

Clerk's Office
Village of Westmont

MINUTES OF THE HYBRID VIRTUAL SPECIAL VILLAGE BOARD MEETING HELD
Thursday, April 29, 2021.

Mayor Gunter called the meeting to order at **6:00 P.M.**

WESTMONT VIRTUAL VILLAGE BOARD MEETING ROLL CALL:

PRESENT: Mayor Gunter P Clerk Szymiski P

TRUSTEES: Barker P Barry P
Brady P Guzzo P
Liddle P Nero P

STAFF:

May (Village Mgr) <u>P</u>	Parker (Finance Director) <u>P</u>	Sylvester (Community Dev. Director) <u>P</u>
Brainerd (HR Director) <u>A</u>	McIntyre (Communications Director) <u>P</u>	Liljeberg (I.T. Manager) <u>P</u>
Chief Gunther (Police Dept.) <u>P</u>	Dep Chief Thompson <u>P</u> (Police Dept.)	Dep Chief Gruen <u>A</u> (Police Dept.)
Chief Riley <u>P</u> (Fire Dept.)	Mulhearn <u>A</u> (Deputy Liquor Commissioner)	Richards <u>A</u> (Deputy Clerk)
Ramsey <u>P</u> (P.W. Director)	Mielcarski <u>A</u> (Management Analyst)	Babyar <u>A</u> (Communications)

ATTORNEY: Zemenak P Carrara A

A QUORUM WAS PRESENT TO TRANSACT BUSINESS.

PRESS:

Bugle A

CHAMBER OF COMMERCE DIRECTOR: Forssberg - P

THOSE PRESENT RECITED THE PLEDGE OF ALLEGIANCE.

OPEN FORUM:

- Frank Trout, 328 N Wilmette
 - Invited the Village Board and members of the community to the Memorial Day Service on May 31, 2021, 11:00am at Veterans Memorial Park. We will be



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dedicating the Robinson Memorial and along with the regular Memorial Day service. There will not be a parade.

VOTING KEY: **A=ABSENT** **AB=ABSTAIN** **N=NO** **W=Withdrawn**
 P=PRESENT **Y=YES** **R=RECUSE**

Note: The items listed in these minutes are summaries only and are not meant to be a direct transcript of the Mayor's, Manager's, Clerk's and Trustees' comments. For actual quotes of the referenced items please refer to the Archival video copy of this meeting.

VOTING SUMMARY

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
TRUSTEE BARKER	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE BARRY	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE BRADY	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE GUZZO	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>
TRUSTEE LIDDLE	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE NERO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>

TRUSTEE REPORTS WERE NOT MADE THIS EVENING

- Mayor Gunter introduced this evening's Special Meeting.
- This topic has been discussed in a lot more detail at the Planning and Zoning Public Hearing. The best time for members of the public to speak about items like this is at those public hearings. Thanked everyone who participated there and members of the Planning and Zoning Commission who looked into this in a lot of detail. We have watched those meetings so we can take this information into consideration. While we don't need to go over everything from those meetings again, we do want to have a brief overview and allow the public, especially those who were not able to attend the other meetings, an opportunity to make some additional comments directly to the Village Board. Tonight several different groups provided information and comments to the Village Board, then the Board will discuss it and vote.
- Here is how we are going to run the meeting tonight. First, staff will give us a brief overview of the topic and the items on the agenda. Next, the developer will give a presentation about the project overall. Then we will open it up for open comment. If you are going to speak, please register your name with Chief Gunther, so that we can call you up to the microphone. After the public has spoken, the Village Board will ask any questions and discuss it amongst themselves. Finally, after that discussion, we will go through and vote on each of the agenda items or we may postpone.
- Mayor Gunter asked Community Development Director Sylvester to start us off in this overview.

- Mayor Gunter took a moment to announce our newly elected Trustee, Amylee Simonovich. She will be taking the oath next Thursday night.
- The Community Development Director, Bruce Sylvester, gave a broad overview of the items on the agenda. He explained that this is a redevelopment of multiple properties of the northeast corner of Cass & Burlington to create a 7 story mixed use apartment building with ground floor commercial, structured parking, and a surface parking lot with 174 apartment units and various associated building features. The proposal requires multiple approvals, which are included on the agenda. The items listed will be addressing site assembly, road reconfiguration, vacating right-of-way, zoning, permits, variances, plating and the developers agreement.
- Doug Carmichael and Wally Vanburen were recognized by the Mayor for their hard work on the Planning and Zoning Commission.
- The Director of Finance, Spencer Parker, gave a broad overview of the TIF Economic Development Agreement. This is one of the tools that has been used so that the project can go forward and spur this type of development. He talked about the financial terms such as selling the Village property for the appraised value, capping the permit fees, and the upfront infrastructure fees, TIF payment estimates, non-cash flow gain/loss, contingencies, and deadlines.
- Mayor Gunter commented about the other major TIF projects: Mariano's is the South TIF, the mystery grocer, LA Fitness, and Halladay. The TIF works and is put in place so that projects that would not normally happen are funded and can go ahead.
- The Community Development Director introduced the developer of the project, Rich Gammonley.
- Richard Gammonley presented 1 N Cass Avenue residences to the Village Board. His company specializes in quality mixed-use midrise infill developments as well as Transit Oriented Developments and he gave an overview of the project. He Introduced Tom Fujikawa from Fujikawa Johnson Architects, who talked about his company, presented examples of past work, the reconfiguration of the street, and discussed the floor plan and architectural aspects of the building.

