



westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

Village of Westmont Planning & Zoning Commission October 11, 2023 - Approved Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **October 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, Harold Barry III, Chris Lavoie, Matthew Scales, Jill Peterson, Village Attorney John Zemenak, and Community Development Deputy Director - Planning 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 September 13, 2023 regular meeting**

MOTION to approve the regular meeting minutes on September 13, 2023

Motion by: Thomas

Second by: Peterson

VOTING

Thomas: Yes

Scales: Yes

Barry: Yes

Peterson: Yes

Van Buren: Yes

Lavoie: Yes

Carmichael: Yes

Motion Passed

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

Preliminary Concept Plan Presentation - INFORMAL DISCUSSION ONLY

- (A) Request from Core PBSFR Acquisition Vehicle, LLC, regarding the property at 3500 Midwest Road, Oak Brook, Illinois, 60523, located in the B-3 Special Development District, to present a draft, conceptual Preliminary Concept Plan as part of a proposed Planned Development for the redevelopment of approximately one half of the the existing golf course as a single-family detached residential development, and for preliminary internal/informal discussion and feedback by the Planning and Zoning Commission.



Presentation: Peter Nell, the representative for the ownership group of the resort property, provided the commission with the history of the resort and the reasoning behind the ownership groups desire. Nell explained that the resort has incurred costs and that resizing of the golf course and creating an amenity driven community the resort may be more financially sustainable. Nell also recapped that the Village has previously approved apartments on the property and recently approved a conceptual plat of subdivision and indicated they are at the meeting to move forward with the vision of the development concept. Nell also introduced their partners Core Spaces and Pulte Homes.

Rob Bak, development director for Core Spaces, provided the commission with a presentation regarding the proposed concept plan and Core Spaces projects. Matt Brolley, director of entitlements at Pulte Home Company, provided the commission with a brief introduction to their business and other projects.

Bak explained that the area proposed has not been changed however there are changes that have been made to the proposed site plan concept. Bak highlighted changes to the north such as the introduction of cul-de-sac for fee simple single-family lots that Pulte would be developing. Bak also highlighted the increased connectivity between the other properties such as Cass Avenue, Ty Warner Park, and the resort. Bak provided the commission with an explanation of the open spaces throughout the proposed concept site plan and amenities. Brolley also indicated that the amenities will also be incorporated in the single-family lots. Bak further explained that the development would also incorporate a HOA as a safety net if the business is not feasible in the future. Bak and Brolley also explained the differences between each development product and provided floor plan and exterior renderings.

Discussion:

Commissioner Van Buren stated that the preference for development of the site would be for R-3 zoned residential and not as a planned development as it would not achieve the desired density in the area.

Commissioner Matthew Scales asked the requester to clarify the difference in density. Bak stated that the original concept had 239 units and the current concept would have 215 units. Scales also asked for clarification that the condos units would be built to rent and the single family homes would be sold out right. Scales also requested more information regarding the HOA concept. Bak confirmed the type of lots and explained that the HOA would maintain all of the common areas and there would be separate HOA's for the condos and the single-family homes. Bak also clarified that if the development is sold later the HOA would still be intact however, Core would be renting the condos for the near future. Russ Whittaker of Rosanova & Whitaker Ltd, also highlighted that the type of concept is not uncommon.

Commissioner Christopher Lavoie indicated to the requesters that the perceived density of the condos is an issue. Lavoie also indicated support for commissioner Van Buren's comments related to the desired R-3 standards and further explained the sensitivity to the property's development as it is one of the last pieces of undeveloped land in the Village.

Commissioner Craig Thomas asked the requester if they provided rendering along Cass Avenue. Bak displayed the rendering to the commissioners and indicated a naturally designed area. Thomas explained that they would not want to see backyards along Cass Avenue. Bak indicated that the majority of the site is not displayed on Cass Avenue.



Commissioner Jill Peterson indicated support for the addition of for-sale single-family homes however felt that the product is still too dense.

