



# Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250  
westmont.illinois.gov | 630-981-6200

## Village of Westmont Planning & Zoning Commission August 13, 2025 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **August 13, 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: 6** - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Conor Donoghue, Michael Lynn, Thomas Sharp, Craig Thomas

**Absent: 1** - Commissioner John F. Simpson IV

### A QUORUM WAS PRESENT TO TRANSACT BUSINESS

**Staff:** Scott Williams (Senior 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 July 23, 2025 special meeting.

**MOTION** by **Donoghue** to approve the special meeting minutes from July 23, 2025.

Seconded by **Thomas**.

### VOTING:

**Ayes: 6** - Carmichael, Peterson, Donoghue, Lynn, Sharp, Thomas

**Nays: 0**

**Absent: 1** - Simpson

### Motion Passed

### 8. Review of Public Hearing Procedures

### 9. Old Business

None.



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### 10. New Business

#### **PUBLIC HEARING PZC 014-2025 - WITHDRAWN**

Requests from Sara Dabic Spasic (Petitioner) and MBMBM LLC SERIES 2 (Owner), for the property at 1147-1149 Fairview Avenue, Westmont, Illinois, 60559, for the following:

- 1) Special Use Permit for an indoor playground amusement establishment in the B-2 General Business District
- 2) Zoning Ordinance Variance to the special condition that requires 100 foot distance separation between an amusement establishment and a residence district.

Chair Carmichael explained that the requests were withdrawn due to the approved comprehensive amendments to the zoning ordinance making the proposed use a permitted use, and no longer needs the requested approvals.

#### **PUBLIC HEARING PZC 015-2025**

Request from Ajradin and Ikmet Rizmani, for the property at 500 Revere Avenue, Westmont, Illinois, 60559, for the following:

- 1) Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District for a patio.

#### **Presentation:**

Ikmet Rizmani, petitioner, presented the request.

#### **Staff Comment:**

Scott Williams, Senior Planner, presented the staff report. Williams explained that the Oakwood Subdivision is eligible for administrative approval to a lot coverage up to 40% due to the subdivision's detention basins like Lake Charles. Williams gave an overview of the engineer's recommended conditions of approval.

#### **Public Comment:**

None.

#### **Commissioner Comments:**

**Lynn:** Commissioner Lynn asked if lot coverage regulations changed in the amended zoning ordinance and how the request would have been reviewed under previous lot coverage regulations. Williams replied that the amended zoning ordinance did not change lot coverage and that the deck would have been counted at half its footprint under previous regulations.

Lynn asked for clarifications on the engineer's comments. Williams explained that the comments are written assuming that the request will be approved, and the engineer adds recommended conditions.

Lynn asked if water pooling occurs on the property. Rizmani replied that it has not happened since he made drainage improvements to his property a few years prior and added that grass is below the deck.



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Lynn asked if the petitioner was required to obtain a civil engineer. Williams replied that a civil engineer was not required to request the variance.

**Donoghue:** Commissioner Donoghue had no questions.

**Sharp:** Commissioner Sharp asked if the overhang of the house and the patio underneath it gets double-counted. Sharp questioned the context of administrative approval. Williams answered that in the R-3 district, all properties have a 35% maximum. If the engineer determines it is not in a known water problem area, it can be administratively approved to 40%.

Sharp questioned the uniqueness of the request. Rizmani replied that he believed he found examples of properties that may be over the maximum. Sharp expressed concerns about potential water issues on nearby properties.

**Thomas:** Commissioner Thomas found the rear yard to not be functional and expressed support for the request due to the drainage improvements already made to the property.

**Peterson:** Secretary Peterson confirmed that the existing patio would be replaced. Peterson expressed support for the request, although she did not fully agree with the findings of fact.

**Carmichael:** Carmichael did not find the request to be unique, but did appreciate the drainage problems and the Oakwood Homeowner's Association letter of support.

### MOTION 1

Motion by **Sharp** to recommend to the Village Board of Trustees to approve a request by Ajradin and Ikmet Rizmani, for the property at 500 Revere Avenue, Westmont, Illinois, 60559, for a **Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District for a patio.**

Seconded by **Donoghue**.

