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Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
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Village of Westmont Planning & Zoning Commission May 11, 2022 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **May 11, 2022 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, Jill Peterson, Chris Lavoie, Harold Barry III, and Deputy Director of Community Development Joseph Hennerfeind.

Commissioner Matt Scales joined the meeting at 7:15 p.m.

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 April 13, 2022 regular meeting.**

MOTION to approve the regular meeting minutes on April 13, 2022.

Motion by: Van Buren

Second by: Thomas

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

PZ 022-2022 Request from M&M Westmont, LLC (dba Freddy's Frozen Custard and Steakburgers) and BECS Development Westmont, LLC. regarding the property at 80 West 63rd Street, Westmont, Illinois 60559 for the following:

- A) Site and Landscaping Plan approval for the construction of a new drive-thru restaurant in a Planned Development Overlay District in the underlying C-1 Commercial Business District.

Presentation: BHC Engineer Austin Lage provided the Commission with a presentation on the proposed site plan, grading plan, and renderings of the elevations.

Eric Cole provided the Commission with an overview of the fast-casual restaurant of Freddy's Frozen Custard and Steakburgers. Cole equated Freddy's to a Culver's or a Portillo's rather than a fast food restaurant. Cole noted that Freddy's does not produce a lot of noise and that the restaurant would be open until 10pm on weeknights and



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11pm on weekends. Cole also noted that Freddy's does not serve breakfast and therefore no traffic during the mornings. Cole also informed the Commission that they are building the same concept in Romeoville and that they are projecting the Westmont location to open in mid-October.

Sandy MacDonald provided the Commission with background information about the franchisee, M&M Westmont, LLC.

Staff Comment: Deputy Director of Community Development Joseph Hennerfeind provided the Commission with the history of the site. Hennerfeind discussed the previously approved Market Center planned development and that the proposed site was always meant to accommodate a drive-thru restaurant. Hennerfeind also noted that the Freddy's site is very similar to the neighboring Raising Cane's site. Hennerfeind discussed that the petitioner is not asking for a special use, which a drive-thru would normally need, as it was approved with the initial approvals for the Market Center planned development. Hennerfeind detailed that the petitioner is only asking for approval of their site and landscaping plan. Hennerfeind noted that the petitioner is meeting the Village's code requirement and the design guidelines. Hennerfeind also discussed the circulation pattern of the site.

Public Comment: None

Commissioner Comments:

Scales : Commissioner Scales asked staff if there are any issues with traffic now that the Market Center is developed. Hennerfeind replied that staff does not know of any current issues with traffic in that area but noted that the site was planned with a movie theater in mind.

Lavoie : Commissioner Lavoie asked staff for clarification about the previously approved signage of Raising Cane's. Hennerfeind replied that Raising Cane's did not pursue a sign variance in the end.

Commissioner Lavoie asked for clarification about ingress and egress to the West. Austin Lage answered that the opening would be confined to their property.

Commissioner Lavoie asked for clarification on the curbs to the North of the property. Austin Lage responded that the curb is existing and will not be altered.

Peterson: Commissioner Peterson expressed support for the project and had a question about the reasoning for only having one window for the drive-thru. Eric Cole answered that Freddy's is currently debating whether a second window is needed in future plans.

Thomas : Commissioner Thomas was supportive of the request and business.

Van Buren : Commissioner Van Buren gave their support and noted that there are enough options to accommodate access to 63rd St.

Carmichael : Commissioner Carmichael had no questions.

Barry : Commissioner Barry asked staff if there were requirements for the drive aisle widths without adversely affecting landscaping requirements and voiced concerns for larger vehicles. Hennerfeind answered that the Village



does not have minimum width for drive aisle and clarified Commissioner Barry's question for the Commission. Austin Lage answered that they are able to look into widening the aisles. Lage also noted that there will be a zero height curb to the South of the property that would allow for a vehicle to roll over without scratching the vehicle or damaging the curb.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Site and Landscaping Plan approval for the construction of a new drive-thru restaurant in a Planned Development Overlay District in the underlying C-1 Commercial Business District.

Motion by: Scales
Second by: Lavoie

VOTING A

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

Motion Passed

11. Miscellaneous Items -

- A) New Commissioner Welcome and Introduction
- B) Commissioner Training - Hennerfeind presented training on Site Plan Approvals for the Commission, including:
 - a) Sec. 2-450(6). - Powers and duties.
 - b) Site plan approval processes:
 - i) Requirements for approvals.
 - ii) Considerations for approvals including "Good Land Planning", Bulk Standards, Parking and Access, Lighting, and Health / Safety / Welfare.
 - iii) Standards for approvals:
 - a) Protection of the public health, welfare and safety.
 - b) No substantial injury to the value of other property in the neighborhood.
 - c) Protection of aesthetics, vegetation, and environment.
 - d) Stormwater facilities.
- C) General Updates - Next PZC on June 08, 2022

12. Adjourn

Motion by: Barry
Second by: Thomas

Meeting adjourned at 8:11pm