

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JANUARY 10, 2018

P/Z 18-001 – Artisan Development – Horner Park, Ltd. regarding 409 N. Grant St., Westmont

Request for a variance to allow the construction of a new home within the required front yard setback.

***CRITERIA NO. 1:** The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.*

FINDINGS OF FACT: The property contains a significant heritage tree that the Applicant wishes to preserve at the urging of the Village. Moving the house 10 feet towards the front yard and redesigning aspects of the house's footprint will likely save this important tree. This variance request is not an attempt by the Applicant to make more money from this property, but instead will allow the Applicant to save this tree and yield a reasonable return.

***CRITERIA NO. 2:** The plight of the owner is due to unique circumstances.*

FINDINGS OF FACT: The sole reason for this variance request is to save a significant heritage tree on the property, and this request was urged by the Village.

***CRITERIA NO. 3:** The variation, if granted, will not alter the essential character of the locality.*

FINDINGS OF FACT: The variance, if granted, will result in a front yard setback of 25 feet instead of 35 feet as required by the Zoning Ordinance. Other houses in the immediate area contain front yard setbacks between 19 to 22 feet. Relocating the proposed house 10 feet towards the front yard will not impede sunlight to neighboring properties, will not create line of sight issues, will not create access issues, and otherwise will not alter the character of the neighborhood.

6 The Planning and Zoning Commission agrees with the above findings.

1 The Planning and Zoning Commission does not agree with the above findings.