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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 January 11, 2023 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **January 11, 2023 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, Chris Lavoie, Matt Scales, Harold Barry III, Jill Peterson, Village Attorney John Zemenak, and Deputy Director of Community Development Joseph Hennerfeind.

- 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 December 14, 2022 regular meeting.**

MOTION to approve the regular meeting minutes on December 14, 2022.

Motion by: Scales

Second by: Peterson

VOTING

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Yes

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

New Business

PZC 105-2022 Request from ENCORE CW, LLC, regarding the property located at 6104 to 6154 South Cass Avenue, Westmont, IL 60559, for the following:

- (A) Zoning Code Variance request to increase the maximum number and orientation of wall signs.
- (B) Zoning Code Variance request to increase the maximum area and height of an on-premise directional sign.
- (C) Zoning Code Variance request to increase the maximum number of menu board signs.
- (D) Preliminary Plat of Subdivision to subdivide one (1) lot into two (2) lots.
- (E) Site and Landscaping Plan approval.



Presentation: George Arnold, Encore CW LLC Attorney and Clay Shipley, Project Engineer provided the commission with exhibits and gave a presentation related to the entitlement requests. Shipley explained that the subdivision will create two (2) lots; one lot for the carwash and one will remain vacant. Shipley noted that there are two ingress and egress easements for 61st St and Cass Ave and a water detention easement. Shipley also explained to the commission the proposed site plan and landscape plan for the car wash. Shipley gave an explanation for each sign variance request.

Staff Comment: Deputy Director of Community Development Joseph Hennerfeind provided the commission with a summary of the property and the requests. Hennerfeind explained that the property commonly referred to as Westview South, has been vacant for many years. Hennerfeind explained that the proposed car wash use is a permitted use in the C-1 Commercial Business District. Hennerfeind said that the petitioner provided traffic and noise studies, and noted that the studies indicate little impact for either. Hennerfeind indicated that the petitioner has provided all the required landscaping requirements and that the site plan meets all of the required setback requirements. Hennerfeind also added that the petitioner has met the design guidelines and masonry requirements. Hennerfeind explained the sign variance request to the commission as well.

Public Comment: There were no public comments.

Commissioner Comments:

Scales : Commissioner Scales asked the petitioner what the typical volume of cars will be during peak times.

Chris Kane explained that the volume is largely dependent on the weather but they anticipate several 100 vehicles throughout the day.

Commissioner Scales asked the petitioner about the traffic flow when exiting the car wash building.

Clay Shipley clarified the flow of traffic and the potential routes once they leave the carwash and that the two drive aisles will be two way.

Commissioner Scales asked the petitioner if they are stubbing the drive into the undeveloped lot.

Kane indicated that they will have shared access but the site plan does not show the proposed access due to lot one not being developed yet.

Joe Hennerfeind further clarified the access for the undeveloped lot.

Scales asked the petitioner the hours of operations.

Kane answered that Monday through Saturday the hour will be 7am to 9pm and on Sunday the hours will be 8am to 9pm.

Scales mentioned the stormwater will be for both lots.

Joe Hennerfeind further clarified that there is existing water detention on the site but the petitioner is increasing the volume to achieve the current standards.

Lavoie : Commissioner Lavoie indicated that he is concerned with the egress out of the building and on to Cass Ave.

Javier Millán, a representative from KLOA who conducted the traffic study for the project, walked the commissioners through the various routes that the customers can take during peak days of operation. Millán also



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noted that the peak days are uncommon and only happen 12-15 times a year. Millán explained that the plan gives options to the customers for egress from the site.

Lavoie asked the petitioner if they have contacted the County regarding the roadway.

Shipleigh answered that they have submitted permits to the county and that they are still under review.

Village Attorney John Zemenak asked the petitioner if there are any escape lanes for the customers.

Millán answered that there is an exit before entering the building for customers.

Zemenak asked the petitioner to clarify if there is an escape lane before reaching the menu boards.

Millán answered that there is none.

Lavoie asked the petitioner if they would be able to extend the drive aisle to the north and create an escape lane.

Kane added that there is an employee on the site that would aid the customers.

Lavoie asked the petitioner if they considered the difficulty of turning left on Cass Ave.

Millán indicated that the majority of the traffic will be turning onto Cass Ave.

Hennerfeind expanded that the 61st St is not a local street and that the street was constructed for more traffic.

