



**Economic Development Committee Meeting
Wednesday, August 2nd, 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, Business/Resident Representative Bill Kalafut, Business/Resident Representative Gregg Pill, Director of Park District Bob Fleck, School Representative Kevin Carey, Community Development Director Jill Ziegler, Village Planner Joe Hennerfeind, Chamber Executive Director Larry Forssberg, Trustee Harold Barry, Director of Fire Prevention Bureau Larry Kaufman, Fire Chief Dave Weiss, Deputy Liquor Commissioner Tom Mulhearn, Deputy Chief Ross Brenza, Building Division Manager Jason Vitell, Administrative Assistant Erica Perez

Guests: Rich Gammonley, Gammonley Group; Tom Fujikawa, Fujikawa Johnson Gobel Architects; Tasha Ferris, Fujikawa Johnson Gobel Architects; Dorothy Mittelstaedt, Westmont Development LLC; Jim Lenihan, Resident / Property Owner

- 3. Pledge of Allegiance**

- 4. Approval of Minutes:** The minutes from July 12, 2017 were motioned for approval by Gregg Pill. Virginia Szymiski seconded the motion. Motion passed.

5. Old Business

One North Cass - Development Proposal - Gammonley Group

The Gammonley Group returned to EDC to present changes for One North Cass, based on the feedback that was received at the previous EDC meeting. The parking garage will now consist of three (3) levels, allowing for more adequate space to accommodate the residents. Residents will be able to enter the building from Cass Avenue or Burlington Avenue. The retail portion of the building will now wrap around the corner and extend onto Burlington Avenue. In order to allow for this change, different amenities were rearranged, including moving the fire command center to a different location. The square footage of the retail area will be 7,800 square feet and consist of 10 foot high ceilings.

Rich Gammonley explained that garbage collection will occur in the morning and therefore will not interrupt the neighboring Amber Restaurant. Development will also include installation of a landscape wall between the building and restaurant to create a more aesthetic appearance. The revised concept will also include removing the utility pole on Burlington Avenue that services the municipal buildings in order to bury the utility lines.

Guest parking is proposed to consist of approximately twenty-one (21) spaces by the municipal buildings and approximately seven (7) spaces off Burlington Avenue in front of the train tracks. In regards to commercial parking, Gammonley Group is working with the Village to establish parking in the Lincoln lots. The multiple parking options will allow for more than enough parking and will make up for what has been lost due to the construction of the property.

Gammonley explained that there is a higher demand for one bedroom units. Therefore 65% of the units will consist of one bedrooms and 35% of the units will consist of two bedrooms. The average size of the units will be 918 square feet. Due to the changes and rearranging of the floors, the total number of units increased to 214 units.

Committee Discussion:

Bill Kalafut expressed that he loves the concept and feels that this development is what the downtown area needs. However he is concerned with the height of the building. He stated that buildings in the surrounding areas do not exceed six (6) stories, making it difficult for him to visualize such a tall building in downtown Westmont. Kalafut also stated that he would like to see the wrapped corner of the retail portion extended all the way down Burlington Avenue. He believes this is prime square footage on the street level. Trustee Barry stated that there are many vacancies in the downtown area and he does not believe it is necessary for the retail to be wrapped all the way down Burlington Avenue. Gammonley responded that they could remove some amenities, but he does not know how viable that would be.

Gregg Pill asked if there is tenant access to the roof. Gammonley responded that there is not tenant access at this time. He has not seen roof gardens or roof amenities at buildings within the surrounding areas. He also stated that any amenity with water on the roof could lead to potential roof leaks. Chairman Addington asked what the round structure is located on the top of the building. Gammonley replied that it is a decorative structure. Pill asked if the wrap around above the retail space is a covered walkway. Tom Fujikawa responded that it is a covered walkway. Gammonley stated that they are looking to create a bus stop outside of the building to the south. Pill asked what type of equipment is included in the maintenance area that is located on the first floor. Fujikawa replied that the designated area will consist of snow removal items and equipment, along with standard maintenance materials. Pill asked if the garbage area and maintenance area should be flipped. Gammonley responded that the garbage area needs to be available to the retailers as well and should also be near the elevators. He stated that a corridor will be added to the retail side so they can have accessibility to the garbage without disrupting the residential side. Pill pointed out that the parking ratio had disappeared on the unit chart and asked how the expansion of the parking occurred. Gammonley responded that now there are over 100 parking spaces since the parking garage increased by adding an additional level. Pill asked if

a variance will be required for the parking and Hennerfeind responded that yes it will be required. Pill stated that he agreed with the elements of the planter boxes and would encourage more plant enhancements since this is a cornerstone in the downtown area. He also stated that he is hoping for a more extensive commercial wrap along Burlington Avenue. Gammonley responded that they are looking for criteria for tree plan requirements. He respectfully does not agree with expanding down Burlington Avenue. Gammonley emphasized that many of the amenities are necessary on the first level and therefore expansion is limited.

