

Economic Development Committee Meeting
Wednesday, July 12, 2017, 9:00 AM
Minutes

1. Called to Order: At 9:00 A.M. by Chairman Addington.

2. Present: Mayor Ron Gunter, Chairman Jim Addington, Village Clerk Virginia Szymiski, Village Manager Steve May, Business/Resident Representative Frank Brady, Citizen Representative Corinne Beller, Business/Resident Representative Bill Kalafut, Business/Resident Representative Gregg Pill, Director of Park District Bob Fleck, Community Development Director Jill Ziegler, Village Planner Joe Hennerfeind, Chamber Executive Director Larry Forssberg, Trustee Harold Barry, Director of Fire Prevention Bureau Larry Kaufman, Building Division Manager Jason Vitell, Finance Director Spencer Parker, Administrative Assistant Erica Perez

Guests: Rich Gammonley, Gammonley Group; Richard Gammonley, Gammonley Group; Tom Fujikawa, Fujikawa Johnson Gobel Architects, Tasha Ferris, Fujikawa Johnson Gobel Architects; John Haraldsen, Haraldsen's Garage.

3. Pledge of Allegiance

4. Approval of Minutes: The minutes from April 5, 2017 were motioned for approval by Gregg Pill. Frank Brady seconded the motion. Motion passed.

5. Old Business Updates - None

6. New Business

A. One North Cass - Development Proposal - Gammonley Group

The committee was introduced to Rich Gammonley of Gammonley Group, a real estate development company. Rich presented a slideshow on the company which showcased previous developments in the surrounding areas. Gammonley Group has completed over \$600 million of construction in various suburbs and the downtown Chicago area. They mainly specialize in transit-oriented development and pride themselves in developing buildings that are tailored to each individual community. They have built over 1,200 condominiums, townhomes, and apartments. Throughout the development process, they also focus on acquisition, zoning, and environmental issues.

Tom Fujikawa of Fujikawa, Johnson, Gobel Architects continued the presentation by detailing the proposed plan for Westmont Station Apartments located at One North Cass. In order to construct the apartment complex at the proposed location, Burlington Avenue would need to

be relocated by moving it parallel to the Public Works facility, thus eliminating the “S” curve. Fujikawa described the footprint of the building as an “M” shape. The building will consist of eight (8) floors of which, six (6) floors will have 208 luxury apartment units. The first floor at the front of the building facing Cass Avenue will be composed of 8,000 SF for retail purposes. The parking garage entrance will be available on the east side of the building. It will be a sloped garage and be composed of an upper and lower level. The third floor of the building will have numerous residential amenities, including a spa, sundeck, game room, outdoor terrace, etc. The building will also provide a fitness center, conference center, movie screening room, coffee shop, and dog washing station for its residents. The one-bedroom apartments will be approximately 700-800 square feet and the two-bedroom units will be approximately 1,150 square feet. All units will have a balcony. A disposal area with a garbage chute will be available on the ground floor to allow for a convenient way of disposing garbage for residents. The garbage will then be collected off the service lane.

Tom Fujikawa and Rich Gammonley opened up the discussion to questions from the committee. Bob Fleck asked why they chose Westmont for this particular development. Rich responded that Westmont is ready for a development like this. The area has a great tax base with the car dealerships and it is apparent that residential tear-downs are occurring in order for newer homes to be constructed. He also stated that this development would allow for the downtown area to be kick-started. Mayor Gunter inquired about the parking for the property. Rich responded that there has to be parking adjacent to downtown. They have thought about incorporating a parking deck because they need to account for parking that is being eliminated due to the construction of the building. Trustee Barry stated that he has already seen interest for this development from local retailers.

Again, Rich mentioned that Westmont is ready for this. Trustee Addington asked if the dozen parking spaces on Burlington will be staying. Rich responded that they will be staying. Village Manager Steve May stated that a traffic study will weigh in on the proximity of these spaces. Chamber Executive Director emphasized that parking is essential in Westmont. Gregg Pill asked if there will be charging stations available in the parking areas. Rich responded that it is a possibility and that particular amenity is on their “wish list.” Gregg Pill asked how deliveries will take place. Rich responded that there will be a service corridor off of the service lane just north of the building. They anticipate early morning garbage pick-up and if there are any issues, there will be maintenance personnel on staff at all times. Gregg Pill stated that his two main concerns include the parking and the service lane. He believes there will be more activity occurring on the service lane than they anticipate. Rich responded that the service lane still allows a sidewalk area for pedestrians. Many options have been approached but the service lane in this location is the best option. Trustee Barry stated that he liked the idea of incorporating more public parking so that the whole town can reap the benefits. Rich responded that there are many options for parking that can be worked out. Their intent is to have 1:1 parking for residents and 1:1.4 parking for retail / businesses. Trustee Addington stated that this is a concept that will

be changing the look of Westmont's downtown and it needs to be determined if this concept makes sense before the logistics can be started. Joe Hennerfeind provided the potential variances that will be needed for this project. He stated that the Village's code is not currently designed for this development. The height of the building is 2-½ times more than code allows, the density is 6-½ times more than allowed, the parking is ½ of what is required, and variances for setbacks will be required.

Trustee Addington stated that the detailed discussion of the proposed concept needed to come to a close at this point and asked for a motion to accept the concept. Bill Kalafut motioned to accept the proposed concept of the luxury apartment building. Virginia Szymiski seconded the motion. All were in favor of the motion. Gregg Pill abstained from the vote.

7. Special Projects

A. Sign Code Update

Joe Hennerfeind provided a brief update on the proposed sign code changes. The approval has been pushed out a few months. He plans on presenting something in writing at the next Economic Development Committee meeting. It will then be presented at the Community Development Committee in August and finally at Planning and Zoning in September. The biggest changes being proposed at this time include new parameters on A-Frames, which could affect the B-2 District, and revising the code for flag banners. Joe stated that he intends on creating more stipulations on flag banners and they may not be allowed in the future.

Trustee Barry asked if it would be possible to get a special use permit for a flag banner. Joe responded that it would have to be a variance request and not a special use. Trustee Barry stated that he loves having flag banners at his business. Trustee Addington responded that it is not so much a problem with the flags, but rather it is an issue with the overabundance of signs in one location. Trustee Barry questioned if this change would include blade signs since they also have movement. Joe responded that those types of signs are not designed to move so they would not fall into the same category.

B. Westmont Economic Development Partnership Marketing Opportunities & Projects Update

Jill Ziegler announced that there will be a ribbon cutting at Urban Vet on Thursday, July 13th at 5:00 PM. Napleton Porsche and BMW will be starting demolition in the near future. The engineers for the Natatorium are working on solidifying the engineering plans. Johnny's Blitz will likely be opening in August or September.

C. Miscellaneous - None

8. Adjourn: Meeting motioned to adjourn at 10:45 a.m.