



**Economic Development Committee Meeting
Wednesday, May 2nd, 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, Trustee Linda Liddle, Trustee Bruce Barker, Business/Resident Representative Bill Kalafut, Business/Resident Representative Gregg Pill, Citizen Representative Frank Brady, Citizen Representative Doug Carmichael, Director of Fire Prevention Bureau Larry Kaufman, Liquor Commissioner Tom Mulhearn, Police Chief Jim Gunther, Citizen Representative Nancy Martens, Community Development Director Jill Ziegler, Village Planner Joe Hennerfeind, Chamber Executive Director Larry Forssberg, Administrative Assistant Erica Perez

- 3. Pledge of Allegiance**

- 4. Approval of Minutes:** The minutes from March 7, 2018 were motioned for approval by Gregg Pill. Virginia Szymiski seconded the motion. Motion passed.

- 5. Old Business Updates - None**

- 6. New Business**
 - A. Northwest Corner - 63rd Street and Cass Avenue
Redevelopment Proposal - Kensington Development**

Bradford Development presented their proposal for a redevelopment at 63rd Street and Cass Avenue. There is currently an existing shopping center on the site, which is 90% vacant. Bradford Development is working with Mariano's to create an access easement to allow for a non-disruptive traffic flow. The development will consist of numerous components. These components include a high end movie theater, LA Fitness Signature Club, two outlots on Cass Avenue, two outlots on 63rd Street, and restaurant Raising Cane. DuPage County has verbally supported the proposal of creating an access between Walgreens and Raising Cane. The development will include an extensive amount of landscaping. Additional parking will likely not be necessary due to the sufficient amount of parking that currently exists.

Committee Discussion

Pill asked if there are any other LA Fitness Signature Clubs within the area. The developer responded that there is one in the city. Pill asked if they will be accommodating existing tenants. The developer responded that they are working with them, especially the current restaurant that is still open. It is their high priority to work with them and make accommodations. Pill asked what the timeline is for the project and if they will be demolishing the entire property. The developer responded that they intend to close on the property in early August. There are three environmental issues that need to be addressed and then they plan on picking up again in early Spring 2019. Pill asked if Burger King and Italiamo are separate from the development. The developer confirmed that they are separate. Pill asked if Walgreens is separate from the development. The developer responded that they are not buying Walgreens but there are easements in place. Their lot will be subdivided and will be able to benefit from access to Mariano's. There will be reciprocal access but not reciprocal parking.

Chief Gunther asked where Dotties will be placed. The developer responded that they are not having an active conversation with them. However, the use will not be allowed within the setting. The owner of Dotties currently has a month to month lease.

Mulhearn stated that there is a Raising Canes restaurant in Naperville on 59th Street that always appears to be busy.

Mayor Gunter stated that staff has had numerous meetings with Bradford and they have been very receptive to staff concerns and recommendations.

Chairman Barry asked if Walgreens will resurface their parking lot in order to match the newly developed parking lot. The developer responded that they do not have the rights to go on their property, but there are discussions about it.

Ziegler stated that the development will be in the TIF District. The Village has adjusted their expectations, including updating their liquor license, updating code to allow a larger scale gym, etc. The larger retail is not working and consumers are looking for more of an experience retail.

Trustee Addington asked if a stoplight at Cass Avenue will be incorporated for the main entrance. Ziegler responded that it would be too close to the intersection and it is actually under County's control. Trustee Addington asked what the hours for LA Fitness will be. The developer responded that they differ everywhere.

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

B. 218 North Cass Avenue

Upper Story Addition - Szymon Gomula, Dolce Vita Day Spa

Architect, Carl Schwartz, presented his request to construct a second floor to the existing Dolce Vita Day Spa at 218 North Cass Avenue. The owners of the spa will use the second floor as their permanent residence. The property will allow for parking in the rear and a 3-car parking garage. Access to the second floor will be available from the rear of the property.

Committee Discussion:

Brady asked if only one family will be residing in the property. Schwartz confirmed that only the owners will be residing there. Pill asked if the upstairs is connected to the interior of the lower space. Schwartz responded that it is not. Pill asked if the building structure would be able to handle the second floor. Schwartz responded that they are able to add load bearing to the current structure. Pill asked how the dentist's business will be affected. Schwartz responded that they will keep the existing structure in tact and will not be removing the ceiling. They are going to work with the dentist to avoid interrupting his business. The dentist only operates three days a week. Pill asked if the project will trigger stormwater management. Ziegler responded that yes it will. There are catch basins in the rear and the existing sanitary will be inspected. Pill asked if the building is sprinklered. Schwartz responded that it is not but it will be added on both floors.

Brady asked if the trees in the proposed garage location are going to be removed. Schwartz responded that they do not interfere with the garage location.

Hennerfeind stated that the architect designed the second floor to look like it has always been a two-story building. He asked Schwartz to describe the facade. Schwartz responded that the central brick portion protrudes 4". The second floor will consist of large windows and stone details for lintels and sills. New shed roofing will be installed to cover the existing front. Hennerfeind stated that the project will require site and landscaping approval, but no variances are necessary.

Trustee Barry asked if this will exceed lot coverage. Hennerfeind responded that lot coverage does not apply to the Commercial District, but the proposed development does meet FAR.

Trustee Barker asked if there have been any signage considerations. Schwartz responded that they have not discussed this but they are open to suggestions.

Kalafut stated that the plans show the north and south ends of the building being winged out. Schwartz responded that they are not changing the footprint of the existing building.

Bill Kalafut made a motion to recommend approval for the proposed two-story addition to 218 North Cass Avenue. Virginia Szymiski seconded the motion. Motion passed. Gregg Pill abstained.

7. Public Comment - None

8. Miscellaneous - Ziegler stated that the Natatorium location is now being moved to Ty Warner Park.

9. Adjourn: Virginia Szymiski motioned to adjourn the meeting at 10:03 a.m. Bill Kalafut seconded the motion.