



WHERE HISTORY & PROGRESS MEET

Approved with changes October 11, 2021

MINUTES

DEVELOPMENT COMMITTEE

August 9, 2021 7:00 P.M.

1. **Call to Order, Roll Call, and Establishment of a Quorum.**

Alderman Stout called the meeting to order at 7:00 p.m.

Roll call found Aldermen James Beifuss, Christine Dettmann, Jayme Sheahan and Rebecca Stout present. Alderman Matthew Garling arrived after roll call.

Also in attendance was Community Development Director, Tom Dabareiner.

2. **Approval of Minutes.**

A. **July 12, 2021.**

Alderman Sheahan moved and Alderman Dettman seconded a motion to approve the minutes with changes. Voting Aye: Aldermen Beifuss, Dettman, Sheahan and Stout.

3. **Public Participation.** None.

4. **Items for Consent.**

A. **Short-Term Home Rentals** – Following comments from AirBnB owners, Staff developed revisions to Ordinance No. 21-O-0019 that satisfies both Staff and the property owners.

B. **Scannell Properties Industrial Phase II** – Scannell Properties requests Final Development Plan approval to construct its second speculative warehouse/distribution facility in the DuPage Business Center.

Alderman Beifuss moved, and Alderman Sheahan seconded the motion to approve Items for Consent 4. A. and 4. B. Voting Aye: Aldermen Beifuss, Dettmann, Sheahan and Stout.

Development Committee Minutes
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5. Items for Discussion.

- A. **Scannell Properties Downtown Apartments Conceptual Review** – On July 22, 2021, Finance Committee approved a conceptual finance plan for development of mixed-use multi-family apartments on Blocks 3 and 4 near the downtown. Representatives from Scannell, who focus on apartment development, will present their latest site and building plans for conceptual review and discussion.

Tom Dabareiner provided the staff update. Scannell Properties is known for their warehouse distribution facilities in the West Chicago business park. However, they work in numerous commercial sectors also, including multi-family. They began discussions last spring with the City's Economic Development Coordinator, Pete Kelly, also in attendance tonight, and Kane McKenna and Associates. Together they carved out a detailed financial plan, which was reviewed and agreed upon conceptually last month by the City's Finance Committee. Tonight, members are being asked to look at the building and site plans proposed. This development would span Blocks 3 and 4 of the City's Central-Main Street Redevelopment Plan and it would include a four-story, luxury apartment building complex with 225 units ranging from 550 to 1100 square feet. The first floor would also include 4500 square feet of dedicated commercial space and surface and garage parking. Rent rates are estimated to average \$2.13 per square foot, which is comparable to other new residential apartment complexes. The total cost of the project is \$49 million dollars. Representatives from Scannell are here to present their project.

Tom Jasin, Development Manager for Scannell Properties introduced himself and his team members also in attendance. They first began deliberations with staff in spring of 2020. He noted it is still early in the process, and so tonight they hope to communicate their vision for the project and what they feel best fits the market. They are open to further discussion. Scannell Properties has expertise in class-A multifamily development, and they would be a great partner with the City. Mr. Jasin provided some background details on some of Scannell Properties relevant history and development experience and highlights with public-private partnerships. Mr. Jasin then introduced the architect for the project, David Stahl of Cuningham Group.

Mr. Stahl provided some background on his firm and their relevant experience for the members. They are used to complex problems and working with cities and so they look forward to a great project. Mr. Jasin continued that they are proposing mixed use to include studio, 1-bedroom and 2-bedroom units along with 4500 square feet of retail space. They tried to maximize the street frontage and designed the parking garage out of view to create a large, luxury courtyard and to maximize the walkability of the downtown. They took careful consideration of the Downtown Plan, implementing ideas such as a pocket park, corner plaza feature, active ground floors, and connectivity between the blocks. Typical in their Class-A developments and planned here are granite or quartz countertops, stainless appliances, LVP flooring, in-unit washer/dryer, walk-in closets, walk-in showers, and tile

backsplashes. Block 4 will offer amenities such as a club room as a gathering space, a pool with a luxury courtyard, a 24-hour fitness facility, bike storage, and potentially a roof-top patio. They studied the comps in the market, and they are proposing amenities consistent with those offered there.

David Stahl again addressed the members. He pointed to some of the elements of good urban design principles incorporated here such as connecting the east and west ends of Main Street with a continuous sidewalk, while providing a buffer of green space for residents on the first floors, stoops for coming and going, corner retail location with its own identity, and a lobby for the Block 3 building and a pocket park. They want to make sure their development offers a variety of rhythm such as inset balconies and areas of higher concentration and entry points. With this development, they hope to tell a story about why this complex belongs here, and that it reflects the community, is timeless and is made of high-quality materials.

