



**Village of Westmont
Planning & Zoning Commission
January 8th, 2020 - Minutes Approved**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **January 8th, 2020 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, 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 December 11th, 2019 regular meeting.**

MOTION to approve the regular meeting minutes on December 11th, 2019.

Motion by: Lavoie
Second by: Sharp

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 20-001 Request from A&E Luxury Homes regarding a proposed 47-unit luxury apartment building located at 543-547 63rd Street in Westmont, IL 60559 for the following:

- Comprehensive Plan Amendment request to redesignate approximately 2.10 acres from Single Family Detached Residential to Multi-Family Residential.
- Zoning Map Amendment request to rezone approximately 2.10 acres from R-1 Single Family Detached Residence Zoning District to R-5 General Residence Zoning District.
- Zoning Code Variance request to increase the maximum allowed height in the R-5 General Residence District from 35 feet to 40 feet.
- Zoning Code Variance request to increase the allowable density of the multi-family residential development by reducing the required land area from a minimum of 205,600 square feet to 91,572



square feet.

- E) Preliminary Plat of Consolidation.
- F) Site and Landscaping Plan approval.

Permanent Index Numbers:

09-22-102-001

09-22-102-002

Property Common Addresses:

543 and 547 63rd ST, WESTMONT, IL 60559

Presentation: Ardy Baftiri, Vice President of A&E Luxury Homes, introduced their proposal for a new 47 unit luxury apartment development on the corner of 63rd and Ridge. Baftiri began by giving the Commission A & E's business background and extensive experience. Baftiri discussed their business goals and how their interests are aligned with many municipalities including Westmont. Baftiri described the ambience and quality of the luxury apartments they have developed, and propose to develop in Westmont. Baftiri discussed the various amenities including spacious 1 and 2 bedroom apartments with a living and dining room, bar and desk area, waterfall showers with body jets, and underground heated parking garage. Baftiri discussed the beneficial impacts this development would have on the Community and stated that because the demographics of the residents that are typically attracted to this type of space are young professionals and recently retired, there would be minimal school district impact. Baftiri stated that the apartments would be condo-conversion ready although the market isn't there currently.

Jon Green, President of Engineering Resources Associates, represented A&E and discussed the site plan for the development. Green discussed the existing conditions of the proposed site which included two existing one story homes with detached garages. Green displayed the results of their tree inventory and ensured that they would follow and align with the Village ordinances in terms of replacement trees and screening. Green went on to discuss the preliminary site plan and configuration for the development which included three access points, ample parking spaces, stormwater detention, open space, landscaping, and screening.

Green discussed the building height and why they are requesting a variance to increase the maximum allowed height in the R-5 district from 35 feet to 40 feet. Green stated that the main roof line is in compliance, however on the far left side of the front elevation and again on the far right side there is a three or four foot tall parapet walls to break up all the horizontal lines, in addition to some curvature above the main entrance that exceeds the 35 foot allowance.

Green gave the commission an overview of the land use analysis while noting that the proposed properties as well as a couple properties to the East had been recently annexed and zoned by default to R-1. Green discussed the Village's comprehensive plan and stated that although it calls for mixed use along 63rd, recent development trends in that area have been primarily Commercial. Green commented that there has not been real estate marketing demands for mixed use properties but rather multifamily. He also commented that the site would be compatible with the neighborhood in terms of bringing more foot traffic to the nearby Commercial districts in addition to adding a nice buffer to some of the surrounding residential properties. Although a photometric plan was not submitted, Green stated that they do intend on complying with site lighting in accordance with staff requirements.



Baftiri noted that additional residential density is a necessity in order to support downtown businesses and other commercial developments which would help economic viability. Baftiri also commented that their proposal would support the long term stability and maintenance of multifamily development in the Village.

Planning and Zoning Chair Doug Carmichael asked the petitioners to address the density variance request. Green replied that the proposed development is unique in terms of the size of the lot, and that it seemed that there was a bit of a disconnect in terms of the ordinance and what they were providing. Green reiterated that there is ample green space, and less than half of the allowed floor area ratio.

Staff Comment : Village Planner Nalini Johnson asked the petitioners when they would have a traffic study completed. Mr. Green replied that it would likely be a few weeks, and suggested that perhaps it could be a condition of approval prior to the board meeting. Johnson also asked the petitioners to provide details for their height variance request since staff's initial impression was that the height variance was related to the underground garage and grading. Green replied that the access and overhead door to the lower level ranged from nine to ten feet below the first floor level. Johnson's last question to the petitioner dealt with the second access point onto Ridge Road, North of the underground garage entrance and if there was any consideration to eliminate or modify. Green replied that they have not considered eliminating the second access but do have alternative options for relocating if necessary.

Community Development Director Bruce Sylvester summarized the requests from the petitioner and why they are necessary for the proposed project to move forward.

Public Comment : Members of the community came to speak during the public hearing.

