

# **MINUTES**

**Village of Westmont**  
**Economic Development Committee**  
**WEDNESDAY, August 1, 2012 • 9:00 A.M.**  
Westmont Village Hall Executive Session Room  
31 West Quincy Street, Westmont, IL

## **Call to Order:**

Chairman, Bob Scott called the meeting to order.

## **Roll Call:**

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

## **Pledge of Allegiance:**

## **Minutes:**

The Minutes from the May 2, 2012 meeting were reviewed. A motion was made to accept the minutes and was approved.

## **Old Business:**

## **New Business:**

**Proposed Animal Hospital at 115 E. Ogden Avenue** – Philip Wolf, P.E., LEED®AP, is the Engineer on the project and appeared on behalf of PFS Partners, LLC. A variance would be needed for a kennel to be adjacent to a residential area. They have an office in Naperville and it is in close proximity to a residential neighborhood. Animals are brought in and out on a leash and people are with them.

On the proposed site, the outside kennels will be on the east side of the building and will be between buildings with Pets Supply Plus adjacent to the hospital. They have a tentative connection to Pets Supply Plus. This would be their fourth facility with one in Elmhurst, one in Naperville, and one under construction in Naperville. They will all have the same character. They would have rain water recovery which will be a benefit as the site would require detention. They would be using green sustainable technology. They will add buffering to the neighbors with fencing and landscaping for screening.

They will be a 24 hour emergency care facility with MRI and x-ray services. There will be one doctor on call that lives the closest. The 24 hour care is something new this group is offering.

There could be in excess of 100 kennels within a 3,000 square foot area. During holidays, they would be full. Without the variance, they cannot do the project. They would have R-35 in the walls and R-40 insulation in the ceiling. At their Elmhurst location, which has 300 kennels, there isn't a sound issue. At cleaning time, the dogs may be put outside.

### **Comments**

Steve May commented that IDOT will not deny access.

When asked about sales tax they said that there would not be a lot of sales that would be taxable. The Committee noted that a tax producing business could be built at that location. Ogden Avenue is a prime retail location and it is a potential assemblage opportunity with corner access. An assemblage would be harder to develop in the future if this was allowed to be built.

They were asked about the competition of nearby veterinarians and how they would promote it. They didn't see it as a problem as it would bring in more business as a group and draw from a greater area.

They would not have a crematory.

They would have an American flag the same as the Elmhurst location.

They would like to have 3,000 square feet for animal boarding with a capacity of 100 dogs. The Village denied another veterinarian overnight care for animals.

They would need a Special Use Permit for a kennel and a Special Use Permit for 24 hour emergency care.

Visually, it would be an improvement. The existing motel on the site is looking bad.

Motion was made to approve concept. Motion approved.

Motion was made to approve location. Motion denied.

**Urban Legend Brewing Company** – Tim Hoerman discussed his proposal to open a microbrewery in Westmont. He would like to locate it at 61<sup>st</sup> Street near Industrial Drive at Anchor Rock or on Plaza Drive in the western half of the Integrated Building Supply building. It would consist of manufacturing, distribution and a small tasting room. Retail for tasting is vital to the business. He feels it would make Westmont famous. Most of the beer produced will be distributed to retail outlets such as bars, restaurants, grocery stores and liquor stores.

A brewery needs to be in a Manufacturing zoning district as he needs industrial height ceilings. He would have a 7 barrel fermenter and would expand to a 15 barrel and would need 16' or 18' ceilings. He needs a raised dock. The tasting room would be for consumers to come in and buy pints or growlers, which are ½ gallon glass containers that are filled, capped and sealed for carry out. It would be open on the weekends 10 – 12 hours a day. The brewery might offer limited food prepared by an off-site vendor.

The brewery initially would produce up to 1,750 barrels a year. It would be vented outdoors as it uses a million BTU's. There is an associated processing smell that some people think is pleasant. The brewery would be running 2 or 3 days a week brewing. Most of the operation will be packaging and distribution. There wouldn't be a lot of noise. Beer needs to ferment. They will have spent grain that they would give to local farmers free. They will need a specialized gas service of 1 ½". They would have open flames in the unit which is a fire box such as a stove. The alcohol content will be 4 – 10%. They will make their own extract from scratch. There will be tours to explain their process.

They could make a special beer for the Taste of Westmont. It would be a special beer just brewed in Westmont and would have Westmont in the name.

### **Comments**

Jim Gunther commented that the Village would have to create a liquor license for this type of business.

It was suggested that they could manufacture the beer on Plaza Drive and have a location on Ogden Avenue for tasting and selling.

On-sight tasting in a liquor store would need a special license.