Lavoie indicated that he would like to see a stop bar on Cass Ave to stop stacking cars on Cass Ave.

Commissioner Barry expressed that he is also concerned with the flow of traffic and with a temporary barrier.

Lavoie asked the petitioner if there are any steps that can be taken to provide screening for the residential properties to the northwest. Lavoie indicated concerns with the headlights.

Hennerfeind added that the residential properties do have a 6 foot solid fence.

Lavoie asked the petitioner if they had met the photometric requirements.

Kane responded that staff has reviewed the photometric plans.

Lavoie also asked the petitioner to clarify how the refuse will be picked-up.

Kane explained that the trash enclosure has a double door facing the south.

Peterson : Commissioner Peterson asked the petitioner if they have other locations.

Kane answered that they have two operating, one in Plainfield and one in Hammond.

Peterson asked the petitioner and staff if there was any dialogue between the Village and the petitioner regarding water usage.

Hennerfeind explained that the Water division did review the project and they had comments that were reserved for permitting.

Peterson asked the petitioner if any of the water is reused.

Kane responded that one of the water tanks can be reused.

Peterson asked what the condition of the undeveloped lot will be after the carwash is completed.



Shipley explained that it will be primed for development upon completion and that there will be a fence during construction.

Thomas : Commissioner Thomas indicated that each of the sign variance requests seemed warranted.

Van Buren : Commissioner Van Buren did not have any comments.

Barry : Commissioner Barry had a question on the undeveloped and access to the shopping center to the south.

Hennerfeind answered that there will not be access and gave a brief history of the shopping center to the south.

Commissioner Barry had concerns regarding the exit drive onto Cass and indicated that the access point should only be an entrance.

Carmichael : Commissioner Carmichael asked the petitioner if the aisle width could accommodate a firetruck.

Shipley indicated that the firetruck can maneuver in some areas and others areas were not checked.

Hennerfeind added that the fire truck turn radius was reviewed by the fire prevention bureau and was deemed satisfactory.

Zemenak asked the petitioner if reconfiguring the lot lines and making the lot larger, would solve some of the issues.

Arnold indicated their team can look at making that change.

Staff and the Commission discussed options for the commission to take in regards to the proposed changes to the plans.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a request from ENCORE CW, LLC, regarding the property located at 6104 to 6154 South Cass Avenue, Westmont, IL 60559, for a Zoning Code Variance request to increase the maximum number and orientation of wall signs.

Motion by: Thomas

Second by: Scales

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Yes

Motion Passed

MOTION B

Motion to recommend to the Village Board of Trustees to approve a request from ENCORE CW, LLC, regarding the property located at 6104 to 6154 South Cass Avenue, Westmont, IL 60559, for a Zoning Code Variance request to



increase the maximum area and height of an on-premise directional sign.

Motion by: Scales

Second by: Barry

VOTING B

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Yes

Motion Passed

MOTION C

Motion to recommend to the Village Board of Trustees to approve a request from ENCORE CW, LLC, regarding the property located at 6104 to 6154 South Cass Avenue, Westmont, IL 60559, for a Zoning Code Variance request to increase the maximum number of menu board signs.

Motion by: Scales

Second by: Thomas

VOTING C

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Yes

Motion Passed

MOTION D

Motion to recommend to the Village Board of Trustees to approve a request from ENCORE CW, LLC, regarding the property located at 6104 to 6154 South Cass Avenue, Westmont, IL 60559, for a Preliminary Plat of Subdivision to subdivide one (1) lot into two (2) lots.

Motion by: Scales

Second by: Barry

VOTING D

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes



Barry: Yes
Scales: Yes
Peterson: Yes

Motion Passed

MOTION D

Motion to recommend to the Village Board of Trustees to approve a request from ENCORE CW, LLC, regarding the property located at 6104 to 6154 South Cass Avenue, Westmont, IL 60559, for a Site and Landscaping Plan approval.

Motion by: Scales
Second by: Barry

VOTING D

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Yes
Barry: Yes
Scales: Yes
Peterson: Yes

Motion Passed

MOTION E

Motion to authorize the Community Development Department to work with the applicant on potential revisions to the site and landscaping plan regarding ingress/egress and internal traffic flow prior to consideration by the Village Board of Trustees.

