



**Economic Development Committee Meeting
Wednesday, September 4th 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, Chairman Harold Barry, Village Manager Steve May, Business/Resident Representative Bill Kalafut, Citizen Representative Kevin Carey, Westmont Park District Executive Director Bob Fleck, Community Development Director Bruce Sylvester, Village Planner Nalini Johnson, Building Commissioner Jason Vitell, Finance Director Spencer Parker, Director of Fire Prevention Larry Kaufman, Economic Development Partnership Director Larry Forssberg, Trustee Linda Liddle, Trustee Jim Addington, Fire Chief Steve Riley, Deputy Liquor Commissioner Tom Mulhearn, Planning and Zoning Chair Doug Carmichael, Citizen Representative Patrick Ryan, Citizen Representative Kim Heller, Citizen Representative Mary Gabryel, and Administrative Assistant Jaime Hofmann
- 3. Pledge of Allegiance**
- 4. Public Comment - None**
- 5. Approval of Minutes:** A Motion was made to approve the minutes of the June 5th, 2019 meeting. The motion passed on a voice vote.
- 6. New Business**
 - A. Westview South and North Plaza Residential Project Presentation :** Paul DeKruiff, a representative of Inter Continental Real Estate and Development presented to the Committee a proposal to construct a residential project at Westview South Plaza, 6104-6154 South Cass and Westview North Plaza at 6020-6038 South Cass Avenue. The development would include three, four story residential buildings on the Westview South parcel, totalling 132-184 units. Other amenities would include 13 garage parking spaces, outdoor gazebo, and a dog park.

Committee Discussion:

The committee and staff had questions and comments related to construction timelines, parking, foot traffic and safety, and commuting,

Mayor Gunter asked the developer if there was potential for retail space. DeKruiff replied that although nothing is planned for the immediate future, they do think there could be opportunities and their design would allow for it.

Chairman Barry suggested adding a street light on Cass Avenue for safety purposes and traffic control.

Business/Resident Representative Bill Kalafut commented asked how the garbage would be maintained. Building Commissioner Jason Vitell stated that the Village would not be in favor of trash butler services. Kalafut commented that he liked the residential concept in that area although things like traffic and density would need to be ironed out.

Vitell commented that the proposed path or entry connection to Market Centre could be a conflict and safety concern due to where the developments loading zones are located. Trustee Addington added that although he would like to see a road connection to Market Centre, it would be important to prevent commercial traffic from entering the residential area.

Trustee Liddle asked for more information regarding stormwater detention. DeKruiff replied that they have just begun working and planning on that matter.

Community Development Director Bruce Sylvester commented on zoning regulations and standard unit allowances. Sylvester commented that the amount of open space did not meet zoning requirements as presented. From a planning standpoint, Sylvester commented that the comprehensive plan would need to be amended to residential for that area, the parcel would need to be rezoned, and they would need a variance for density.

Fire Chief Steve Riley had traffic concerns and could foresee issues with vehicle turning radiuses.

The Committee was in favor of exploring and moving forward with this potential development and felt like that location was appropriate for residential.

Motion to approve the concept of Inter Continental Real Estate and Developments proposal as presented.

Motion by : Bill Kalafut

Second : Bob Fleck

Motion passed on a voice vote. All in favor.

7. Old Business

A. Project Updates

- a. Village Planner Nalini Johnson gave the Committee an overview of upcoming Planning and Zoning cases including the following :
 - i. Cass Avenue Dream Homes acquiring property south of the development.
 - ii. New business Top Lift North America moving into Gene Tire's location.
 - iii. Zoning for the possibility of cannabis sales.
 - iv. Microbrewery definitions and requirements.
 - v. Rezoning along East Quincy.

8. Miscellaneous - Chairman Barry updated the Committee that Economic Development Committee member Nancy Martins has retired from the Committee, and Doug Carmichael of the Planning and Zoning Commission has joined as a non voting member. Chairman Barry also introduced two guests, Patrick Ryan and Kim Heller, who are interested in joining the Committee.

Economic Development Partnership Director Larry Forssberg discussed reconfiguration of Market Centre lots and tenants.

9. Adjourn: Moved by Bob Fleck seconded by Bill Kalafut to adjourn.

Motion passed unanimously on voice-vote at 10:36 a.m.