



**Economic Development Committee Meeting
Wednesday, September 6th, 9:00 AM
Minutes**

1. Called to Order: At 9:00 A.M. by Mayor Gunter

2. Present: Mayor Ron Gunter, Village Clerk Virginia Szymiski, Village Manager Steve May, Business/Resident Representative Bill Kalafut, Business/Resident Representative Gregg Pill, Director of Park District Bob Fleck, School Representative Kevin Carey, Citizen Representative Nancy Martens, Citizen Representative Corinne Beller, Deputy Chief Steve Riley, Public Works Director Mike Ramsey, Community Development Director Jill Ziegler, Village Planner Joe Hennerfeind, Chamber Executive Director Larry Forssberg, Administrative Assistant Erica Perez

Guests: Richard Fawell, Wright Heerema Architects; Peter Dumon, The Harp Group; MaryAnn Kaufman, Athletico.

3. Pledge of Allegiance

4. Approval of Minutes: The minutes from August 2nd, 2017 were motioned for approval by Gregg Pill. Virginia Szymiski seconded the motion. Motion passed.

5. Old Business Updates - None

6. New Business

A. 3500 Midwest Road - Harp Group Development Proposal

Peter Dumon with Harp Group gave a brief recap on the Natatorium and Apartment Complex timeline. The original development plan has been modified and the proposed luxury apartment building and Natatorium will now be relocated to the existing golf course. Due to this change, the golf course will be downsized from an 18 hole to a 9 hole course.

Richard Fawell discussed the changes that are being proposed with the new layout. The buildings will no longer be constructed on the existing parking lot as originally proposed. The luxury apartment complex has shifted to the west while the Natatorium has shifted to the south and will be located at the southeast corner of the existing hotel. The relocation of these buildings will be beneficial since they will be in a safer location and will also be more segregated. The new location will provide pastoral views of the golf course which will be visible from both buildings.

The change of location will also allow for surface parking rather than having to accommodate for structured parking. A hard wall ballroom will be constructed and take the place of the existing event tent. It will be approximately 8,000 square feet and will look over the golf course.

Fawell stated that the seven-story luxury apartment building will consist of 300 units. They will provide numerous amenities which include a fitness center, cafe, barbecue and fire pit area, storage, etc. Residents will also have access to parking on the same floor as their units. The apartment building will have a contemporary appearance. The remainder of the golf course property where the apartment complex will be located will consist of 15,000 SF of maintenance free residential estate lots. This area will potentially be rezoned as R-1. Kalafut asked how many single family homes can be built in that area. Dumon responded that it depends on stormwater requirements but it could be around 70 to 80 homes.

Mayor Gunter asked MaryAnn Kaufman to elaborate on the Natatorium complex. She stated that it will consist of two pools. The larger pool will extend 50 meters and have 9 lanes. This pool will potentially host Olympians and professional swimmers. The second pool will be a 25 yard pool and have 8 lanes. It will be shallower and used mainly for the community and for exercise classes. The Natatorium will also have two locker rooms of which one will be designated for adults only and the other will be family oriented. Windows will be installed on the backside of the building to allow for a view of the golf course. The competition pool faces east, so only a minimal amount of windows will be installed to avoid glare from the sun. The Natatorium will have the ability to seat 1,200 in a round seating layout.

Committee Discussion

Pill asked if the developers have considered more windows on the east side of the Natatorium. He suggested that they could incorporate remote controlled shades to block the glare during necessary times. Pill stated they should take advantage of the views on the east side. Kaufman responded that they will have windows all along the south side near the small pool, but they will consider looking into their options of adding more windows. Pill asked if the hard walled ballroom is going to replace the existing event tent. Dumon replied that a permanent two-story ballroom will replace the existing tent. The ballroom will also consist of storage for golf carts and other equipment. Pill asked if the apartment complex will feature retail, such as a coffee shop, wine shop, dry cleaner, as previously discussed. Fawell stated that the lowest level will consist of various amenities and there is a potential for services, but probably not the same opportunities as before. Dumon replied that one thing he would love to incorporate are bowling lanes for the residents. It could be another alternative for entertainment. Pill asked if the property will be gated. Dumon responded that he does not envision a gated entrance. Pill asked what the staging order would be for construction. Dumon responded that they would like to start as soon as possible. The intent is to start the apartment building in the spring while simultaneously working on the golf course renovation.