Commissioner Harold Barry III asked staff if the proposed roads are built to the Village standards. Joseph Hennerfeind prefaced that staff did not have a full set of plans prior to the meeting due the request being for a discussion. Hennerfeind further explained that previous plans did indicate substandard private roads however a special service agreement was developed to create the ability to tax the area if the roads were ever to be inherited by the Village. Whitaker explained that the HOA would be responsible for the roads, plowing, and the sidewalks. Whitaker confirmed that the special service agreement would be in place if the Village inherited the roads. Whitaker also emphasized the proposed plan would emphasize the relationship between resort and the community. Barry also indicated concern over the enforcement and the maintenance of the property. And indicated that he would not be in support of the project as proposed.

Commissioner Doug Carmichael asked the requesters if their other projects have been turned into condos. Bak answered that their other projects are not condos. Village Attorney John Zemenak asked if they have built and operated a built-to-rent community. Joseph Gatto of Core Spaces explained that a previous site was partially developed and that core developed 350 of single-family homes for rent and indicated the project is still being developed. Zemenak asked if the Core has an operating Oxenfree project that is build-to-rent. Bach indicated that they are still in the process of being developed. Gatto further explained that the cost to implement a higher quality product would not be feasible if the development was strictly developed as R-3 zoning.

Commissioner Scales asked the total amount of stormwater facilities they are proposing to add. Bak indicated that there are wetlands and stormwater facilities that are being preserved as well as a handful of one being developed. Gatto further explained that the southeast corner of the property has historically had issues related to stormwater and indicated that this project would help ease those concerns as well as increasing the capacity and controlling the flow of stormwater. Scales also asked for contact for a previous project. Gatto indicated that they would provide a contact.

Commissioner Doug Carmichael asked for clarification on how the HOA would operate. Whitaker indicated the legal structure of the community would be set up on day one and the condo plat would be recorded against the property for the single-family homes. Whitaker further explained that a family would live in the single-family homes however they would not be required to maintain the property as the management company and HOA would be. Carmichael asked the requester to further clarify if they would be continuing to rent the homes. Whitaker indicated that the business model is to rent the homes indefinitely. Whitaker further explained that the HOA is in place as a safety net to the what-ifs related to the business model. Carmichael further expressed concern over the relationship to the golf course and that a large portion of the open spaces is used for stormwater detention. Gatto expressed that there are tradeoffs between what was put into the concept plan and what was left out.

Commissioner Peterson added that they would have concerns over the proposed community concept as the proposed community may not be active within the wider Westmont community.

Commissioner Lavoie asked the requester to clarify their business model and the proposed renter model.

Commissioner Carmichael provided a brief summary for the requester and explained that the commission opinion Westmont is sensitive to the proposed rental model and that the proposed density is also of concern.



The requests thanked the commission for their time and indicated they will be in contact with staff.

New Business:

PZC 033-2023 Request from the Westmont Public Library (Owner) and the Village of Westmont (Petitioner), regarding the property at 428 North Cass Avenue, Westmont, IL 60559, located in the OR-1 Office/Research District, for the following:

- (A) Preliminary Plat of Dedication of a portion of the property for public roadway purposes.

Presentation: Village Manager Steve May indicated that the two cases are similar and would be speaking on both. Village Attorney John Zemenak explained to the commission that the requested variance is not a zoning variance request and does not require the same noticing.

Chair Doug Carmichael opened both PZC 03-2023 and PZC 031-2023.

May explained that the Village had interest in obtaining the back half or east half of the property. May also explained that the rear portion of the property is situated behind the Westmont Public Library and the DuPage County Health Department parking lot. May indicated that the request is to subdivide the property to create four total lots, with two facing Grant St and two facing the East, while dedicating a portion of the rear. May indicated that the village would sell the two lots facing Grant St and hold the two lots facing East for future development, although noted that there are no current plans to develop the properties. May also explained that the Library would also be dedicating a portion of the lot to the lot.

Staff Comment: Deputy Director Hennerfeind provided the commission with a summary of the requests. Hennerfeind also explained that by 1922 Lincoln St was extended and overtime the Village has slowly acquired right-of-way dedication. Hennerfeind also highlighted that if a parking lot were to be proposed by the Village in the future, they would need to be reviewed as a Special Use Permit by the Commission and Village Board. Hennerfeind also explained that the variance request is to waive the required improvements cash-in lieu requirement.