Public Comments:

Online Comment submitted by Sharon Anderson, 215 S. Grant Street

- "Reading through the agenda for the 4/29/21 special meeting, it appears that a decision has already been made regarding the building plans for 1 N Cass. Is that accurate? If so, it is quite unfortunate that our downtown will have not one - but two - much too large buildings that will most definitely take away from the charm I believe was in initially intended for the downtown area. We don't have to look like Lisle or other towns that have done the same near their train stations to improve our downtown. Invest in current businesses, PARKING, and new businesses that current residents can enjoy. If it has

been approved and will be moving forward, PLEASE reconsider the number of stories and ask the architect to rethink the exterior style - revise it to be unique, charming and complimentary to the existing downtown versus large and, honestly, quite ugly structure it is planned to be (referring to designs that were posted over a year ago). Thank you for your consideration”

Steve Esposito, DDS

- Talked about his connection to Westmont and his business is located in Westmont. He was initially in favor of the building but upon further review is concerned about the details. He presented his concerns at the planning and zoning meetings. He is aware that there are positives and negatives to this project. The size of the building is a concern. The size should be something that integrates well with the town. There is concern that we are not respecting the old and honoring the new as was a previous motto of Westmont and would like to see a balancing of those two. We have a great mix of residents in our community.
- Read a list of considerations.
 - Thanked the town of Westmont for giving businesses some economic assistance.
 - He lives in Clarendon Hills and passes through the downtown. He observes that small businesses still struggle even with the new development in the town that he resides in.
 - He talked about loss of land to the town and discussed the parking lot in the downtown parking lot. Concerned about parking accessibility for other downtown businesses and should be regarded. If there was parking for public use, he would feel better.
 - The step back building design is it sacrificing limited public land that would be confined to limited use.
 - Talked about the view and the aesthetics of the building. It will not feel welcoming.
 - Has concerns about the 2 way alley design and questions if there will really be enough room for two vehicles to pass.
 - Questions how the size and the scope of the building fits into the rest of the downtown.
- He is in favor of growth, development, and positive change while protecting the things that we respect from the past.

Trustee Comments / Questions

- Mayor Gunter commented that this project had many different moving parts and in order to make this profitable the building had to have the additional floors to make it work. It was an economic decision to make it that size.
- Trustee Nero thanked everyone for their time on this project. Wanted to ask who is the target audience of these residential units?
 - Rich Gammonley responded that the average rent will be about \$2000 / month. The target audience will be a blend of married young professionals, single young professionals, divorcees, and other empty nesters. This is what has been observed in other towns.

- Trustee Liddle asked if there is concern about the elevated construction costs and if there is concern.
 - The price is monitored and he expects things to go back down at the end of the year.
- How long will Burlington be under construction?
 - It may take 3 to 5 months but it might be longer.
- How long are you planning on owning the property?
 - There is no initial plan to do a bundle and sell. It will be professionally managed and it's an asset that will be held for approximately 10 years.
- Trustee Barker stated that it's quite a project for the community and appreciates all of the hard work from planning and zoning. The shaping of the project makes for a better project.
- Question for Finance Director Parker. Asked if the figures are current or are we working with old numbers?
 - Finance Director Parker stated that they are current numbers.
- Talked about the delivery of goods.
- Trustee Barker asked that a vinyl fence should be considered rather than the cedar fence that is in the plan currently. This is due to the longevity between the two materials.
- Trustee Barry thanked Rich Gammonley, CDC, P&Z, Bruce, and Nalini. Thanks to Dr. Esposito for bringing concerns forward.
- Discussed the design of the building and street traffic concerns.
- Trustee Brady asked about exhaust fans and sprinklers for the garage.
 - The building is fully sprinkled and there are exhaust fans and CO₂ detectors in the garage.
- Trustee Guzzo thanked everyone for their comments. She feels conflicted about the size of the building overall and is worried about the aesthetics. She feels that this development is just too large for this area.
- Clerk Syzmski feels that the project has taken too long.
 - Richard Gammonley responded by explaining the challenges with the project, such as working with the railroad and utilities.
- The Community Development Director talked about the parking as it relates to the development and in the downtown area.