There were 19 speakers in opposition and one spoke in support of the project.

General concerns of those opposed :

- South Westmont Saturated - Many of the community members felt there are already too many rentals in Westmont, specifically in the South. Members of the community urged the Commission to stick with the comprehensive plan which references in multiple sections that rentals should be limited. Some community members suggested turning the proposed area into a park.
- Traffic - Many community members had concerns related to vehicular and foot traffic. Residents commented that Ridge Road is a school bus route, and that intersection is very busy as is. Another related concern was parking on the street.
- School District Impact - Many community members raised concerns related to the impact of the school districts and referenced the recent referendum. They did not agree with the petitioner in the sense that their prediction was that families would not occupy the units.
- Neighborhood Demographic - Many community members did not want the demographic of the neighborhood to change. They wanted to maintain the private, quiet neighborhood setting, while remaining a close knit community. Many had concerns that tenants do not have the same respect and investment for their community as do property owners.
- Safety - Many community members felt that rental properties could raise criminal activity in the neighborhood based on other rental properties within Westmont.
- Stormwater - Community members discussed the ongoing stormwater issues they currently face and



feared that the development would make matters worse.

- Property Value - Members of the community raised concerns that property value would decrease.

During Mr. Baftiri's rebuttal, he stated that they would be the owners of the building as well as manage the building. Baftiri described their methods of how they know what type of tenants luxury apartments attract, one being their experience in developing similar properties. Baftiri stated that they would be installing sidewalks for any additional foot traffic. Baftiri also commented that they do exceed the parking requirements for Westmont and that they would eliminate one of the access points onto Ridge.

Mr. Green addressed some of the public's concerns relating to the comprehensive plan and stated that it was by default that when the property was annexed that it was zoned R-1 since there wasn't a long term development plan for that area yet. Green commented that the comprehensive plan does not call out long term single family estate for that corridor, but rather a mixed use and it's the residential component that's been lacking from other commercial development over the years. Green stated that similarly to single family residences, a park would not fit into the comprehensive plan for that corridor. Green discussed taxes, stating that the development would contribute to taxing bodies such as the Village, Park District, and School Districts and would likely be a contribution to the general fund in terms of retail tax from the tenants shopping and dining in the area.

Lastly, Baftiri stated that the stormwater issues for that area would be improved.

Commissioner Comments:

Lavoie : Commissioner Lavoie commented that he felt the petitioners should have had a traffic study prepared. Lavoie expressed the following concerns with the proposal:

- The headlights exiting the garage could disrupt the single family homes across the street.
- The location of the development
- Not in favor of amending the comprehensive plan.
- Stormwater flow and management along Ridge.
- Need to look into the original recorded plat to make sure there are no title restrictions.
- Five-foot easement may not be wide enough for access.
- Not comfortable with the amount of variation the petitioner was requesting in terms of density.

Village Attorney John Zemenek added that it is not uncommon for multi-family developments to request density variances since Westmont's density requirements are quite strict and do not align with other surrounding communities.

Carmichael : Commissioner Carmichael commented that he did not feel multifamily was appropriate for the area but rather a downtown transit oriented location. Carmichael summarized the concerns of the public and expressed the sensitivity to revising the comprehensive plan.

Thomas : Commissioner Thomas did not feel that the location was appropriate for this type of development and commented that the comprehensive plan can be changed and modified but didn't feel like this development was a good fit for that corridor.



Sharp : Commissioner Sharp felt that the rezoning was the most sensitive issue of all the requests due to the drift from the comprehensive plan. Sharp also commented that from a planning perspective, since the development is so close to a commercial district it could be argued that it could be an appropriate location and the site configuration was well thought out. Sharp stated that he thought the density and height variance went along with the nature of the development. Sharp commented that it did seem unusual that there was not a traffic study prepared prior to the hearing but he did not feel there would be a huge traffic impact given the amount of units. Sharp asked the petitioner if options were provided to address the issues along Ridge Road with the ingress and egress. Green replied that there are a few alternative options as oriented and that they could work with staff. Sharp asked staff if it is typical to include detention areas as open space.

Village Attorney John Zemenek replied that that provision of the zoning ordinance hasn't come up as to whether detention areas are considered usable open space. Arguably, the proposed detention area is usable space for either recreation or detention since it's being used for something other than impervious surface.

Scales : Commissioner Scales had questions related to the square footage of each unit as well as the cost of the development. The petitioners replied that the square footage presented in their packets included the land associated with each unit, and in terms of the cost estimate for the development, Baftiri replied that it is substantial, but did not feel comfortable sharing the exact number because there are still unknown variables.

Van Buren : Commissioner Van Buren's greatest concern dealt with the rezoning request. Van Buren stated that these properties are the gateway to a premier housing development and that he would much rather see attached single family homes for that area.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a Comprehensive Plan Amendment request to redesignate approximately 2.10 acres from Single Family Detached Residential to Multi-Family Residential.