Manager May added that the stormwater management requirement is not removed entirely and that when a development of the lots is proposed the stormwater management would be required.

Public Comment:

Laurel Rugen, a resident of Westmont, expressed concern over the proposed size of each lot and the potential of new larger houses being constructed. Commissioner Barry indicated that the lot size would be larger than the required amount for the R-3 District. Hennerfeind confirmed and further explained that the proposed subdivision would only create two lots that would be sold for development along Grant and that the remaining East lots would be retained by the Village.

Commissioner Comments:

Barry : Commissioner Barry had no further comments and indicated support.

Scales : Commissioner Scales had no comments and indicated support.

Lavoie : Commissioner Lavoie commented that the proposed zoning ordinance update should look into removing



some of the required improvements.

Deputy Director Hennerfeind explained that the required improvement codes are in the Appendix B and would not be tackled directly with the Zoning Ordinance Update.

Peterson : Commissioner Peterson commented that the Village should be cleaning up the debris on the property after the demolition of the structures. Peterson also asked the petitioner when the lots would be put on the market.

Manager May indicated that the structures have been removed and that there is no timeline related to when the lots will be marketed.

Commissioner Peterson also asked the petitioner how the properties will be maintained and if potential buyers would be told that the Village may be constructing parking lots on the other lots.

Manager May indicated that the Village would be willing to provide the potential buyer the information but it would be up to the buyer's due diligence.

Thomas : Commissioner Thomas provided no comments.

Van Buren : Commissioner Van Buren provided no comments.

Carmichael : Commissioner Carmichael provided no comments.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a request from the Westmont Public Library (Owner) and the Village of Westmont (Petitioner), regarding the property at 428 North Cass Avenue, Westmont, IL 60559, located in the OR-1 Office/Research District, for a Preliminary Plat of Dedication of a portion of the property for public roadway purposes.

Motion by: Barry

Second by: Scales

VOTING A

Thomas: Yes

Scales: Yes

Barry: Yes

Peterson: Yes

Van Buren: Yes

Lavoie: Yes

Carmichael: Yes

Motion Passed

PZC 031-2023 Request from the Village of Westmont, regarding the properties located at 423 North Grant Street,



westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

Westmont, IL 60559, located in the R-3 Single Family Detached Residence District, for the following:

- (A) Preliminary Plat of Subdivision to subdivide one (1) lot into three (3) lots, including the dedication of a portion of the property for public roadway purposes.
- (B) Westmont Land Development Ordinance Variance request for relief from both the installation and cash-in-lieu contribution of required land improvements.

MOTION A

Motion to recommend to the Village Board of Trustees to approve a request from the Village of Westmont, regarding the properties located at 423 North Grant Street, Westmont, IL 60559, located in the R-3 Single Family Detached Residence District, for a Preliminary Plat of Subdivision to subdivide one (1) lot into three (3) lots, including the dedication of a portion of the property for public roadway purposes.

Motion by: Barry

Second by: Scales

VOTING A

Barry: Yes

Peterson: Yes

Van Buren: Yes

Lavoie: Yes

Thomas: Yes

Scales: Yes

Carmichael: Yes

Motion Passed

MOTION B

Motion to recommend to the Village Board of Trustees to approve a request from the Village of Westmont, regarding the properties located at 423 North Grant Street, Westmont, IL 60559, located in the R-3 Single Family Detached Residence District, for a Westmont Land Development Ordinance Variance request for relief from both the installation and cash-in-lieu contribution of required land improvements.

Motion by: Barry

Second by: Thomas

VOTING B

Peterson: Yes

Van Buren: Yes

Lavoie: Yes

Thomas: Yes

Scales: Yes

Barry: Yes



westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

Carmichael: Yes

Motion Passed

11. Miscellaneous Items -

1. General Updates
 - a. Next PZC on November 8, 2023

12. Open Forum - No one spoke during Open Forum.

13. Adjourn

Motion by: Barry

Second by: Scales

Meeting adjourned at 8:55 PM