NEW BUSINESS

(1) 1 N. CASS AVENUE - TIF ECONOMIC DEVELOPMENT AGREEMENT

Mayor Gunter addressed the Board on this item.

Motion by **Trustee Barry** to consider an ordinance approving an Economic Development Agreement with Westmont Apartments, LLC for the redevelopment of properties around 1 N. Avenue.

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #1

Ayes: Barker, Brady, Barry, Liddle, Nero

Nays: Guzzo

Absent: None

(2) 1 N. CASS AVENUE - SALE OF REAL ESTATE

Mayor Gunter addressed the Board on this item.

Motion by **Trustee Barry** to consider an ordinance approving a real estate sales agreement for the sale by the Village of 1 N. Cass Avenue, 14 N. Linden, and the parcel known as P.I.N. 09-10-120-034 to Westmont Apartments, LLC for a mixed use redevelopment project.

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #2

Ayes: Barker, Brady, Barry, Liddle, Nero

Nays: Guzzo

Absent: None

(3) 1 N. CASS AVENUE - VACATION OF RIGHT OF WAY

Mayor Gunter addressed the Board on this item.

Motion by **Trustee Barry** to consider an ordinance approving the vacation of certain public rights-of-way in connection with 1 N. Cass development.

Seconded by **Trustee Brady** and the motion passed.

VOTE ON MOTION #3

Ayes: Barker, Brady, Barry, Liddle, Nero

Nays: Guzzo

Absent: None

(4) 1 N. Cass Avenue - Zoning And Development Requests



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Mayor Gunter addressed the Board on this item.

Motion by **Trustee Nero** to consider ordinances approving the following zoning and development requests for Westmont Apartments, LLC for a proposed 7-story mixed-use development at 1 N. Cass:

1. Site Plan and Landscaping Plan approval for a proposed 7-story mixed-use development.
2. Preliminary Plat of Subdivision to consolidate various properties and vacated rights-of-way into a single lot with corresponding public dedications for a proposed 7-story mixed-use development.
3. Zoning Ordinance map amendment to rezone vacated Village rights-of-way from no-zoning to the B-1 Limited Business District.
4. Zoning Ordinance variance to increase the maximum-allowed floor area ratio for a proposed 7-story mixed use development.
5. Zoning Ordinance variance to increase the maximum-allowed height for a proposed 7-story mixed-use development.
6. Zoning Ordinance variance to allow a proposed 7-story mixed-use development to encroach into the required front yard setback.
7. Zoning Ordinance variance to allow a proposed 7-story mixed-use development to encroach into the required side yard adjoining a street setback.
8. Zoning Ordinance variance to allow a proposed 7-story mixed-use development to encroach into the required side yard setback.
9. Zoning Ordinance variance to allow a proposed 7-story mixed-use development to encroach into the required rear yard setback.
10. Zoning Ordinance variance to reduce the total number of parking spaces required for both the multiple-family residential and commercial components of the proposed 7-story mixed-use development.
11. Zoning Ordinance special use permit for 14 N. Linden Street to allow outdoor parking in the R-5 General Residence District.
12. Zoning Ordinance variance for 14 N. Linden Street to remove the parking lot screening requirements from the north side yard.
13. Zoning Ordinance variance for 14 N. Linden Street to reduce the interior parking lot landscaping requirements.
14. Zoning Ordinance variances for 14 N. Linden Street to allow parking to encroach into the front yard, side yard adjoining a street, and in front of the setback line.
15. Zoning Ordinance special use permit for 20 N. Linden Street to allow outdoor parking in the R-3 Single-Family Detached Residence District.
16. Zoning Ordinance variances for 20 N. Linden Street to allow parking in the front yard, and in front of the setback line.
17. Zoning Ordinance variance for 20 N. Linden Street to remove the parking lot screening requirements from the south side yard.
18. Zoning Ordinance variance for 20 N. Linden Street to reduce the interior parking lot landscaping requirements.
19. Development Agreement for a 7-story multi-use development.



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Seconded by **Trustee Barry** and the motion passed.

VOTE ON MOTION #4

Ayes: Barker, Brady, Barry, Liddle, Nero

Nays: Guzzo

Absent: None

MISCELLANEOUS:

- Next week is the swearing in of the new officers.
- Trustee Barker thanked the Board and recognized that it was a difficult decision. He also thanked Trustee Barry for his 8 years.

(5) ADJOURNMENT

Motion by **Trustee Brady** to adjourn the meeting.

Seconded by **Trustee Guzzo** and the motion passed.

VOTE ON MOTION #5

Ayes: Brady, Barker, Barry, Liddle, Nero, Guzzo

Nays: None

Absent: None

MEETING ADJOURNED AT 8:01 P.M.

ATTEST:

APPROVED:

Virginia Szymski, Village Clerk

Ronald J. Gunter, Mayor

Dated this 20th day of May, 2021