



**Economic Development Committee Meeting
Wednesday, September 5, 2018 at 9:00 AM
Minutes**

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

2. Present: Mayor Ron Gunter, Village Clerk Virginia Szymiski, Chairman Harold Barry, Village Manager Steve May, Trustee Jim Addington, Trustee Linda Liddle, Business/Resident Representative Bill Kalafut, Business/Resident Representative Gregg Pill, Westmont Park District Director Bob Fleck, Citizen Representative Frank Brady, Citizen Representative Doug Carmichael, CUSD201 Representative Kevin Carey, Building Commissioner Jason Vitell, Interim Community Development Director Martin Bourke, Village Planner Joe Hennerfeind, Chamber Executive Director Larry Forssberg, Finance Director Spencer Parker, Public Works Director Mike Ramsey, Deputy Chief Steve Riley, Fire Prevention Bureau Director Larry Kaufman, Deputy Liquor Commissioner Tom Mulhearn, Administrative Assistant Jaime Hofmann, and Resident Diab Zanayed.

Guest Petitioner: Curt Pascoe, Ryan Companies

3. Pledge of Allegiance

4. Approval of Minutes: A motion was made to approve the minutes from the June 6, 2018 meeting. The motion passed on a voice vote.

5. Old Business Updates

A. Project Updates

- a. Natatorium** - The groundbreaking ceremony for the Natatorium is to be held at 11am on Wednesday, September 19th at Ty Warner Park, adjacent to the site. A brief update was given to the Committee regarding the status of the Natatorium permit and the new address. The only item holding up the issuance of the permit is a finalized list of subcontractors and their registrations and bonds.
- b. NW Corner of 63rd Street and Cass Avenue** - The closing was scheduled for August 3rd. They have submitted for a permit for a partial demolition and would

like to start working on constructing the parking lots and underground improvements.

- c. **Quincy Station (1-7 West Quincy)** - A TIF agreement is still being negotiated at this time. The project received approval from the Village Board in July, including any zoning entitlements. Once the TIF agreement is finalized, they will close on the property purchase. The current owner of this building is looking to relocate the restaurant use and have it remain in the downtown area.
- d. **1 North Cass Avenue** - Most of the activity with this project is currently associated with negotiating the TIF agreement. They have not yet submitted their project for zoning approval.
- e. **McDonald's Upgrade** - The project is located at 31 E. 63rd Street, and an additional drive thru lane was approved by the Village Board. Permits have been submitted and are currently under engineering review.
- f. **Scalawags Brew Pub** - This project, a craft brewery tavern, was approved by the Village Board for zoning, but also involved modifications to the Village's liquor license provisions. They have submitted for permits, so plans are currently under review.
- g. **Dealership Projects** - (1) BMW is trying to move along quickly and appear to be on schedule. They have submitted some revisions including a retaining wall and electrical modifications which were not anticipated in the approved plans. Site cleanliness has been addressed continually. Chairman Barry had mentioned there had been some concern from surrounding businesses and by BMW about their neighbors properties. All situations will be reviewed by Code Enforcement as appropriate. (2) The Lincoln dealership had submitted for a permit quite a while ago, which has now lapsed. They are now trying to phase their project. There appears to be some corporate issues with the type of design and how they might want to move forward. (3) Based on the village's experience with off site car storage by Tesla, it's possible that the staff will be proposing some text amendments in the manufacturing zoning district. (4) Porsche should be completed by the end of September.
- h. **Others** - Bob Fleck mentioned the ribbon cutting for Robert Bernas Park on September 12th at 5pm.

6. New Business

- A. Presentation : 660-700 Oakmont Lane - Oakmont Point - Ryan Companies -** Curt Pascoe, Director of Real Estate Development for Ryan Companies provided a brief background on the company. It was founded 80 years ago, and now provides general contracting services as well as being an owner/developer of property. Pascoe discussed some other projects they have worked on in the area. He then presented the proposed Oakmont Point project with virtual technology. Ryan Companies will redevelop the existing vacant office building into a new, Class A market office building. Ryan Companies is proposing to demolish some portion of the existing buildings on the north side of Oakmont Avenue in their entirety, and the interior and exterior skin of the remaining buildings. New exterior building elevations and interiors will be constructed, along with the creation of additional parking spaces and the repaving and redesign of the existing parking areas. The proposal also includes extensive changes to the existing landscaping on the northern parcel to allow for the expanded parking. The petitioner provided landscape easement documents indicating that Mayslake senior facility to the north has approved the change to the existing landscape berm proposed by Ryan on its site. They have been working with village staff to address plan review comments and apply for variances as necessary. Ryan Companies expects to have their first tenant occupants by summer or fall of next year.

Committee Discussion: Chairman Barry asked if potential tenants would include existing local businesses or new companies, and how long would the new tenant leases extend? Pascoe replied that they have seen both types of interest in the proposed space. There has been some interest for employers to relocate and consolidate their work forces. Leases for a newly constructed building would likely be a minimum of 10 years. Chairman Barry had some concerns related to traffic with the construction trucks entering and exiting busy intersections.

Village Planner Joseph Hennerfeind noted that the property in question predates any landscaping and site approvals so Ryan Companies is legally allowed to make changes to the landscaping prior to any approval from the Planning & Zoning Board.

Bill Kalafut made a motion to recommend approval for the proposed development. Bob Fleck seconded the motion. Motion passed. Gregg Pill abstained.

- B. Oakbrook Hills Resort Change in Hotel and Golf Course Ownership -** Current Management To Remain In Place - The property was refinanced and in the process, KCB, who owned 80% of the hotel property, now owns 100%, including the golf course. Its plan is to keep the resort intact, and as is. There will be a new management company employed by ownership, but there won't be changes to the senior staff. New ownership will not be moving forward with the apartment building.

- C. Status of Village's TIF Consultant** - The company the Village has recently been using for TIF analysis and negotiations (Ehlers) is planning to close down their Chicago location. As far as finding a new consultant, the Village is looking at a variety of options at this time

7. Public Comment - None

8. Miscellaneous

A. Residential Real Estate Media Briefing

Forssberg is encouraging residents and staff to push out information about living in Westmont.

B. Westmont Restaurants

Gregg Pill mentioned a particular restaurant, Las Palmas whom have been in business since the early 80's is going to be in the Suburban Life newspaper. Pill also notified the Committee that the Westmont Dining Guide has been completed.

C. EDC Updates

Forssberg mentioned the Sweet & Savory ribbon cutting, Carol Salon moved into the Burlington Barber Shop Space, and that the Artist Block and the Neat restaurant have closed. The Saffron restaurant relocation is uncertain.

9. Adjourn: Bill Kalafut motioned to adjourn the meeting at 9:45 a.m. Frank Brady seconded the motion.