

Minutes - April 19, 2004 - Committee-of-the-Whole

Minutes of the Committee-of-the-Whole Meeting of the City Council of the CITY OF DARIEN APRIL 19, 2004

1. CALL TO ORDER

The Committee-of-the-Whole Meeting of the City Council of the City of Darien was called to order at 6:00 P.M. by Mayor Carmen D. Soldato. In attendance were: Aldermen Biehl, Cotten (arrived at 6:05 P.M.), Hagen, Marchese, Poteraske, and Weaver (arrived at 6:10 P.M.). Also in attendance were: Mayor Soldato, Treasurer Monaghan, Attorney Murphey (arrived at 6:25 P.M.), Administrator Vana, Community Development Director Dreyer, Public Works Asst. Director Mengarelli, Public Works Asst. Director Rodgers, JoAnne Ragona, and Business District Development and Redevelopment Commissioners Coren, Cozzolino, Jiskra, and Dahl.

2. DEVELOPMENT PROPOSAL PRESENTATION – TMK DEVELOPMENT/THE GAMMONLEY GROUP

Mayor Soldato stated that the Council was trying to follow the Comprehensive Plan; he thanked the Development and Redevelopment Commissioners for attending. He said that an RFP had been sent in regard to the triangle area at 75th Street & Cass Avenue & Plainfield Road; two developers submitted proposals. TMK Development was scheduled to make a presentation to Council and Commission on April 19th and the other developer, COMAR Properties would make a presentation on May 3rd.

Administrator Vana announced that the meeting was being taped and that it would be rebroadcast to residents; he noted that the same would be done for the upcoming presentation on May 3rd.

Mayor Soldato introduced Terence M. King, President of TMK Development Ltd. Mr. King provided a brief history of TMK Development; he spoke about the proposed development for the triangle area, which he referred to as City Pointe of Darien. He stated that a comprehensive budget had been developed for the financial scope of the project, which included condominium housing, retail establishments, and upscale restaurants.

Richard T. Gammonley, Executive Vice President of The Gammonley Group, distributed booklets to Council to follow with his presentation. He said the Group's expertise was multi-family with mixed use products; he indicated that they were a multi-faceted corporation that designed, developed, built and sold. He indicated that they built numerous condominiums in various communities.

Architect David M. Kennedy, Perkins Pryde Kennedy Steevensz Architects Ltd. (PPKS), stated that they have worked closely with the Gammonley Group since 1999 and have developed 750-800 condominium units along with mixed uses. Mr. King stated that TMK utilizes two architectural firms and introduced Architect John T. Staub, of JTS Architects; JTS has have designed seven commercial developments with TMK over the last ten years; Mr. Staub indicated that their primary focus was commercial development. He said that the plan for City Pointe of Darien was more traditional and included brick, stone and massive masonry materials; that a City park had been incorporated into the project at 75th Street & Plainfield Road; and that landscaping was featured throughout the site.

Mr. King made concluding remarks; he stated that City Pointe of Darien was conceptual in nature, was fairly comprehensive, and that the plan could incur changes.

Alderman Biehl verified that the 'new' plan indicated two 4-story residential buildings with 3 levels of parking underneath. The response was that there were 3 levels of parking, one of which was sub-grade and two above grade, with condominiums above; there would actually be 6-stories above ground per building. Alderman Biehl inquired if the parking was strictly for residential; the response was that parking

would be for both commercial and residential. Alderman Biehl asked if the current businesses contained in the existing strip mall would be given the opportunity to relocate into the new development; Mr. King indicated that the businesses had not been approached but they would be afforded the opportunity to participate.

Alderman Hagen stated that the denoted buildings on the diagram were not labeled and asked for verification; Mr. King indicated which buildings corresponded with the notations. Alderman Hagen asked for a diagram with proper identification; Mr. King said that the information would be provided. Alderman Hagen inquired if the proposal included a breakdown of property costs; Mr. King said that the budget was in the \$36 million range and that there was no indication of what the land acquisition cost would be. Alderman Hagen verified that there were an additional 130 parking spaces on the property; Mr. King affirmed.

Alderman Poteraske asked about the number of units, bedrooms, and price range. The response was 1, 2 and 3 bedroom units and that some would have a den; square footage ranged from 900 up to 1,800; a price range had not been determined. Alderman Poteraske inquired if TMK had been involved with relocation of residential tenants because there were currently 96 rental units on the triangle site; Mr. King said that they have assisted commercial tenants with relocation but had not assisted with residential.

Alderman Weaver said that the strip mall was valuable to the City and residents because of the variety of services provided; she was very concerned about relocation of the businesses. She requested that the developer work with Director Dreyer to assist the businesses with relocation within Darien.

Alderman Hagen inquired about the cost per square foot; Mr. King stated that the cost for residential could cost \$170-200/sq.ft., commercial could cost \$70-80/sq.ft., and restaurants could cost \$150-175/sq.ft.

Commissioner Cozzolino asked if the dollar amounts were lease or build prices; the amounts quoted were building prices.

Commissioner Dahl inquired if a residential housing impact study would be performed because of the 96 units involved. Mr. King stated that they would need to work with staff; he said that relocation of apartment building dwellers was unique.

Commissioner Jiskra noted that condominiums were being built everywhere and usually had access to the Metra trains; she asked if not having a train nearby would impact the development and if they could reference similar projects as the one proposed. They responded that Glen Ellyn, Roselle, Alsip and Oak Forest had similar projects.

Mayor Soldato noted that with the proposed improvements to the southeast corner of 75th Street & Cass Avenue could impact surrounding business districts and that they would also improve their sites to meet the market. The goal would be a comprehensive downtown development. Mayor Soldato informed the audience that public comments would not be taken because the proposal was conceptual in nature.

Alderman Weaver asked about the size of the proposed park; Mr. King said it was approximately 1-1/2 acres out of the 11+ acres. Mr. King stated that they valued input from City officials, staff and the public and would address all potential issues.

3. ADJOURNMENT

There being no further business to come before the Committee-of-the-Whole, the meeting adjourned at 6:40 P.M.

Carmen D. Soldato, Mayor _____ Joanne F. Coleman, City Clerk

jr All supporting documentation and report originals of these minutes are on file in the Office of the City Clerk under File Number 04-19-04 Committee-of-the-Whole. Minutes of 04-19-04 Committee-of-the-Whole