



**Village of Westmont  
Planning & Zoning Commission  
May 9, 2018 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, May 9, 2018 at 7:00 p.m., at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Gregg Pill led in the following:

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

**In Attendance:** Chair Gregg Pill, Secretary Wallace Van Buren, Commissioners Craig Thomas, Doug Carmichael, Janis Bartel, Thomas Sharp, Chris Lavoie, Village Planner Joseph Hennerfeind

Absent: Village Attorney John Zemenak

- 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 Minutes of the April 11, 2018 regular meeting**

**MOTION to approve April 11, 2018 minutes.**

Motion by: Thomas

Second by: Bartel

**Voting A**

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Bartel: Yes

Sharp: Yes

Lavoie: Abstain

Pill: Yes

**Motion Passed**

- 8. Open Forum**
- 9. Review of Public Hearing Procedures**



## 10. Open Hearing

### New Business

**PZ 18-006 KAMRED LLC regarding the property located at 433 Plaza Drive, Westmont, IL 60559 for the following:**

(A) Site and Landscaping Plan approval to allow for a parking lot expansion in the M Manufacturing District.

**PRESENTATION:** Sean McGovern, SpaceCo, presented his request to create a parking lot addition to the 433 Plaza Drive building. The intention is to store vehicles along the building and also include 16 perpendicular spots. The proposed lot will be connected with the existing lot at 433 Plaza Drive and the drive aisle just to the south of the building. The project has been designed to sheet flow the proposed lot from the east to the west to the detention pond. The detention pond had been previously designed to account for any future improvements.

**STAFF COMMENT:** Hennerfeind stated that the applicant is requesting site and landscaping approval. There are no variances or special uses with the request. Any commercial property that proposes exterior improvements must proceed through Planning and Zoning and then receive approval from Village Board. Staff reviewed the landscaping, design of the parking lot, the setbacks, etc. The forester and landscape consultant reviewed the existing and proposed trees for the property. The engineer's looked at the detention for the proposed parking lot. Hennerfeind stated that in September 2017, the developer took what was a detention pond in the same area and combined it with a larger detention pond on BMW's lot. The building is not actually owned by BMW but is owned by Kamred LLC. Westmont Body Works, which operated out of the building, was recently taken over by Auto Nation. They are centralizing their body works services for the surrounding dealerships. Kamred, LLC had an improved expansion in 2011 and they were going to underground all of the detention. The detention is offsite now, which frees up the space for development. In this case, it allows for more parking. Hennerfeind stated that the Comprehensive Plan indicates that anything which can be done to remove excessive traffic around the dealerships is an improvement. This request gives more access for traffic flow.

**PUBLIC COMMENT:** None

### **COMMISSIONER COMMENT:**

Lavoie: Stated that the ALTA Survey that was submitted was dated 2003. He stated that the division line between the parking lot and the pond has an easement on it. Lavoie asked if the easement had been vacated. He stated it looks like it is in conflict with the proposed landscaping. Two of the trees are being proposed within the easement. McGovern responded that there was a plat of easement that was recorded with the County. Lavoie asked if the existing easement, according to the ALTA survey, had been vacated. McGovern responded that he did not know to his knowledge. Lavoie asked if there were any utilities in that easement. McGovern responded that he did not have that information in front of him. He asked how wide the easement was. Lavoie responded that the easement is 5' each way of the property line. McGovern stated that he believed this was all part of the Plat of Vacation for the BMW site which had already been recorded. Lavoie asked if that means there are no longer any utilities in the easement.



McGovern responded that was correct. Lavoie asked if ComEd was a part of the vacation. McGovern responded that was correct. Lavoie stated that there are a whole bunch of utilities along the building, including electrical meters, gas meters, and a hydrant. He stated that he wanted to make sure the proposed landscaping does not interfere with those utilities, especially the hydrant. Lavoie suggested that they leave an opening for the fire hydrant so that the Fire Department does not have to dig through the shrubs to get to it. Lavoie stated that there is a gas main that runs through the landscape island. He recommends shifting landscape material for the gas main.

