



**Village of Westmont
Planning & Zoning Commission
September 11, 2019 - Approved Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **September 11th, 2019 at 7:30 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, Doug Carmichael, Craig Thomas, Thomas Sharp, Chris Lavoie, Janis Bartel, Village Attorney John Zemenak, Community Development Director Bruce Sylvester, and Village Planner Nalini Johnson

- 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 August 14th, 2019 regular meeting**

MOTION to approve the regular meeting minutes on August 14th, 2019.

Motion by: Van Buren

Second by: Bartel

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 19-021 Request from Toplift North America regarding proposed lifting machinery and equipment sales, parts and service at 280 West 63rd Street.

- A) A Special Use Permit to operate a lift machinery and equipment sales and repair establishment with an open sales lot.

Presentation: Toplift North America representative Ryan Scheuer gave the commission some background information on the company. Scheuer stated that Toplift primarily services the container handling equipment market including railroads and port industries. The company plans to use this location to support the sales of the machines, which are sold directly from the factory to the customer. The company will also use the shop area for inventory of spare parts and pre delivery inspections.



Staff Comment: Village Planner Nalini Johnson recommended approval with several stipulations which included the following :

1. Plant 5 parkway trees and 5 trees on private property.
2. Keep lift trucks in a fully contracted position at all times.
3. Install a 7-foot fence along the perimeter of the parking lot with 100% opacity.
4. Driveway for exit bays to be right-out only.
5. All repair work must be fully enclosed within the building; and repair work on lift machinery and equipment must be limited to parts only;
6. Lifting equipment may be displayed for sale and parked outdoors, only within the area indicated on the proposed site plan.
7. No parking, loading or unloading of tractor trailers may occur on Vandustrial Drive; all uses must be fully enclosed on site.

Public Comment: None

Commissioner Comments:

Lavoie : Lavoie had concerns including parking lot lighting, loading and unloading specifics, and parking configuration.

Carmichael : Commented that the chain link fence was satisfactory for that location, and was in favor of approval.

Thomas : In favor of approval, so long as the petitioner is in agreement with listed stipulations.

Sharp : Suggested installing solid wood fencing instead of the proposed chain link covered in vinyl. Sharp was in favor of approval.

Bartel : Asked the petitioner if they would be responsible for maintaining the landscaping which includes new private and public parkway trees. Scheuer replied that they would maintain both private and public landscaping.

Van Buren : In favor of approval, so long as the stipulations are agreed upon.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a request from Toplift North America located at 280 West 63rd Street, for a Special use permit to operate lift machinery and equipment sales and repair establishment with an open sales lot, including seven stipulations from Village staff.

Motion by: Sharp

Second by: Lavoie

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Sharp: Yes

Bartel: Yes



Motion Passed

PZC 19-022 Request from Kensington Group regarding the Planned Development located at 6200 South Cass, Westmont, IL 60559 for the following, all in the C-1 Commercial Business District:

A) An amendment to the site plan for reconfiguration of the anchor tenant and other commercial spaces.

Presentation : John Schoditsch of Kensington and Bradford Group presented before the Commission a request to amend the 63rd and Cass Market Centre Planned Development . Specifically, Mr. Schoditsch stated they would like to receive approval for relocation of the multi-tenant building to Lot 3 which is anchored by a national coffee shop, to eliminate lot 2 for parking, and to revise the anchor tenant and use adjacent to the LA Fitness. Jason Golub presented architectural components, signage, and elevations of the proposed Lot 4 retail store. Stephen Coorlas presented architectural components, materials, signage, and elevations of the proposed Lot 3 multi-tenant building which will include the national coffee chain tenant.

Staff Comment : Community Development Director Bruce Sylvester recommended approval so long as two items were clarified. Item one was to clearly state that the relocation of the drive through for the proposed Starbucks from the southern to the northern lot is included as a component of the approval, and item two was to clearly state that the areas shown by the applicant as being dedicated for signage are also included as a component of the approval. Sylvester asked the petitioner to discuss access points for the site. Village Attorney John Zemenek asked for intended timelines for the revised plat of subdivision approval and if the petitioner was looking for landscape approvals along with the site plan reconfiguration approval. Sylvester noted that the request should include both site and landscape plan approval. Zemenek asked the petitioner to include the site plan, elevations, and building materials for the draft ordinance which would include language stating the developments have to be completed in substantial conformity with the site plan and elevations.

Public Comment: None

Commissioner Comments:

Carmichael : Had concerns with Lot 3 access points and lane configuration. Carmichael had questions about the loading dock details to the North of Lot 4. Andrew Heinen of Kimley-Horn discussed the truck analysis. Carmichael was favorable of the lot reconfiguration.

Van Buren : Had concerns that the proposed retail grocery store will be too similar to the Marianos next door and would be duplicating service. The petitioner was not at liberty to disclose who the retailer is or details about their operation.