Alderman Beifuss asked about the setback from the sidewalk on Block 4. Mr. Jasin and Mr. Stahl replied that it is the minimum to provide a buffer between the sidewalk and the first floor, which is approximately 15 feet. They could make an adjustment if needed, however. Alderman Beifuss stated that more of a setback is better as this is a walking community. Alderman Beifuss asked about the height of the parking garage, and Mr. Stahl replied that it is below the height of the apartment building, but it is also four stories. Alderman Beifuss asked about the screening of the parking garage, and Mr. Stahl responded it could be something artistic inspired by something local to minimize the view of cars. Alderman Beifuss asked if both buildings would have walk-out units, and Mr. Stahl confirmed so. Alderman Beifuss stated that one of the comps, Wheaton 121, has temperature-controlled parking, and he asked if this feature would affect the rental price. Mr. Jasin replied that he does not believe so as they typically charge for parking outside of base rent. They would charge less for parking here. Alderman Beifuss asked about other features to be included and what the ceiling height is. Mr. Stahl stated the height is 9 feet, but the first floor may be slightly higher. Mr. Beifuss asked about walk-in closets, and Mr. Jasin said the 2-bedroom units and perhaps 1-bedroom units would, but the studios may not to have more living space. Alderman Beifuss asked about the pocket park size as green space has always been an important component of their downtown redevelopment discussions. Mr. Stahl offered to bring the square footage to their next meeting, and he mentioned that adjustments can be made with regards to gathering spaces. Alderman Beifuss asked about the number of cars planned for the garage, and Mr. Jasin said for 200. He added that parking for residents can be in either the surface or garage parking, and that they can add visual and/auditory safety measures. Alderman Beifuss asked about the three residences not owned by the City on the east side of Chicago Street. Mr. Jasin stated they are aware of this and they plan to bear the cost for acquiring those.

Alderman Beifuss commented on the proposed use and mix of the different exterior materials, stating he has seen other developments that are harmonious with what is

existing and at the same time modern. He has some concerns about some of the materials. He ~~is not sure he likes~~ *does not like* the total look, and he thinks it is perhaps the use of concrete fiber, *and that the building looks monolithic*. He has seen the use of brick in some other developments, and he has questions about the wearability and overall look and feel of concrete fiber. He asked if they are still looking at other materials. Mr. Stahl responded they did not receive a lot of input on the design and nor did they have a lot of time to prepare, but they are open to looking at other options. Alderman Beifuss indicated that due to the size and length of these buildings, they will define the street. They have spent years and years on this, and they want to make sure that whatever goes in is first rate. He likes that it is Class A, but he finds an open garage less favorable as it projects out to the neighborhood. He wants to know more about the shielding. Alderman Beifuss then asked about the current walkway and stairs along the east side of Block 4 that allows people from the neighborhood to get to the train station. He asked what their intentions are, and Mr. Stahl stated it is important and they would want to keep it, if possible, but perhaps lighting needs to be added.

Alderman Stout stated that given what they have heard about Scannell's willingness to work with them on certain elements and appearance, she asked about the consensus of the Committee members. Mr. Dabareiner stated this development will come back again, perhaps multiple times for review, as it is conceptual at this point. The proposal in front of them was just received in time to include in the night's meeting. Alderman Beifuss stated there is a certain monolithic feel to it, which he would like to see worked on. Alderman Stout stated that the monolithic nature is broken up by the cutout design of the individual units, which look like buildings within buildings, which give it character.

Mr. Stahl stated he appreciates the input. They are just getting started, and he agrees that they have a very long building that they do not want to be the same. They will shape it, and ensure there is enough variety and interest from both an investment standpoint as well as when driving by. Mr. Jasin added that Scannell is very selective about their multifamily developments, and they are here to get the member feedback. He understands their concern about massing and use of materials. They use fiber cement where needed to make the economics work and to add depth. Alderman Beifuss stated that Middleton Wisconsin is a good example of where they have done a good job upgrading the existing buildings in an old downtown and then adding new apartments, condominiums and a City center over time. It gets a lot of foot traffic. He does not have a problem with modern, but it should also complement what is existing. He stressed that he prefers something classic. He also stated he did not expect something this big on Block 4 with only 4500 square feet of commercial. The hope of this project is get more people to spend money at the existing businesses downtown. The City has worked with three different consultants on the downtown over the years, and it is very, very important that they get it right. Mr. Jasin commented their intention is to bring massing to support the retail. The intent of their design was to anchor Main Street by locating the retail on the corner. In addition, the

cost of entry to build out a retail space is very high. Their thought is to fill the existing stores and restaurants with patrons. Alderman Beifuss emphasized that the purpose of this project is to help the City of West Chicago. The project must drive the downtown. The people who live there need to have disposable income to spend in the downtown. The thing about West Chicago is that they have families with kids; they have one more person per household and that is why green space is important so the kids have a place to play downtown. They should not assume that the renters will all be empty nesters or couples with no kids.

Alderman Stout surmised that at this juncture, the Committee members have positive feelings about the proposed development.

Alderman Garling commented that he likes the way the parking faces the existing parking of the nearby property. He has similar concerns as Alderman Beifuss about the façade and character of the building. He also saw where they met with the Finance Committee last week, but he has concerns about the City taking on debt. He likes the way they have worked the property so that it fits in with the neighborhood.

6. **Unfinished Business.** None.
7. **New Business.** None.
8. **Reports from Staff.** None.
9. **Adjournment.**

Alderman Sheahan moved, and Alderman Dettman seconded the motion to adjourn the Development Committee meeting at 8:02 p.m. Voting Aye: Aldermen Beifuss, Dettman, Garling, Sheahan and Stout.

Respectfully submitted,

Jane Burke