

MINUTES

Village of Westmont

Regular Meeting

Economic Development Committee

Wednesday, January 2, 2013, 9:00 A.M.

Westmont Village Hall Executive Session Room

31 West Quincy Street, Westmont, IL

1. Call to Order

Chairman, Bob Scott called the meeting to order.

2. Roll Call

William Rahn, Mayor - Absent
Bob Scott, Chairman - Present
Susann Senicka, Trustee/Co-Chair - Absent
Nancy Martens, Citizen Representative - Present
Virginia Szymski, Village Clerk - Present
Ron Searl, Village Manager - Present
Corinne Beller, Citizen Representative - Absent
Frank Brady, Business/Resident Representative - Present
Larry Forssberg, Chamber Executive Director - Present
Craig Grember, Citizen Representative - Present
Bill Kalafut, Business/Resident Representative - Present
Steve May, Public Works Director - Present
Shannon Malik, Community Development Director - Present
Gregg Pill, Business/Resident Representative - Absent
Bob Fleck, Landscape Architect - Present
Thomas Mulhearn, Police Chief - Absent
Jill Ziegler, Village Planner - Present
Karen Remkus, Administrative Assistant - Present

3. Pledge of Allegiance

4. Minutes

The Minutes from the December 5, 2012 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. Old Business

None.

6. New Business

a. 404 - 414 North Cass Ave. - Steve Vernon and Patrick Cooksey had previously come forward with a 32-unit condo project at this location. The project was proposed and approved for two buildings, 16 units per building. It would have had underground parking and the cost would be justified by the market. Now it would be extremely expensive and they can't justify the cost. They were inspired by another project being done by MI Homes selling very attractive units in Orland Park that consist of row houses and attached townhouses that could have a bedroom on the first floor that appeals to seniors. They thought this combination would be a good fit for this location. The row homes would appeal to the "yuppie" market and also to commuters because they are located within walking distance to the train.

The Site Plan shows a group of 6 row homes along Cass Avenue, and on the west side, would be the access to the garages. The traditional attached residences would be to the rear of the lot. The neighbors to the west would see the detention area. The row homes would be 1,550 to 2,000 square feet. The single family homes would be the same with the largest at 2,200 square feet. Price point would be \$300,000. The row homes would be 1/2 level up from the street where the living room would be located and the bedrooms would be 1 flight up from that area. The garage and family room would be 1/2 level down.

The row houses are pushed to the north on the lot to align the roadway with the opposite street, Melrose Avenue. The ComEd Station is a little to the south from this property across Cass Ave. There would be screening to the south with trees and landscaping. This project would have a cul de sac, an important item to the Fire Department so that they would have a turning radius for the fire trucks.

These are designed to sell. The bank was not receptive to a \$6,000,000 project as it was originally planned but the market is coming back.

The row houses are designed so that they would accommodate an individual elevator. These buildings can be converted for the persons with disabilities. They will also be soundproofed. They feel this is a better area than some of the other row home projects in the Village as this site will be closer to shopping and Ogden Avenue. They care about the community and want it to be appealing. Some people will want to downsize to this type of housing.

There will be 33 feet on the west side of the property that will remain green space. Lincoln Street is not dedicated on this piece of property, but eventually, this could disappear as dedication for Lincoln St.

Some of the similar projects in the area didn't have much green space, some sold for over \$400,000. There are some projects with 5 flights of stairs and some of the projects on 63rd Street sold for \$560,000. Their units will be priced at \$300,000 and will be more spacious.

The proposal they are presenting today would be less dense than the original project, 19 units versus 32 units.

Comments:

Tall staircases are not that attractive in the front of these type of units. They are sinking their buildings 4 feet down to avoid the tall stairs to the front entrance.

Would it be possible to put in an emergency exit as the projects did at Citadel on the Pond and on Willowcrest Drive?

When is the right time? The Village has a TIF District starting.

Bill Kalafut likes the ideas of row houses and the attached homes with a master bedroom and bath on the first floor. We have more seniors coming in with more money.

The price point is the problem on some of these developments with units costing \$450,000 to \$500,000.

What is in the Comp Plan for this area? No change of Zoning would be necessary.

Motion was made in favor of the project. The motion is approved.

7. Updates

Shannon Malik - The Brickyard building will have a new restaurant called "Neat" that would take up the whole building. The new proprietors each have 10 - 15 years experience in restaurants. They would like to open in March.

Pets Supplies Plus wants to open in January.

Jimmy's Island Grill has changed all contractors.

J. Wilder Photography should open on Valentine's Day.

The Julian Electric addition should go to the Committee of the Whole in January. It was mentioned that during construction there could be potential parking problems with the

Westmont Fitness Club.

January 10, 5 - 7:00 p.m., there will be an open house for the Comprehensive Plan with a Public Hearing at Planning and Zoning at 7:00 p.m.

There will be a Joint Review Board meeting for the proposed South Westmont Business TIF District on January 16, 2013 at 2:30 p.m.

The improvements at Cass and 55th Street intersection have been wonderful. There were a lot more utilities than they thought to take care of before they could complete the project.

Bellerive Terrace - Al Copeland, an investor in Hinsdale, is working with Bob Crane. We met with Bob Crane and the project has stalled but is not going under.

Kudos to Public Works and the Water Main Contractors that did the work on Lincoln Street. They did a great job.

The Westmont Progress reported about businesses that are leaving Westmont. Their newspaper story did not match what is online. They are not reporting the whole story about the businesses leaving such as the children's consignment shop that was doing well but was closing due to the owner needing more time for family. Wine and Design was working with the Village in regard to a Liquor License though it was reported differently. It was discussed at a board meeting and Deputy Chief Gunther had spoken with her. The other business in that building, Lux, is relocating on Ogden Avenue within Westmont.

140 N. Cass Ave., the building to the west of Bank of America - its owner hasn't made a push to lease or sell the building but stops in from San Diego periodically and seems to be biding his time.

9 - 11 W. Quincy St. - The theater group is requesting a liquor license. They may be closer than 1,000 feet from a school. If they are selling liquor, the store has to be 100 feet from a school, and if there is a bar, it has to be 1,000 feet from a school.

Bob Fleck - In regard to the grant from the DNR for the property at 5716 S. Wilmette ave., the owner has approached us with the stipulation that he would like to live on the property and we would maintain the property after the sale. Because the DNR would not finance the grant if someone is living on the property, we could make an outlot around his house. The DNR would then agree to cost sharing for the empty lot remaining that is 4.78 acres. There is detention next to this lot that the Village owns. We would be able to expand the detention area onto a portion of the open lot.

With business owners moving out, should we continue to award the Development Grant for facades especially if the TIF Development Grant is to improve the structure of the buildings? We could change the program. The grants are used for other improvements other than facades, but often times if an awning was installed by one tenant, the new tenant would use the same awning and just change the lettering so the improvement is still viable.

8. Adjourn The meeting was adjourned at 10:06 a.m.