Anchor Rock, on 61<sup>st</sup> Street, would not be a good location. The location on Plaza would be a better location with tasting in B-2.

Overall, the Committee thought the concept was great.

Motion made to approve the beer manufacturer. Motion approved.

**Muddy's Theater project at 25 S. Cass Avenue** – Keith Erickson appeared to give the committee an update on their project. They are now calling it Westmont Theater. They have been working with an architect. They would like to put stone on the building and they would like to have a marquee as it was on the old theater. They would need a topper on the building and gooseneck lighting. It would need a vestibule to purchase tickets and a coat room. They would like a food prep area for keeping food warm and a concession stand. The theater floor was made flat by the previous owner so there are no ramps. They would also need an audio room for sound and lighting and a storage room. They would install a stage area with a green room and restrooms. The open space would have wood beams and a bar area, with bar stools, and tables for seating depending on what is scheduled. The second floor would not be part of the theater as it contains apartments and offices. They would dress up the upper level.

It will be an entertainment facility, and also used for weddings and other occasions. The maximum occupancy would be 550 people. They would feature up and coming bands and artists to play. They could feature a multi-purpose movie following the parade for Westmont Holly Days.

A variance may be needed for the marquee because of the sign ordinance requiring it to be 10 feet from the sidewalk.

Off-site storage may be needed for the non-fixed seating.

From an investment standpoint, you could find and open a couple of places for the amount of money that would be invested here. But this was the home of Muddy Waters in later years and he was well known. It is also convenient to the train for transportation.

As far as the impact on the neighborhood in regard to sound, the ceiling and walls will be well insulated in addition to the brick walls, so sound will not be heard outside of the building. As far as acoustic acts and unplugged acts, there may be a sound issue in the back of the building where there is an apartment building. It would sound like a radio at 20 feet. They would have valet parking with 40 – 50 spaces next door in Mr. Chow's lot. They would like to use the parking lot for Holy Trinity and the commuter lot. There are 800 – 900 spots available downtown. The train stops in Westmont at 11:00 or 11:30 p.m. and they could make

announcements when last train is due.

The building was demolished on the inside. The brick was exposed and is nice but not enough to meet code. The estimate from the sign company was \$80,000 - \$100,000. They want to design it for a lower cost. Because this is a startup, the banks are not interested. It is now more difficult to get a loan. One bank wants full collateral for the loan.

A consultant asked them why they want to have it in Westmont. They like Westmont and want to have people come downtown and discover Westmont and what is downtown.

They would need a Special Use permit, a liquor license and a Façade and Development Grant. The items requested are: Waiver of payment of a cash-in lieu of fee for parking spaces required, financial support, and not to add an amusement tax.

The project would cost \$1.1 million; \$180,000 would come from the owner of the property for rehab work; \$316,000 would be provided from the owners; \$638,000 is needed to get funded. The Village of LaGrange gave \$1 million for the theater rehab in their town.

They would like to request the Village to provide money for the project, or a loan, or the Village to put up the collateral, such as, land not in use. They have lost \$200,000 in value on their homes and the collateral is not there. If they can't get support, who is going to make this happen? They are willing to take the risk and they know this will be successful. This could bring 550 people into the Village at a time.

Is there a person or organization that would sponsor the project? What kind of support would the Westmont Auto Mile give to this project? Would the Village of Westmont endorse the project? Would it be possible to start the Friends of Muddy Waters? They could auction off materials provided from different music groups that knew Muddy.

### **Comments**

A suggestion is to contact the Main Street organization to see what they would do for a theater.

The village is not in the business of loaning money. If the TIF District was in place for several years, TIF funding might be available.

The Village could work with them on parking requirements.

The Committee loves the idea, but the Village can't afford the project in the opinion of staff and the Committee.

The applicants could have a partnership with Joe Chow, the owner of the building.

It was recommended the applicants contact the Westmont Auto Mile or Ty Warner.

**Project Updates:**

A furniture consignment store will be moving in at 226 N. Cass Ave. next to Lux. They are requesting a liquor license for wine tasting in their shop.

A bridal shop will be moving into the space that was once occupied by Bridgett's at 102 S. Cass Ave.

Roll N-Cigs Tobacco has vacated the building.

We are working with Bob Cynowa on his Façade and Development Grant for 143 S. Cass Avenue.

The Truffleberry Market has requested a liquor license.

**Adjourn:**

Motion was made to adjourn the meeting at 10:55 a.m. Motion was passed.

***Future Meeting Date and Time***

The upcoming EDC meeting will be held on Wednesday, September 5, 2012 at the Village Hall Executive Session Room.