Sharp asked where free libraries are allowed on residential properties. Williams replied that staff can work on making it clearer.

Lynn questioned how the fence regulations have changed for corner lots. Walsh explained that 6 foot fences can encroach 10 feet further into the required street side yard than currently allowed. Williams added that these fences would still have to meet the sight vision triangle requirements.

Lynn asked if properties along busier roads should be allowed to exceed 6 feet in height. Williams replied that staff can look into it, but staff does not get many inquiries on residential fences over 6 feet.

Sharp suggested relaxing the regulations for fireplaces, grills, and outdoor kitchens.

Williams said that staff will be heavily revising Section 7.14 Fleet Vehicle Storage, so the discussion on the section should be saved for after staff finishes the revisions.

Sharp asked about noise impacts for generators. Hennerfeind replied that generators likely do not violate the performance standards because it is intermittent noise.

Peterson asked why the 25% floor area limit on home occupations was removed. Staff responded that calculating the limit is difficult, can be overregulating, and that other home occupation standards can mitigate impacts.

Sharp questioned the prohibited home occupations and if vehicles used for off-site businesses can be parked on residential properties or if it is prohibited by the home occupation rules. Staff answered that there are other municipal code regulations on commercial vehicles parked on residential properties. Sharp added that he is comfortable with vehicles like a limousine being parked on a property, but not a full limousine business operating out of a home.

Sharp questioned prohibiting animal services as home occupations. Simpson said that it could be impactful in a residential district.

Williams explained that staff will be revisiting outdoor dining regulations.



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Sharp recommended allowing residential properties to have both a boat and a trailer. Simpson said that allowing both could cause aesthetic issues. Zemenak explained the parking restrictions for boats and trailers. Lynn clarified that either could be parked inside of a building.

Simpson asked for clarification on the proposed solar energy system regulations. Williams explained the difference in regulations for solar systems on building facades versus roofs of buildings.

Based on previous discussions, Williams informed the commission that staff is working on clarifying which regulations are applicable to hot tubs, in-ground pools, and above-ground pools.

Zemenak and Williams clarified the tent regulations.

Zemenak explained the wind energy conversion system (WECSs) regulations, noting that they are drafted to address safety concerns in the event of a collapse. Sharp recommended exempting smaller WECSs from these regulations, as they likely would not have the same impact as a taller system.

Staff and the commission discussed allowing increased WECSs height through a special use permit versus a variance.

Article VIII: Wireless Telecommunications Facilities

Zemenak said that the regulations in this article were largely unchanged, as it is from a text amendment only a few years old.

Carmichael asked what microcell networks. Hennerfeind explained that they are small networks added to the top of tall structures like light poles, which have many federal regulations on them.

Public Comment:

Carmichael reopened public comment for those in attendance.

Mark Daniel, attorney, recommended revisiting the allowance for 6 foot fences in street side yards, better defining accessory dwelling units, setting height caps and noise limits for WECSs, clarifying vehicles parked in residential districts unrelated to home occupations, and relaxing firewood stack requirements.

Christa Stanulis, resident and member of the Environmental Improvement Committee, spoke in support of having the outdoor lighting regulations be more applicable, as it is drafted to allow for bright and/or intermittent lights, which can be very impactful.

Brian Scheuring, resident, advocated for lowering minimum parking requirements for restaurants and video gaming uses, allowing curbside spaces to reduce the required parking, and requiring parking garages when the minimum required parking would have a larger footprint than the building it serves.



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MOTION 1

Motion by **Simpson** to *continue the public hearing to a special meeting on June 25, 2025 at 6:00 p.m.*

Seconded by **Lynn**.

VOTING:

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

Nays: 0

Absent: 1 - Donoghue

Motion Passed

11. Open Forum

Nobody spoke during the Open Forum.

12. Miscellaneous Items

a. Next regular Planning & Zoning Commission meeting on July 9, 2025 at 6:00 pm.

Williams said that there are many cases on the agenda for this meeting and that the zoning ordinance update will not be discussed.

Simpson asked if there will be revised language presented at the next special meeting on the zoning ordinance update, to which Williams replied that it will be saved for after the commission finishes discussing the remaining articles.

13. Adjourn

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

Second by **Lynn**.

The motion carried on a unanimous vote by observation.

Meeting adjourned at 9:52 p.m.