Motion by: Lavoie
Second by: Scales

VOTING E

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Yes
Barry: Yes
Scales: Yes
Peterson: Yes

Motion Passed

PZC 118-2022 Request from Village of Westmont and Westmont Community Unit School District 201, regarding the property located at 909 Oakwood Drive, Westmont, IL 60559, for the following:

- (A) Special Use Permit request for a utility, public and government use in the R-3 Single Family Detached Residence District.



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- (B) Zoning Code Variance request to increase the maximum allowable height of an open fence.
- (C) Zoning Code Variance request to reduce the minimum access width required for a lot which does not face a public street.
- (D) Zoning Code Variance request to increase the maximum allowable height of a nonresidential structure in the R-3 Single Family Detached Residence District.
- (E) Preliminary Plat of Subdivision to subdivide one (1) lot into two (2) lots.

Presentation: The Village of Westmont's Public Works Director, Amy Ries gave a brief presentation in regards to the request to construct an elevated water tank. Ries explained that the school district has agreed with the Village to sell the unused tennis courts to construct an elevated water tank. Ries also explained that the Village is required to have a certain amount of water storage to be in compliance with state statutes.

Staff Comment: Hennerfeind gave a brief summary of the proposed entitlement requests. Hennerfeind noted that a site plan approval is not required due to the proposed construction being located in the R-3 District. Hennerfeind added that stormwater detention is not required because the project would reduce the impervious area.

Public Comment: There were no public comments.

Commissioner Comments:

Lavoie : Commissioner Lavoie asked the petitioner how long the project has been considered by the Village.

Commissioner Barry answered about ten years.

Commissioner Lavoie asked the petitioner if there is a water pressure issue or a volume issue.

Ries explained the process and need for the additional water tower.

Zemenak also noted that there is the potential of annexations that would increase the demand.

Barry indicated that the project was for annexations not for water pressure.

Ries explained that there is an issue with water pressure and flow on the northside of town in regards to fire suppression systems and fire hydrants.

Commissioner Carmichael asked staff if this is due to building fire codes.

Zemenak answered that some commercial projects that require suppression systems also require a certain amount of water pressure.

Lavoie asked staff if the Village could consider a recapture agreement for future developments.

Zemenak answered no based on case law and the cost is inherited by all taxpayers within the Village.

Lavoie asked the petitioner to clarify that access would primarily be through the easement and not the school.

Zemenak added that the school will provide temporary construction easement until the site is built.

Lavoie asked the petitioner if there will be security measures in place.



Ries indicated that there will be security measures such as an alarm system and cameras.

Lavoie also asked the petitioner if the property will be used for storage.

Ries responded that there are no plans to store anything else.

Lavoie asked if there would be lights and had concerns with the football field.

Ries indicated that security lights will be installed.

Hennerfeind added that the site was deliberately lined up to the football field.

Peterson : Commissioner Peterson asked the petitioner if the proposed water tank would be similar to the water tank at Bellerive Park.

Ries indicated that they will be similar. Ries clarified that the tank height may not be the same due to the elevation of the ground but the water level will be.

Thomas : Commissioner Thomas asked the petitioner to clarify the existing water capacity.

Ries responded that the Village has 1.5 million in elevated storage and 3 in ground storage.

Van Buren : Commissioner Van Buren asked the petitioner if the water being received from Lake Michigan must go through the water tower.

Ries gave a brief explanation of the water pressure process.

Barry : Commissioner Barry asked the petitioner if the tower will have any antennas.

Ries responded that there will be further discussions on antenna installations.

Hennerfeind added that no special use permit would be needed if they choose to install antennas.

Zemenak added that the Village does receive revenue from leasing out the water tower space for antennas.

Barry asked if the construction will be confined to the summer when school is not in session.

Ries responded that construction is planned for November through January.

Commissioner Scales asked how the construction vehicles will be getting to the site.

Ries answered that the vehicles will access the site from the north and not through the school.

Zemenak added that the Village is working with the empty parking lot owner for vehicle storage during construction.

Scales : Commissioner Scales asked:

Ries clarified that they would access the tower once a day.

Zemenak added that the utilities would also have access to the site occasionally.

Scales asked the petitioner how public works forecasts the water needs.

Ries responded that there are forecasting tools available to aid their staff.



Carmichael : Commissioner Carmichael asked the petitioner to show the traffic flow on the site map and asked if the Village has any wells.

Ries informed the commissioners that the Village does not have any wells after switching to Lake Michigan water.

Carmichael asked the petitioner how the alarm system will function.

