



**Economic Development Committee Meeting  
Wednesday, November 6th 2019 at 9:00 AM  
Approved Minutes**

1. **Called to Order:** At 9:00 A.M. by Chairman Harold Barry
  
2. **Present:** Mayor Ron Gunter, Village Clerk Virginia Szymiski, Village Manager Steve May, Chairman Harold Barry, Business/Resident Representative Bill Kalafut, Westmont CUSD 201 Representative Kevin Carey, Planning and Zoning Chair Doug Carmichael, MSD 60 Representative Sean Nugent, Citizen Representative Frank Brady, Citizen Representative Patrick Ryan, Citizen Representative Jill Rahn, Community Development Director Bruce Sylvester, Village Planner Nalini Johnson, Building Commissioner Jason Vitell, Director of Fire Prevention Larry Kaufman, Economic Development Partnership Director Larry Forsberg, Trustee Linda Liddle, Director of Public Works Michael Ramsey, Deputy Liquor Commissioner Tom Mulhearn, and Administrative Assistant Jaime Hofmann.

Presenters : Ardi Baftiri, Pete Baftiri (A&E Luxury Homes), and their Engineer Jon Green

3. **Pledge of Allegiance**
  
4. **Public Comment - None**
  
5. **Approval of Minutes:** Motion by Bill Kalefut, Second by Virginia Szymiski to approve the minutes of the September 4th, 2019 meeting. The motion passed on a voice vote.
  
6. **New Business**
  - A. **Presentation by A&E Luxury Homes for multi-family development project proposal on the southeast corner of 63rd Street and Ridge Road.** - Ardy Baftiri, Vice President of A&E Luxury Homes, began by giving the Committee their business background and extensive experience. Baftiri discussed their business goals and how their interests are aligned with many municipalities including Westmont. Baftiri discussed in detail their vision for the site, and how they propose to develop the 40 unit, luxurious 1 and 2 bedroom apartments. Baftir discussed the various amenities which included an underground heated parking garage. Jon Green, A&E's Engineer, discussed in further detail the site plan, parking, access points, and stormwater management. Baftiri continued to discuss how their proposed apartments could fit

into Westmont's comprehensive plan and the beneficial impacts it could have on the community. Conversion of the apartments into condos was also proposed as an option down the road. Based on A&E's research and studies, multi-family was most appropriate for that area compared to town homes and commercial.

#### Committee Discussion:

Sylvester asked the committee to consider economic impacts and whether or not that is the best use for that area. Sylvester discussed some checklist items that would need to be completed for the development to move forward which included the following :

1. Revision to Westmont's comprehensive plan.
2. Rezoning.
3. Plat of consolidation.

Mayor Gunter asked what the developer would do if they acquired the other lots East of the property. The petitioner stated that they would use those lots for similar uses. Gunter mentioned it would be better to get it done all at one time. Gunter also asked how long the developer has managed or held onto property in the past. Baftiri responded that they have held onto property for approximately five years and that it was their intention is to keep the proposed property. Overall, Gunter felt that based on the market right now, multi family was the best use for that space. If the two properties were to be rezoned to R-5, Gunter had suggested that the remaining properties for that area should be included in that rezoning.

Building Commissioner Jason Vitell commented on front and side yard setbacks and that Ridge would be considered the front yard, and 63rd street the side yard which may lead to the developer needing to reconfigure their site plan.

Economic Partnership Director Larry Forsberg mentioned the property was annexed about a year ago, and there have been various discussions on what would be the most appropriate use for that area.

Business/Resident Representative Bill Kalefut thought the lots made more sense as Residential than Commercial. Based on other developers in town that have proposed double or triple the amount of density allowed, Kalefut suggested adjusting the current codes for density and size. Sylvester agreed and commented that current codes are unreasonable when it comes to density. Sylvester felt that the amount of units the developer is proposing, although exceeding the amount of density currently allowed for that area and lot(s), is reasonable. Kalefut also commented that within the last two years, there seems to be many Luxury Apartments going up, and he feared that Westmont may be overbuilding.

Trustee Linda Liddle asked the developer who would manage the property if the apartments were converted to condos. Baftiri replied that an association would need to be created but that is not something they have completely figured out.

MSD 60 Representative Sean Nugent asked the developer how their Bensenville development has impacted the schools. The developer replied that there was even less of an impact than they had anticipated and that their primary renters do not have kids. Nugent discussed the schools struggle to keep kids in the Westmont schooling system due to the high percentage of rentals.

Village Manager Steve May mentioned that the developer would need to obtain a Dupage County Division of Transportation permit since any work along 63rd Street is within the Counties jurisdiction.

Citizen Representative Patrick Ryan commented that he did not feel that Westmont was over building or that there were too many rentals, but rather not enough rentals. Ryan did not feel that the proposed development was a risk. Forsberg commented that Westmont's comprehensive plan aims to balance the ratio of rental to ownership and so in making recommendations, the committee tries to be sensitive to that.

Motion to approve the concept of A&E Luxury Homes proposal as presented.

Motion by : Virginia Szymiski

Second : Frank Brady

Motion passed on a voice vote. All in favor.

## **7. Old Business**

**A. Project Updates** - Community Development Director Bruce Sylvester updated the committee on the following ongoing projects :

- a. Cass Avenue Dream Homes - Under construction, phase I.
- b. FMC Natatorium - Under construction, estimated March 2020 opening.
- c. Oakmont Point - Western building completed.
- d. Recreational cannabis zoning and retail sales - PZC recommended adopting zoning regulations, and the Board adopted and passed ordinances allowing the sale of cannabis.
- e. East Quincy Rezoning - Village Planner Nalini Johnson has been working with property owners and businesses, community meeting to be held on November 20th.
- f. Quincy Station - Demolition permits issued, fire department training is being held there currently. The construction fencing will affect pedestrian traffic. Barry suggested more police during traffic hour in that area.

- g. One North Cass - Working on Burlington alignment and modifying footprints based on the new street configuration. Financial incentives have been agreed upon.
- h. Taco Express - Relocating to 13 W. Quincy Street.
- i. Market Centre - Market Centre construction is moving forward, LA Fitness and Raising Canes are currently under construction. Reconfiguration of the lots was approved by PZC.
- j. Westview Center - The apartment complex that was presented at the last EDC meeting has had further discussions with staff.

**8. Miscellaneous** - None.

**9. Adjourn:** Moved by Frank Brady seconded by Virginia Szyski to adjourn. The motion passed on a voice vote at 10:29 a.m.