Thomas : Was in favor of approval and thought the architectural elements and materials were very clean and modern.

Sharp : Asked for clarification on the trash enclosure material for Lot 3. Sharp had traffic and safety concerns for the northbound traffic located on Lot 3 and suggested a sight triangle on the Northeast corner of Lot 4. Sharp had also suggested more greenscape in front of the Lot 4 retailer to match the LA fitness front design. Heinen replied that they are contained in the North South direction. Heinen stated that they have 11 feet from the face of the building to the curb which is a minimum requirement of hardscape for the Lot 4 retailer. Heinen stated the challenge is trying to make the lot work operationally as well as functionally. The petitioner stated that they are



unable to reduce the square footage of the building because they are already at their minimum prototypical dimensions.

Bartel : Bartel asked what prompted the changes in tenants and what examples there might be for a boutique grocery store. The petitioner responded that the movie theatre market had turned so they were not able to secure a theater tenant, but they were fortunate enough to engage with another retailer. Bartel was in favor of approval.

Lavoie : Had traffic concerns with Lot 3 lane configuration, turning radius, and egress. Lavoie also felt there could be more landscaping and handicap parking.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a request from Kensington Group for an amendment to the site plan for reconfiguration of the anchor tenant and other commercial spaces located at 6200 South Cass Avenue.

Motion by: Van Buren

Second by: Sharp

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: No

Sharp: Yes

Bartel: Yes

Motion Passed

PZC 19-023 Request from the Village of Westmont regarding the property located at 6015 South Cass, Westmont, Illinois 60559 for the following:

- A) An amendment to the Special Use Permit for 'utility, public, and governmental uses' at Westmont Fire Station No. 3 to allow the installation of fleet vehicle fuel pumps.

Presentation: Assistant Director of Westmont Public Works and Village Engineer Noriel Noriega spoke to the Commission about the proposal for a central fueling station. Noriega discussed conditions as to why they need a new fueling center as well as why they are unable to construct the fuel station at the new Public Works Facility. Noriega also discussed the stormwater management reconstruction for the Westmont Fire Station site and how it incorporated both volume and water quality components for the proposed fuel station. Hsing Chu of AECOM presented to the Commission how the fueling center would be configured including access points, photometrics and turning radiuses. Chu stated that although initially the original design had chain link fencing, they decided to remove the fencing for aesthetic reasons and to keep in line with similar facilities in other communities. Chu touched on underground storage tank details and flow direction for any potential leaks.



Staff Comment: Sylvester strongly recommended landscaping and privacy fencing be provided along the Eastern property line to provide a visual buffer from the residences to the East. Zemenek added that he thought they would absolutely need to have a tall fence and landscaping to help buffer the sound from instances such as plows fueling in the middle of the night during winter storms. Sylvester also clarified that the request is for a fueling center for governmental uses, not a gas station for public use. Sylvester also asked the petitioner to verify that there would be bollards to protect the fuel pumps to which the petitioner stated that was in the contract.

Public Comment: None

Commissioner Comments:

Carmichael : Had questions about the influx of vehicles that would be using the facility.

Van Buren : Asked who would be using the facility and what type of gas would be offered. Van Buren was in favor of approval so long as the buffering for the residents to the East is resolved.

Thomas : Had concerns about the height of the canopy and whether or not it would be able to accommodate a fire truck with hook and ladder.

Sharp : Asked for clarification on hours of operation, lighting time-frames, and how the new parking lot would be utilized. Chu responded that the fueling area would be open 24 hours, and the lights would be on a timer with motion sensing for when vehicles are present. Noriega replied that currently, the Fire Station has difficulty managing parking for community events, therefore the new parking lot would be for the public. Sharp felt that the presentation lacked landscaping and fencing detail, and overall did not feel that this use was appropriate for the location.

Bartel : Agreed that there is a need for fencing and landscaping buffer. Bartel asked how the pumps would be accessible. Noriega replied that the pumps would be activated by a key fob.

Lavoie : Agreed that there is a need for fencing and landscaping buffer. Lavoie did not feel that the location was inappropriate considering the existing use and noted that he was favorable of the open air detention pond. Lavoie suggested shifting the fueling area to the North. Lavoie asked the petitioners to verify for the record that they are willing to install the underground tanks according to current state standards, to which they agreed. Lavoie commented that if the Village planned to use natural gas in the future, this location might not be the best option.

MOTION A

Motion to recommend to the Village Board of Trustees to approve an amendment to the Special Use Permit for 'utility, public, and governmental uses' at Westmont Fire Station No. 3, located at 6015 South Cass Avenue, to allow the installation of fleet vehicle fuel pumps. This recommendation includes landscaping and privacy fencing along the Eastern property, lighting that meets Village requirements, and the installation of protective bollards.