Public works supervisor - water, Brian Busse answered that the door being opened will trigger the alarm system and a code will be needed for the alarm not to be activated.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a request from Village of Westmont and Westmont Community Unit School District 201, regarding the property located at 909 Oakwood Drive, Westmont, IL 60559, for a Special Use Permit request for a utility, public and government use in the R-3 Single Family Detached Residence District.

Motion by: Van Buren

Second by: Scales

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Yes

Motion Passed

MOTION B

Motion to recommend to the Village Board of Trustees to approve a request from Village of Westmont and Westmont Community Unit School District 201, regarding the property located at 909 Oakwood Drive, Westmont, IL 60559, for Zoning Code Variance request to increase the maximum allowable height of an open fence

Motion by: Barry

Second by: Thomas

VOTING B

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Yes

Motion Passed



MOTION C

Motion to recommend to the Village Board of Trustees to approve a request from Village of Westmont and Westmont Community Unit School District 201, regarding the property located at 909 Oakwood Drive, Westmont, IL 60559, for a Zoning Code Variance request to reduce the minimum access width required for a lot which does not face a public street.

Motion by: Barry
Second by: Scales

VOTING C

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Yes
Barry: Yes
Scales: Yes
Peterson: Yes

Motion Passed

MOTION D

Motion to recommend to the Village Board of Trustees to approve a request from Village of Westmont and Westmont Community Unit School District 201, regarding the property located at 909 Oakwood Drive, Westmont, IL 60559, for a Zoning Code Variance request to increase the maximum allowable height of a nonresidential structure in the R-3 Single Family Detached Residence District.

Motion by: Thomas
Second by: Scales

VOTING D

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Yes
Barry: Yes
Scales: Yes
Peterson: Yes

Motion Passed

MOTION E

Motion to recommend to the Village Board of Trustees to approve a request from Village of Westmont and Westmont Community Unit School District 201, regarding the property located at 909 Oakwood Drive, Westmont, IL 60559, for a Preliminary Plat of Subdivision to subdivide one (1) lot into two (2) lots.

Motion by: Barry
Second by: Scales



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VOTING E

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Yes

Motion Passed

PZC 119-2022 Request from the Village of Westmont, regarding the following:

(A) Text amendment to Section 5.03 of the Zoning Ordinance to change the default zoning designation for properties annexed into the Village from R-1 Single Family Detached Residence District to R-3 Single Family Detached Residence District.

Presentation: Deputy Director of Community Development Joseph Hennerfeind gave the commission an overview of the proposed request, process, and history of annexed properties and zoning designations. Hennerfeind also gave a brief overview of the difference and similarities between the R-1 Single Family Residence District and the R-3 Single Family Detached Residence District. Hennerfeind explained that the request is to mitigate the need for a rezoning request which are usually approved by the board.

Staff Comment:

Public Comment: There were no public comments.

Commissioner Comments:

Peterson : Commissioner Peterson asked staff why the Village does not have an annexed property be the continuous zoning of the surrounding properties.

Hennerfeind indicated that the village would not have as much control over the zoning if that was the case.

Zemenak added that there is a state statute that allows Villages to designate zoning districts for annexed properties and historically municipalities designate a singular zoning district.

Hennerfeind noted that the current designated zoning creates a cumbersome process for the petitioner when attempting to subdivide a property that is annexed.

Thomas : Commissioner Thomas did not have comments.

Van Buren : Commissioner Van Buren did not have comments

Barry : Commissioner Barry did not have comments.

Scales : Commissioner Scales did not have comments.

Lavoie : Commissioner Lavoie asked staff if there are properties surrounding the Village that match the annexation criteria.



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Zemenak answered that there will be involuntary annexation on the upcoming Village Board

Hennerfeind explained to the commission the involuntary annexation process and what criteria need to be met.

Carmichael : Commissioner Carmichael did not have comments

MOTION A

Motion to recommend to the Village Board of Trustees to approve a text amendment to Section 5.03 of the Zoning Ordinance to change the default zoning designation for properties annexed into the Village from R-1 Single Family Detached Residence District to R-3 Single Family Detached Residence District.

Motion by: Scales

Second by: Barry

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Barry: Yes

Scales: Yes

Peterson: Yes

Motion Passed

Old Business: None.

11. Miscellaneous Items -

1) General Updates

a) Potential Special Meeting Dates

b) Next PZC on February 8, 2023

12. Adjourn

Motion by: Barry

Second by: Scales

Meeting adjourned at 9:20 p.m.