



# 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 October 8, 2025 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **October 8, 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, John F. Simpson IV, Craig Thomas

**Vacant: 1**

### A QUORUM WAS PRESENT TO TRANSACT BUSINESS

**Staff:** Scott Williams (Senior Planner)

### 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 August 13, 2025, regular meeting.

**MOTION** by **Donoghue** to approve the regular meeting minutes from August 13, 2025.

Seconded by **Lynn**.

### VOTING:

**Ayes: 5** - Carmichael, Peterson, Donoghue, Lynn, Thomas

**Nays: 0**

**Abstain: 1** - Simpson

**Vacant: 1**

### Motion Passed

### 8. Review of Public Hearing Procedures

### 9. Old Business

None.



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### 10. New Business

#### **PUBLIC HEARING PZC 019-2025 (WITHDRAWN)**

Request from Amibloom Florals LLC, d/b/a Gather and Bloom (Petitioner) and Hinsdale Barber Properties Inc. (Owner), for the property at 13 West Quincy Street, Westmont, Illinois, 60559, for the following:

- 1) Special Use Permit to operate a meeting hall for classes, receptions, and similar events, in conjunction with a flower shop in the B-1 Limited Business District.

Chair Carmichael clarified that the request has been withdrawn.

#### **PUBLIC HEARING PZC 018-2025**

Request from Ellen Bomba and Eugene Hong, for the property at 31 South Grant Street, 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:**

Ellen Bomba and Eugene Hong, petitioner and property owners, presented their request. Hong explained water mitigation efforts such as a drywell and channel drain they would install.

Carmichael asked if the proposed improvements would direct water away from the nearby low depression area. Scott Williams, Senior Planner, and Bomba replied yes.

#### **Staff Comment:**

Scott Williams, Senior Planner, presented the staff report. Williams clarified that the petitioners submitted their variance application prior to the effective date of the comprehensive amendments to the zoning ordinance, hence the code references to Appendix A instead of Chapter 95. Williams explained that the subject property is not eligible for administrative approval due to a nearby low depression area, and explained the Village's consulting engineer's recommended conditions of approval.

Carmichael asked if it can be required that permeable pavers and a drywell be installed. Williams replied that though the engineer did not recommend it, the commission and Village Board could require it as a condition of approval.

#### **Public Comment:**

None.

Williams reminded the commission that a neighbor provided a letter of support for the request, but was not present to provide sworn testimony in person.

#### **Commissioner Comments:**

**Lynn:** Commissioner Lynn supported the engineer's recommendations and the requested variance. Lynn asked if the petitioners have a preference over the drywell or permeable materials. Hong and Bomba



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replied that they would prefer the drywell over permeable materials, but are open to either.

Williams added that maintaining permeable pavers can be difficult, but are easier for Village staff to track than drywell maintenance.

Lynn suggested removing other hardscape surfaces to accommodate the patio.

**Simpson:** Commissioner Simpson supported placing conditions on both the permeable pavers and drywell.

**Donoghue:** Commissioner Donoghue said that the proposed mitigation efforts should help the water issue in the area.

**Thomas:** Commissioner Thomas expressed support for the request.

**Peterson:** Secretary Peterson asked for clarification on the mitigation efforts. Bomba replied that it was suggested either concrete with a drywell or permeable pavers, noting that they are planning to use permeable materials with a drain directed to the drywell.

Peterson said that she would support placing conditions of approval on the variance for water mitigation efforts. Williams clarified the potential conditions. Simpson confirmed that the engineer did not recommend excluding a drywell.

Carmichael, Williams, and Lynn further discussed the engineer's recommended conditions.

**Carmichael:** Carmichael raised concerns about the size of the patio, asking if a smaller patio would be more appropriate. Bomba and Hong explained that the patio would be the same size as the deck that was removed for a wider driveway. Bomba said that they are open to constructing a smaller patio.

Simpson suggested a condition that permeable pavers and a drywell subject to the engineer's approval be added to the motion. Thomas said that it should be just permeable pavers, and that the engineer will make different recommendations for different scenarios.

Williams stated that the first motion should be for the least restrictive condition, and if that passes, there is no need for a second and more restrictive motion.

Lynn said that a drywell may not be the most effective mitigating effort.

Simpson asked if there is not a drywell, where would the water drain to. Williams explained that the drain would likely not be required since the water would pass through the permeable pavers.

### MOTION 1

Motion by **Donoghue** to recommend to the Village Board of Trustees to approve a request by Ellen Bomba and Eugene Hong, for the property at 31 South Grant Street, Westmont, Illinois, 60559, for a



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**Zoning Ordinance Variance to the maximum lot coverage in the R-3 Single-Family Detached Residence District for a patio with the condition that permeable pavers with a 12 inch base be installed.**

Seconded by **Thomas**.

**VOTING:**

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

**Motion Passed**

Since the motion with the less restrictive condition passed, Chair Carmichael did not entertain a motion with a more restrictive condition.

**PUBLIC HEARING PZC 017-2025**

Request from JA RE Enterprises, LLC, d/b/a LIT SMOKES (Petitioner), and WL Property Acquisitions, LLC (Owner), for the property at 101 West Ogden Avenue, Suite B, Westmont, Illinois, 60559, for the following:

- 1) Special Use Permit for a tobacco and vape retail store in the B-2 General Business District.

Since the petitioners were not present, Chair Carmichael entertained a motion to continue the request.

**MOTION 1**

Motion by **Peterson** to *continue the public hearing to the November 12, 2025 meeting at 6:00 p.m.*

Seconded by **Simpson**.

**VOTING:**

**Ayes:** 6 - Carmichael, Peterson, Donoghue, Lynn, Simpson, Thomas  
**Nays:** 0  
**Vacant:** 1

**Motion Passed**

**11. Open Forum**

Nobody spoke during the Open Forum.

**12. Miscellaneous Items**

- a. Next regular Planning & Zoning Commission meeting on November 12, 2025.



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**b. APA-IL Plan Commissioner Training**

Williams notified the commission that the APA-IL training was rescheduled to an evening webinar, and encouraged them to attend. Peterson confirmed the Village needs to know by October 15th to register them.

**c. Anti-Harrassment Training**

Williams reminded the commission that the Village requires commissioners to complete anti-harassment training, and can send in certificates of completion if they have done a similar program through their employment.

### 13. Adjourn

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

*The motion carried on a unanimous vote.*

**Meeting adjourned at 6:47 p.m.**