Motion by: Bartel

Second by: Sharp



VOTING A

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Yes
Sharp: No
Bartel: Yes

Motion Passed

Old Business

PZC 19-019 Request from the Community Development Department, regarding the following:

- (A) Zoning Ordinance text amendments to the Village of Westmont Code to create definitions and regulations for 'microbreweries', 'micro-distilleries', and similar alcohol-related businesses that manufacture and sell products for consumption on the premises and for small-scale distribution.

Presentation: Johnson presented modifications to the proposed regulations for microbreweries and microdistilleries based on feedback from the last Planning and Zoning Commission meeting. She also discussed adding an outdoor seating area definition and separating uses into "craft alcohol beverage manufacturers" and "craft alcohol beverage dispensers".

Staff Comment: Zemenek recommended that distilleries be allowed within C-1 districts and also asked for clarification on food sales in manufacturing districts. Johnson replied that the topic and preference had been discussed in the last meeting and that they wouldn't want to limit food consumption when alcohol is served. Zemenek also discussed off street parking requirements. Johnson and Zemenek had discussions about production quantity, delivery and exporting regulations, parking requirements, and other industry standards.

Public Comment: None

Commissioner Comments:

Carmichael : In favor of simplifying the definition and continuing the case to the following month for a final decision.

Van Buren : In favor of simplifying the definition and continuing the case to the following month for a final decision.

Thomas : In favor of simplifying the definition and continuing the case to the following month for a final decision.

Sharp : Commented that the new definitions for manufacturers and dispensers were too similar and not clearly defined. He also commented that he agreed there was a practical purpose to limit distribution for business



districts but felt it should be regulated by truck loads, not by production volume. Sharp was in favor of a less specific, general definition.

Bartel : Was not favorable of separating the small and large scale micro distilleries by definition and preferred a more general term. In favor of simplifying the definition and continuing the case to the following month for a final decision.

Lavoie : Commented that he was not favorable of being over regulatory and specific, especially if there is no way to monitor the regulations. Lavoie was pleased to see that the separation requirements were reduced.

MOTION to continue PZ 19-019 to next month's meeting, October 9th, 2019.

Motion by: Van Buren

Second by: Thomas

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: Yes

Lavoie: Yes

Sharp: Yes

Bartel: Yes

Motion Passed

PZC 19-024 Request from the Community Development Department, regarding the following:

- A) Zoning Ordinance text amendments to the Village of Westmont Code to create definitions and regulations for recreational cannabis sales.

Presentation: Community Development Director Bruce Sylvester discussed circumstances related to the legalization of recreational cannabis in Illinois starting January 1st, 2020. Sylvester asked the Commission for guidance on how to regulate the sale of cannabis in terms of zoning if the Village were allow such sales. Sylvester presented two possible scenarios to the Commission and asked for their feedback. Both scenarios included allowing the sale of recreational cannabis in B-2 and C-1 zoning districts with a special-use and various spacing requirements.

Staff Comment: Village Attorney John Zemenek suggested revising the zoning restrictions for the sale of medical cannabis dispensaries and cultivation centers, which are currently only allowed in the M district, to reflect that of the sale of recreational cannabis. There were discussions of allowing dispensaries in the M district to increase available spaces but setting distance separations from parks such as Ty Warner.

Public Comment: None

Commissioner Comments:



Carmichael : Agreed that the sale should be permitted with a special-use and be limited to B-2, C-1, and M zoning districts with spacing conditions.

Van Buren : Had questions on combining the medical and recreational sale of cannabis and suggested researching other communities that have already implemented the sale of recreational and medical cannabis. Van Buren was in favor of including parks in separation distances.

Thomas : Commented that the sale of recreational cannabis should have the same zoning restrictions as the sale of alcohol. Thomas asked staff why they would restrict the sale of recreational cannabis from the M district.

Sharp : Commented that multi-family should be included with all residential distance separations.

Bartel : Had questions about aligning the sale of recreational cannabis with the sale of alcohol.

Lavoie : Commented that the neighboring towns need to be factored in as far as spacing requirements from residential areas and schools. Lavoie stated he would be in favor of allowing recreational cannabis sales.

All were in favor of four spacing requirements which included schools, residences, parks, and other similar businesses. Sylvester commented that staff received the direction they needed to present to the Village Manager and Mayor. Discussions will continue to the next Planning and Zoning meeting on October 9th, 2019 if the Board chooses to allow the sale of recreational cannabis.

11. Miscellaneous Items -

- A) Sylvester notified the Commission of an upcoming Illinois Chapter of the American Planning Association conference that offers training for Commissioners.

12. Motion to Adjourn

Motion by: Thomas

Second by: Sharp

Meeting adjourned at 10:49 p.m.