Carmichael: Stated that he had no questions.

Van Buren: Stated that he did not have a problem with the request.

Thomas: Stated that any questions he did have were from previous meetings and have been cleared up. Anytime parking can be added off of that dead end street, it will be a good thing. Thomas stated that he was supportive of the request.

Sharp: Asked since the property line is going through the detention area, does that mean there is some kind of co-ownership for that detention area. Hennerfeind responded that he did not have an answer as to whether or not there is an agreement between the two owners for the shared detention, but it is likely that the engineer's would require this in order to move forward. Sharp asked if the comment regarding the trees being too close to the water line has been addressed. Hennerfeind responded that the applicant revised the drawings and the landscape consultant is satisfied with the revisions. The landscape consultants biggest concern was that the species of the trees be acceptable to water so if there was high water, it would not damage the trees. Sharp stated that thinks this is a great project.

Bartel: Asked if the ADA parking spaces are going to be re-stripped. McGovern responded that the plans call for the parking spaces to be re-stripped according to original layout. Bartel asked if there are more ADA parking spaces being created. McGovern responded that it is still within the same threshold. Bartel stated she had no further questions and thought it was a great project.

Pill: Stated that the trees had been planted and are virtually on the edge of the water. McGovern responded that the landscaping in the area is per the original plan. He stated that those trees were chosen because they thrive in that type of environment. Pill asked what the plan is for the parking. McGovern responded that Autonation owns the body shop and will be using it for more parking and storage. The circulation of the dead end and the cul-de-sac will provide additional parking as well. Pill stated that when you drive down the alleyway between the detention and the existing BMW, which takes you behind the body works, there is a fairly poor example of a fence there. He stated that in order to get circulation over there, the fence will have to be taken down or the fence will have to be moved. He asked if they are intending on fencing the new spots in. McGovern responded that the fence will be removed and there is no intent to fence off the new part. Pill stated that he wanted to confirm if the area was going to be fenced off because it would defeat the whole purpose of landscaping the area if they were just going to store old tires and material back there. Hennerfeind responded that the Village does not allow outside storage. The storage that exists behind the building is allowed since it was grandfathered in. Hennerfeind stated that if there are wrecked cars on site, Code Enforcement has the authority to ask the owner to remove them. They are to be operating as a parking lot full time which



implies operable, licensed cars. They are a dealership so they are always moving cars. If cars are sitting too long, it becomes a storage facility. Pill stated on the west side of the building, there is a large blue pipe running the length of the building. He asked if that pipe will leave once construction is finished. McGovern responded that yes it will be removed. Pill asked when the project will occur. McGovern responded that their intent is to move their trailer so the old Bakers Square can be demolished and then it will be concurrent with the overall lot. Pill asked if the fence is going to be replaced. McGovern responded that the plans do not call for a new fence and they just call for removal of the fence that is there. Pill stated that if they are going to have materials out there then they should consider putting up a fence.

Lavoie stated that the discharge pipe will have a tail water effect if it is installed so deep. When the pond fills up, the pipe from the roof cannot drain. He recommends moving that up the slope in order to avoid blockage.

#### **MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Site and Landscaping Plan approval to allow for a parking lot expansion in the M Manufacturing District.

Motion by: Sharp  
Second by: Carmichael

#### **VOTING A**

Van Buren: Yes  
Carmichael: Yes  
Thomas: Yes  
Bartel: Yes  
Sharp: Yes  
Lavoie: Yes  
Pill: Yes

#### **Motion Passed**

#### **11. Miscellaneous Items**

Hennerfeind stated that there will be four cases at the June 13th, 2018 meeting.

#### **12. Motion to Adjourn**

Motion by: Bartel  
Second by: Thomas

**Meeting adjourned at 7:25 PM**