



**Economic Development Committee Meeting  
Wednesday, March 7th, 2018, 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, Business/Resident Representative Bill Kalafut, Business/Resident Representative Gregg Pill, Director of Park District Bob Fleck, School Representative Kevin Carey, Public Works Director Mike Ramsey, Citizen Representative Frank Brady, Citizen Representative Doug Carmichael, Director of Fire Prevention Bureau Larry Kaufman, Liquor Commissioner Tom Mulhearn, Building Commissioner Jason Vitell, Village Planner Joe Hennerfeind, Chamber Executive Director Larry Forssberg, Administrative Assistant Erica Perez

Guests: Drew Mitchell, Holladay Properties; Mike O'Connor, Holladay Properties; Chris Walsh, Tandem Architects; Hank Thiele, Superintendent of School District 99; Jill Browning, Community Director of School District 99; Sean Nugent, Superintendent of Maercker School District 60.

**3. Pledge of Allegiance**

**4. Approval of Minutes:** The minutes from January 3, 2018 were motioned for approval by Gregg Pill. Bill Kalafut seconded the motion. Motion passed.

**5. Old Business Updates - None**

**6. New Business**

**A. Southwest Corner - South Cass Avenue and West Quincy Street - Mixed Use  
Redevelopment Proposal - Holladay Properties**

Drew Mitchell, Holladay Properties, presented the concept of constructing a 94-luxury unit apartment complex at the corner of South Cass Avenue and West Quincy Street. He stated that this would be a transit oriented development since it would be in close proximity to the train. The complex would consist of two level parking inside the building, along with outside parking for tenants or visitors. The first level would allow for retail to be incorporated along Quincy Street

and would also include a restaurant. The hotel style lobby would be located off of Cass Avenue and will include a concierge, coffee shop, etc.

Chris Walsh, Tandem Architects, discussed the details of the proposed apartment complex. The building will be set back five (5') feet from the property line to allow for outdoor amenities. There will be two levels of parking, one of which will be below grade. The proposed parking allows for 113 spaces and 10 spaces for retail parking. Parking will also consist of electric charging stations. The apartment complex will offer one bedroom or two bedroom units. Each unit will include terraces and walk in closets. Walsh stated that the building will have a vibrant and active feel to it. There will be a clubhouse and outside terraces to allow for residents to lounge and relax. Screening will be incorporated along the first level and will also include a ground floor patio.

### **Committee Discussion**

Trustee Addington asked if the apartment complex will extend as far west as Taco Express. Mitchell responded yes that is correct. Gregg Pill asked what the total square footage is for the apartment complex. Mitchell responded that the total finished square footage will be 105,000 SF. Parking will consist of 22,000 SF and dedicated retail will be 3,100 SF. Pill stated that he loves the basic concept of the plan. He asked if the color renderings are accurate. Walsh responded that they are fairly accurate. Mitchell stated that they tend to spend more money on the facade of their buildings. The exterior will be heavy on masonry and stone. Pill stated that there is only one exposed corner area for retail and they should consider thinking about adding more. Mitchell responded that additional retail creates more challenges. For example, that means more finances, parking, and constraints. He stated that there are ways to introduce more retail, but it would be challenging. Pill asked if they are doing anything to upgrade the park across the street. Walsh responded that the park is hands off as of right now. Pill asked how many elevator banks are in the building. Mitchell responded that there are two elevators within the building. Pill stated that the parking ratio should be 1:2 and asked staff if they are in bounds with the parking requirements. Hennerfeind responded that they are currently short on parking based on the Village's requirements.

Bob Fleck asked if there are any considerations to move the restaurant components into the basement. Walsh responded that they thought about it, but felt the restaurant on the ground level worked best. Pill stated that the kitchen area is in the front of the building, so it is important that they focus on that area. Chairman Barry stated that staff brought this to the board when there was no retail. He is relieved that they added retail and a restaurant. He stated that he likes the concept of not moving the retail all along Cass Avenue. Ultimately, the Village wants a lot of downtown foot traffic. Larry Forssberg stated that the proposed retail space is actually pretty close to the existing footprint of Taco Express and the two pocket stores. Addington stated that those pocket stores could shift and move down Quincy Street.

Bill Kalafut stated that he likes the concept of the architectural look. However he is concerned about the lack of retail along Cass Avenue. Hopefully this could increase foot traffic, which would mean it could help with the numerous vacancies. Mitchell responded that if they try to pack in too much retail, this project just will not be able to work. He stated that in order to add more retail, the retail that already exists within the downtown area needs to be vibrant. It is difficult to achieve a multitude of objectives when there is so much competition for the first floor.

