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Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

Village of Westmont Planning & Zoning Commission March 10, 2021 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **March 10, 2021 at 7:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Doug Carmichael led in the following:

1. **Call to Order**
2. **Roll Call**

In Attendance: Chair Doug Carmichael, Commissioners Wallace Van Buren, Craig Thomas, Thomas Sharp, Chris Lavoie, Matt Scales, Village Attorney John Zemenak, Village Planner Nalini Johnson, and Building Commissioner Jason Vitell

Remotely Present : Alison Clemens

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 January 13, 2021 regular meeting.**

MOTION to approve the regular meeting minutes on January 13, 2021

Motion by: Lavoie

Second by: Van Buren

The motion passed on a voice vote. All in favor.

8. **Open Forum - No one spoke during Open Forum.**
9. **Review of Public Hearing Procedures**
10. **Open Hearing**

New Business

PZC 024-2021 Planning and Zoning Commission to consider a request from the Village of Westmont regarding the following proposed Zoning Ordinance text amendments:

- A. Zoning Ordinance text amendment to the Village of Westmont Code of Ordinances, Appendix "A," Zoning, Article IV, Section 4.05(E)(39) to allow "Window Wells" as permitted encroachments into the required yards, except in the areas covered by stormwater and/or utility easements.

Presentation: Village Planner Nalini Johnson presented to the Commission a request to amend a zoning code that relates to window wells in order to simplify and make the review process for construction permits more streamlined. Johnson noted the general idea is to keep encroaching items away from easements and mentioned other surrounding community rules for comparison purposes.



Building Commissioner Jason Vitell spoke about the purpose of this amendment in more detail to further clarify for the Commission. Village Attorney John Zemenek asked how this would affect narrow lots. Vitell replied that this amendment would not allow any encroachments into the side yard easements and the developer may need to consider different designs to accommodate.

Staff Comment: See above presentation.

Public Comment: No public comment.

Commissioner Comments:

Lavoie : Commissioner Lavoie was supportive of the amendment.

Carmichael : No objections.

Thomas : No objections.

Sharp : Commissioner Sharp asked staff if they considered other surrounding community concerns in relation to window wells such as stormwater and safety covering regulations. Vitell replied that it has been considered, but it would be updated under the building code.

Scales : No objections.

Van Buren : Commissioner VAN Buren asked for confirmation that this rule would apply to new construction, not existing. Vitell replied that the existing non-conforming standard would still apply.

Clemens : Unable to comment due to technical difficulties related to the remote format.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Zoning Ordinance text amendment to the Village of Westmont Code of Ordinances, Appendix "A," Zoning, Article IV, Section 4.05(E)(39) to allow "Window Wells" as permitted encroachments into the required yards, except in the areas covered by stormwater and/or utility easements.

Motion by: Lavoie

Second by: Sharp

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Sharp: Yes

Scales: Yes



Clemens: Unable to vote due to technical difficulties related to the remote format.

Motion Passed

PZC 026-2021 Planning and Zoning Commission to consider a request from the Village of Westmont regarding the following proposed Zoning Ordinance text amendments:

- A. Zoning Ordinance text amendment to the Village of Westmont Code of Ordinances, Appendix "A," Zoning, Article XIV, Definitions, to amend the definition for "lot coverage".

Presentation: Village Planner Nalini Johnson proposed to revise the definition of lot coverage in the Zoning code as it is longer than necessary and contains regulations, standards, and procedures that do not belong in the definitions section. The preferred definition was clear, short, and simplified to provide a general coverage description based on hardscape versus greenscape.

Building Commissioner Jason Vitell stated that the goal is to take the storm water calculations and elements out of the definition of lot coverage as it pertains to zoning because they are two different things. Vitell explained that permeable surfaces can be difficult to maintain, thus potentially becoming impermeable down the road which is contradictory to the initial 50% bonus allowance. Vitell commented that the deck and permeable paver 50% bonus is difficult to track post construction given the lack of resources.

Staff Comment: Village Attorney John Zemenek suggested listing examples in the definition of items other than landscaping/hardscape for clarification so that it's not limited to hardscape projects only. Zemenek asked staff for clarification that decks would no longer be calculated at 50% coverage to which Vitell replied that was correct.

Public Comment: No public comment.

Commissioner Comments: The Commission discussed various scenarios where residents may want to replace their permeable drives, walks, or patios with concrete and how that would be handled. Staff advised the Commission that by taking the stormwater component out of the zoning definition, that could still be up for debate but it would be covered under the stormwater code section versus Zoning.

There were discussions about adding permanent structures and listing examples to the proposed definition in addition to the hardscape term and adding a definition for hardscape in the section.

Lavoie : Commissioner Lavoie commented that there are many different permeable products out there and agreed with staff that the technical elements related to stormwater should not be tied to the zoning lot coverage.

Carmichael : No objections.

Thomas : No objections.

Sharp : Commissioner Sharp was comfortable with the presented definition and utilizing the hardscape term.



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Scales : No objections.

Van Buren : Commissioner Van Buren agreed that the storm water component of the zoning lot coverage definition should be eliminated.

Clemens : Unable to comment due to technical difficulties related to the remote format.

The Commission and staff came to an agreement that the definition should read: "The percentage of a zoning lot covered by any and all buildings, structures and permanent hardscape improvements".

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Zoning Ordinance text amendment to the Village of Westmont Code of Ordinances, Appendix "A," Zoning, Article XIV, Definitions, to amend the definition for "lot coverage" to to remove the lot coverage bonus for permeable pavers.

Motion by: Thomas

Second by: Sharp

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Sharp: Yes

Scales: Yes

Clemens: Unable to vote due to technical difficulties related to the remote format.

Motion Passed

Old Business - NONE

11. Miscellaneous Items - None.

12. Adjourn

Motion by: Lavoie

Second by: Thomas

Meeting adjourned at 8:18pm