Motion by: Van Buren
Second by: Thomas

VOTING A

Van Buren: No
Carmichael: No
Thomas: No
Lavoie: No
Sharp: No
Scales: No

Motion Denied



MOTION B

Motion to recommend to the Village Board of Trustees to approve a Zoning Map Amendment request to rezone approximately 2.10 acres from R-1 Single Family Detached Residence Zoning District to R-5 General Residence Zoning District.

Motion by: Thomas
Second by: Sharp

VOTING B

Van Buren: No
Carmichael: No
Thomas: No
Lavoie: No
Sharp: No
Scales: No

Motion Denied

MOTION C

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to increase the maximum allowed height in the R-5 General Residence District from 35 feet to 40 feet.

Motion by: Van Buren
Second by: Sharp

VOTING C

Van Buren: No
Carmichael: No
Thomas: No
Lavoie: No
Sharp: No
Scales: No

Motion Denied



MOTION D

Motion to recommend to the Village Board of Trustees to approve a Zoning Code Variance request to increase the allowable density of the multi-family residential development by reducing the required land area from a minimum of 205,600 square feet to 91,572 square feet.

Motion by: Thomas
Second by: Lavoie

VOTING D

Van Buren: No
Carmichael: No
Thomas: No
Lavoie: No
Sharp: No
Scales: No

Motion Denied

MOTION E

Motion to recommend to the Village Board of Trustees to approve a Preliminary Plat of Consolidation.

Motion by: Thomas
Second by: Sharp

VOTING E

Van Buren: No
Carmichael: No
Thomas: No
Lavoie: No
Sharp: No
Scales: No

Motion Denied



MOTION F

Motion to recommend to the Village Board of Trustees to approve a Site and Landscaping Plan approval.

Motion by: Sharp
Second by: Lavoie

VOTING F

Van Buren: No
Carmichael: No
Thomas: No
Lavoie: No
Sharp: No
Scales: No

Motion Denied

The Commission took a brief 10 minute intermission.

Chairman Carmichael asked to take Roll Call :

In Attendance: Chair Doug Carmichael, Commissioners Craig Thomas, Thomas Sharp, Chris Lavoie, Matt Scales, Village Attorney John Zemenak, Community Development Director Bruce Sylvester, and Village Planner Nalini Johnson

PZC 19-028 Request from the Community Development Department regarding properties located along East Quincy Street Street in Westmont, IL 60559 for the following:

- A) An amendment to the Village of Westmont Comprehensive Plan along the North side of East Quincy;
- B) A zoning text amendment to the Village of Westmont Zoning Code to create a Limited Manufacturing District M-1; and
- C) A zoning map amendment to the Village of Westmont Zoning Map to rezone properties located along East Quincy Street, between Cass Avenue and Richmond Avenue, to M-1 - Limited Manufacturing District

MOTION A

Motion to continue to February 12th, 2020 Planning and Zoning Commission.

Motion by: Thomas
Second by: Lavoie



VOTING A

Van Buren: Yes
Carmichael: Yes
Thomas: Yes
Lavoie: Yes
Sharp: Yes
Scales: Yes

Motion Passed

PZC 18-008 Request from Holladay Properties regarding the following:

- A) Preliminary plat approval for 1 West Quincy Station Apartments.

Property Common Addresses:

1 W QUINCY ST, WESTMONT, IL 60559

PZC 18-008 was withdrawn.

PZC 19-027 Request from the Community Development Department regarding the following:

- A) To create definitions and land-use regulations for massage therapy establishments, medical clinics and health clubs in business and commercial districts.

Presentation: Village Planner Nalini Johnson briefly discussed the request which had been discussed in December.

Staff Comment : Village Attorney John Zemenek asked staff to clarify which locations would be permitted for these establishments and what would be most appropriate.

Public Comment : None.

Commissioner Comments:

Lavoie : Commissioner Lavoie had no issues with the request other than for staff to verify state licensing.

Carmichael : No Comments

Thomas : Commissioner Thomas commented that it would be up to the business to find a location that isn't too big, or too small but he did not have any issues with the permitted locations.

Sharp : No comments.

Scales : No comments.



Van Buren : No comments.

MOTION A

Motion to recommend to the Village Board of Trustees to approve the creation of definitions and land-use regulations for massage therapy establishments, medical clinics and health clubs in business and commercial districts.

Motion by: Lavoie

Second by: Van Buren

VOTING A

Van Buren: Yes

Carmichael: Yes

Thomas: No

Lavoie: Yes

Sharp: Yes

Scales: Yes

Motion Passed

11. Miscellaneous Items - Sylvester gave brief updates on the several construction projects including Market Centre, 1 W. Quincy, and 1 N. Cass.

12. Motion to Adjourn

Motion by: Lavoie

Second by: Thomas

Meeting adjourned at 10:23p.m.