Hennerfeind stated that the development plans should show how transparent the facade is for the street level. Fujikawa responded that a majority of the street level facade will have clear glass. Fleck stated that the brick cantilever along Cass Avenue tells people to “stay out” of this particular area. He stated that this area needs to be utilized and appear welcoming to pedestrians. Pill stated that at some point more commercial development is going to occur. It would be nice to see the outside area along Cass Avenue in great detail with flowers and plants so that the alley does not look like just an alley. It would be preferable for the area to look welcoming and safe.

Chairman Addington asked all members to take the developer’s handout with them to look over carefully. He stated that this project would potentially be changing downtown and needs to be done carefully. Chairman Addington asked if the Police Department had any concerns. Ross Brenza responded not at this time. Chairman Addington asked what the time frame is on an average lease. Gammonley responded that leases will be year to year. He stated that a professional management company will be handling tenant applications and will require background checks, etc. Hennerfeind asked if there are any elevational details relating to the awnings. Gammonley responded that at this point they are just showing different looks right now before it is finalized. Jill Ziegler stated that the logistics are still being considered, such as stormwater, road changes, etc. She also stated that the building height and parking will be the biggest challenges.

Pill asked the developer how they feel about creating condominiums since it seems there is an overabundance of apartment buildings being developed. Gammonley replied that they cannot mix rental units with mortgaged units. He stated that he has not seen anyone sitting on rental properties and it is not any easier now to get loans for mortgages. If he had to, he could easily flip the apartments into condominiums. Frank Brady asked how this development blends in with the downtown strategic plan. Ziegler replied that it is incorporated into one of the top ten goals which includes creating a vibrant downtown. Chairman Addington asked if the developer will be required to upgrade the alley to be permeable. Steve May replied that it would be expected of them.

Chairman Addington asked for a motion to move the concept forward. Bill Kalafut motioned to move the concept forward. Bob Fleck seconded the motion. Gregg Pill abstained from the vote. Motion passed.

6. New Business - None

7. Special Projects

A. Sign Code Update

Hennerfeind provided an update on the proposed sign code changes. He has revised the code to create a more organized structure and format. This will allow for a sign code that is user-friendly and easier to follow. In regards to temporary signs, a \$25.00 fee would be required instead of a bond. A-frames will have more restrictions in order to avoid cluttering in front of businesses. Hennerfeind is intending on presenting the sign code changes to the Community Development Committee on August 17, 2017 in order to present to Planning and Zoning in September.

Pill asked Larry Forssberg if he has gotten any feedback from local businesses regarding the proposed sign code changes. Forssberg responded that he recommends inviting businesses to the Community Development Committee meeting so they can see what changes are being presented. Hennerfeind stated that he would like to present a user-friendly version of the revised changes at the CDC meeting. Pill asked what happens to companies like Porsche that currently have signs which would be affected by the code changes. Hennerfeind responded that if they have already obtained a variance, that will override any changes made from the code. He stated that he maintained consistency with the amount of code and moved items from one section to another in order to make it more user-friendly. Changes will be shown with strikeouts within the text.

Bill Kalafut motioned to recommend moving the sign code changes forward to the Community Development Committee. Frank Brady seconded the motion. Gregg Pill abstained from the vote. Motion passed.

B. Westmont Economic Development Partnership Marketing Opportunities & Projects Update

Forssberg stated that he will be sharing all press releases with the Economic Development Committee. He also mentioned that reports show there has been a 7% decrease in auto sales, but the local Westmont dealers have stated that they are not seeing this decrease. Pill discussed his positive review of Harvest Pancake House that was recently published in Suburban Life. He reminded everyone that reviews can also be found on Shop, Dine, Discover on Facebook. By posting and sharing on Facebook, another means of distribution is opened up, allowing businesses and restaurants to be recognized. Chairman Addington stated that there is a lack of information getting out to the public. He stated that the Village should consider sending something like a newsletter out to inform residents as to what is going on around town.

C. Miscellaneous - None

8. Adjourn: Bill Kalafut motioned to adjourn the meeting at 10:35 a.m. Bob Fleck seconded the motion.