### DISCUSSION:

Lynn recommended adding a condition that a portion of the patio be constructed with permeable pavers, per the recommendation of the engineer. Peterson disagreed with the condition.

### VOTING:

**Ayes:** 4 - Carmichael, Peterson, Donoghue, Thomas  
**Nays:** 2 - Lynn, Sharp  
**Absent:** 1 - Simpson

### Motion Passed

Zemenak clarified that though the recommended condition was not included, the Village Board could make it a requirement in their vote. Rizmani replied that he will discuss it with his contractor.



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### **Concept Plan Presentation - INFORMAL DISCUSSION ONLY**

Request from KAIZEN CONSTRUCTION CORP, regarding the properties at 129 and 135 East 55th Street, Westmont, Illinois, 60559, to present a draft, Concept Plan for a proposed Planned Unit Development for the redevelopment of two existing single-family detached residential homes into two four-unit multifamily buildings. This is a preliminary internal/informal discussion for the Planning & Zoning Commission to provide feedback prior to a required public hearing to be held at a future date.

#### **Presentation:**

Dominick Lanzito, attorney representing the property owner, presented the concept plan.

Carmichael clarified that the loft will not be a third bedroom. Lanzito confirmed yes and that the HOA documents will require the space to remain a loft.

Sharp and Lanzito clarified the orientation of the units and the buildings.

Dmitriy Bilenko, developer, explained the facade materials. Peterson asked if brick would be used. Bilenko said they opted to use coronado stone due to cost.

Carmichael and Lanzito discussed the rear facade. Lanzito noted that there will be patios and landscaping between the building and the property line.

Williams gave an overview of the staff report, discussing the anticipated zoning approvals and the purpose of the concept plan.

Carmichael questioned if the DuPage County Division of Transportation would allow left turns on to 55th Street. Peterson raised concerns about traffic and asked if the Village Forester reviewed the plans. Williams replied that the plans were reviewed by both the Village Forester and a landscape reviewer.

The commission discussed fencing along the Wilmette Avenue property. Lanzito noted that it would likely be 4 feet tall.

The commission discussed off-street parking, noting that the 3 spaces provided, excluding the garage spaces, seems low.

Lynn recommended screening the air conditioning units, adding gables to the roof on the east side, and increasing the balconies for the middle units.

The commission discussed the terraces on the interior units. Bilenko recommended flipping the layout of the middle units.

Lynn questioned the layout of the second floor and ceiling heights.

Sharp said that through a planned unit development, the developer can ask for relief from additional regulations.



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Peterson asked about parking for the interior units. Williams replied that it could be guest parking or be assigned to a specific unit.

John Zemenak, Village Attorney, asked if there would be a striped fire lane.

Peterson raised concerns on potential impacts on adjacent properties. Williams explained that there will be a public hearing for neighbors to voice their concerns.

Sharp asked if the detention will be dry, Lanzito replied that it likely will be. Sharp recommended landscaping the detention area to improve the appearance of the development.

Lynn asked about on-street parking on Wilmette. Williams believed that it was not allowed and was not sure if it had a curb.

Sharp liked the proposed gazebo, and recommended fencing, increasing landscaping, and screening mechanical equipment, but voiced concerns about parking.

Williams provided an overview of what the next steps are for this project.

Lanzito and Bilenko thanked the commission for their time.

## 11. Open Forum

Nobody spoke during the Open Forum.

## 12. Miscellaneous Items

### a. Next regular Planning & Zoning Commission meeting on September 10, 2025

Williams and Carmichael discussed that the meeting will likely be cancelled due to a lack of agenda items.

### b. APA-IL Chapter Conference

Carmichael reminded the commissioners about the upcoming conference, and notified them that the Plan Commissioner training has been postponed to an online training.

### c. Recognition of Outgoing Commissioner Thomas Sharp

The commission thanked Commissioner Sharp for volunteering to help the commission out during the zoning ordinance amendment process.

### d. Annual Volunteers Appreciation Dinner

Carmichael notified the commissioners of the upcoming volunteer appreciation dinner at the Taipei Economic and Cultural Center.

## 13. Adjourn

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

Second by **Thomas**.

*The motion carried on a unanimous voice vote.*

**Meeting adjourned at 7:48 p.m.**