Chairman Barry asked if they are considering purchasing the house on Lincoln by the alley. Mitchell responded that they are dealing with a higher cost of land which is creating economic challenges. Barry stated that the property on Lincoln would become a perfect solution for the extra parking that is needed to satisfy Village code. Mitchell responded that at some point they do run out of dollars. Addington stated that the pavers are penciled in on Cass Avenue on the proposed plan. He asked if it would be smart to take out the pavers and put in an indentation for drop offs. Hennerfeind responded that this is an awkward spot due to traffic flow, but it could be a possibility.

Fleck asked what the width is for the outdoor restaurant seating area. Walsh responded that it is five (5') feet wide. Tom Mulhearn stated that alcohol being served outside has to be fenced off within five (5') feet of the street. Mitchell responded that they could put in some type of artistic fence or even apply for a special use. Mulhearn responded that the fencing can be moved after hours if necessary.

Jason Vitell stated that there are a few things that should be considered through this process that he wanted to point out. For example, they need to plan for access to the building. They also need to include a mechanical room within the complex. Vitell stated that the ADA parking is not accurate, so they will need to revise that as well.

Chairman Barry asked for a motion to move the concept forward. Frank Brady motioned to move the concept forward. Bob Fleck seconded the motion. Gregg Pill abstained from the vote. Motion passed.

### **B. District 99 High School Improvement Referendum Overview:**

Superintendent Hank Thiele and Community Director Jill Browning gave a presentation on the proposed school improvements for District 99 High Schools. Due to the constant changes in technology, the district would like to modernize the North High School and South High School. The North High School sits on a 22 acre campus and the South High School sits on a 42 acre campus. Thiele stated that roughly every twenty years, the community provides an investment for school improvements. The last bond issued from the community was in 1998. Thiele stated that there are many areas in which the schools can be modernized and improved. They would like to provide modern learning spaces, which would include movable furniture, power outlets,

etc. They are also proposing to add air conditioning since 35% of the schools do not have this amenity. Accessibility will be improved by adding ramps where necessary, including the bleacher area. An air lock security system will also be implemented to provide effective safety measures.

Thiele stated that the North High School science lab does not have any water, gas or ventilation, so this would be a necessary improvement. The food labs will also need to be updated. Students are currently isolated from resources, so the school would like to provide a more open learning environment. The courtyards are not being used, so this would be an opportunity to recapture space. Improvements would also consist of adding a two-tier gymnasium for the North High School and an auditorium for the South High School. The overall cost for these proposed items would be \$136 million. The tax impact would be a \$65.00 increase for taxpayers over a 24 year period. Thiele stated that their intention is to start adding the air conditioning this summer and then begin construction in 2018/2019.

Chairman Barry asked if the school has done any marketing on this. Thiele responded that the School District cannot market, but they can inform which has been done through renderings, mailings, and social media. Fleck asked if the \$65.00 tax increase goes away after the 24-year period. Thiele responded that yes they will go away. Fleck asked what the potential construction schedule will be. Thiele responded that the construction will take five (5) years to complete. He stated that 11% of North High School students are from Westmont and 7% of South High School students are from Westmont.

### **C. Maercker School District 60 Referendum Overview**

Sean Nugent, Superintendent of Maercker 60, presented the proposed improvements for Holmes Primary School and Westview Hills. In regards to Holmes Primary School, they plan on enclosing open classrooms to enhance instruction and security. The School District would also like to offer all day kindergarten. Improvements would allow for the school to eliminate the mobile classrooms that are currently being used due to lack of space. They would also like to provide space for students to receive enrichment and extra support.

The improvements at Westview Hills would include modernizing the science labs, culinary arts space, and the band room. They will also provide space for performances and increased community involvement. Currently the classrooms are open, making it difficult for students to concentrate, so enclosing the open classrooms would be a beneficial improvement. The tax impact for the proposed improvements would be \$144.00 per year over a 20-year period. The construction would begin in the summer of 2019.

Village Manager Steve May stated that Westview Hills would have to go through stormwater management prior to construction occurring.

## **7. Miscellaneous**

Pill stated that there are 29 restaurants participating in Westmont's Restaurant Week. The event goes from March 1st through March 11th.

Frank Brady stated that there is a new 911 Center in Addison, IL. He suggested that maybe a tour could be arranged so EDC could see the new center.

**8. Adjourn:** Frank Brady motioned to adjourn the meeting at 10:44 a.m. Bill Kalafut seconded the motion.