May asked if the developer would be using a traffic engineer. He stated that the layout is odd since it is offset from the aisle and there is an opportunity to bend the aisle. Dumon responded that they intend on changing it. Hennerfeind stated that there has been some push /

pull with the parking. The Natatorium parking is now independent from the apartment parking and a major concern is if it meets landscaping requirements. He also stated that this is the entry to the Village so the developer could possibly consider softening up the appearance with landscaping.

Mayor Gunter asked if they would be using the back of the golf course for stormwater purposes. Dumon responded that they are looking to possibly create a water ecosystem throughout the entire property that consists of streams with water infiltration systems. Mayor Gunter asked if there is still any legal objection from homeowners. Dumon responded that he hopes not. Fleck asked if the amount of maintenance will be reduced for the golf course since they are renovating from an 18 hole course to a 9 hole course. Dumon responded that in theory it should and future improvements will also include maintenance-free single family homes.

Pill asked when they are intending on presenting to Planning and Zoning Commission. Dumon responded that their intention is to present in November. Pill stated that landscaping is essential and can set the stage since it is an entryway for the hotel and the homes, along with being an entryway for Westmont.

Hennerfeind stated that previous approvals would be rescinded. He also stated that with the new changes, variances and waivers may possibly be requested. Mayor Gunter asked when the rescinding will occur. Dumon responded that the attorneys will handle that matter.

Pill asked if there will be an open area outside of the Natatorium that includes video screens. Kaufman responded that it is not a bad idea because it would look amazing. Pill stated they could include beverages, food, movies and outside entertainment in order to draw people in. Szymiski asked if it makes a difference with having 9 swimming lanes instead of 10. Kaufman responded that she has talked to numerous professional swimming competition organizations and they have stated that it will not make a difference.

A motion was made by Pill to approve moving the concept forward. Kalafut seconded the motion. Motion passed; Pill abstained from vote.

7. Special Projects

A. Westmont Economic Development Partnership Marketing Opportunities & Projects Update

Forssberg stated that Johnny Blitz is set to open in the next 2-3 weeks. The art store at 22 N. Cass will be opening by November. The business will consist of reasonably priced oil paintings and artwork. The former Citgo has picked up their permit and will begin work shortly. The gas station will consist of a convenience store as well.

Beller asked what is going on at the previous Westmont Building Products location. Fleck stated that Westmont Park District bought the location and will be making changes and improvements over the next two years. The exterior should be transformed by October.

Forssberg stated that there will be a ribbon cutting at the Center For Dance on September 6th in honor of their 30th Anniversary. A ribbon cutting will be held on September 12th for the pediatric dentist at 700 E. Ogden Avenue. The interior consists of a rock-n-roll theme. Aspired

Living will be hosting their ribbon cutting on September 27th. Ziegler stated that they have improved the back of the building with landscaping, fencing, etc. which has improved the appearance for the neighbors behind the building.

B. Miscellaneous -

Hennerfeind stated the sign code text amendments will be presented to Planning and Zoning on September 13th, 2017 and he intends to present to Village Board at the end of the month. Fleck stated that the construction for Bernas Park will be starting on September 13th. There will be an official groundbreaking ceremony at 9:30 am on September 9th. Pill asked if there are any notable changes with 1 North Cass. Ziegler stated that there are issues with circulation, alleys, access and overhangs that are in the process of being worked out. The developer is fine-tuning the parking and will be coordinating Village parking with their presentation for Planning and Zoning. Pill stated that it should happen under the same meeting.

8. Adjourn: Bob Fleck motioned to adjourn the meeting at 10:08 a.m. Virginia Szymiski seconded the motion.