

MINUTES

Village of Westmont
Regular Meeting
Economic Development Committee
Wednesday, December 5, 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/Co-Chair - Present
Nancy Martens, Citizen Representative - Absent
Virginia Szymiski, Village Clerk - Present
Ron Searl, Village Manager - Absent
Corinne Beller, Citizen Representative - Present
Frank Brady, Business/Resident Representative - Absent
Larry Forssberg, Chamber Executive Director - Present
Craig Grember, Citizen Representative - Present
Bill Kalafut, Business/Resident Representative - Present
Steve May, Public Works Director - Absent
Shannon Malik, Community Development Director - Present
Gregg Pill, Business/Resident Representative - Present
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 November 7, 2012 meeting were reviewed. A motion was made to accept the minutes and it was approved.

Old Business:

None.

Updates:

Pets Supply Plus is going full steam ahead.

Jimmy's Island Grill has a demo permit. They are trying to get all their contractors for the project so that the building permits can be issued.

The Jay Wilder photography studio is running behind schedule.

The owners of the old Brickyard building are putting on a new roof. They may split the space and have two units. They are talking to an Italian restaurant and are trying to rehab.

The Auto Club is proceeding to the Planning and Zoning Commission for a public hearing in December.

The theater group is having better luck with 9 and 11 W. Quincy Street owned by Jay Riordan. The buildout would be substantially easier. It would also be closer to public parking. They may eventually need the area upstairs.

Tim Hoermann of Urban Legends reports that their lease negotiations have stalled. They are again looking at places downtown. They are also interested in 9 and 11 W. Quincy St.

The Phoenix Nail Salon will have a new owner and they are going to the Planning and Zoning Commission for a Special Use Permit.

The Bluestone medical building that was to be built where the McGrath storage lot is located is not moving forward at this time as the medical office market has softened. Public Works is trying to get water storage in that area as that location is convenient to where the pipeline comes into the Village.

The Center for Dance will be performing at the Orange Bowl.

The Comprehensive Plan rewrite is almost finished. On January 9, 2013 there will be a Public Hearing at 7 pm and an Open House between 5-7pm.

The Committee of the Whole will discuss a new public hearing date for the South Westmont Business District TIF at its regular meeting on December 12, 2012.

The study for the the Central Business District TIF shows that the area appears to be eligible.

A tutoring business might go in the old Center for Dance space.

New Business:

47 E. 55th St. - Terrence Daliege of TJ Daliege Development Corporation and Marty Cain, real estate broker, appeared before the Committee to discuss their interest in this property for a multi-family five unit residential project. They feel it is an ideal location for access to downtown, to Route 83, 55th Street, and the expressways.

He complimented the Community Development Department that from the time he started looking he has had a good experience. He complimented Jill Ziegler especially.

His architect, Patrick Coyne, asked for consideration for density greater than R-4 zoning allows. He also is asking for approval of the proposed side yard setbacks at 10' in lieu of 15' when adjacent to R-3. He is asking for approval of balconies on upper floors in the side yard. There is R-4 zoning adjacent to it that is a large site with multi-family. It will be marketed and sold as one building. It could be converted to condos when the market allows. They will be built as condos and hopefully they will end up as condos. The cost would be \$250,000 to \$300,000 per unit.

In terms of conditions, it must be owner occupied and only 50 percent rented. There are families losing their homes and this would provide a home for them. They may have the income but bad credit. These units would be individually heated and metered. When people start buying condos again, they can be sold as such. The south side of town has multi-family housing. This would be convenient to the train from this location. They claim ninety-eight percent of rental units are 2 bedroom. Families of 4 or 5 do not have much choice but to rent a home. Realtors have lists of families looking for space to live comfortably in a 3 bedroom unit. Baird & Warner forecasts for more multi-family rental property is needed in the future.

These units would have 3 bedrooms, 2 baths, walk in utility room, and interior parking which is a security benefit. The units would have all upgrades with oak and granite countertops and upgraded appliances. The square footage would be 1,080 - 1,090 square feet per unit and there would be 5 units with 1 on the first floor. There would be 3 floors with no elevator.

Comments

Shannon Malik - The Comprehensive Plan, which is a plan for the next 10 - 20 years, has had public hearings. It was determined that residents would prefer less rental property. That being said, staff has also heard reports that there is an expected gap of high quality rental housing which municipalities will be wrestling with going forward.

Shannon Malik - The Marathon Gas Station that was at that location was cleaned up.

Corrine Beller - Renters are known to destroy rental property and when they leave everything has to be done. When there is ownership residents take better care of their property.

Shannon Malik - Elevations are needed and architectural drawings.

To the west are duplexes.

There was a concern that condos would not be marketable on 55th Street.

They need to do an assemblage with the lot to the south.

They may not get the rent that they would need. It is a spec deal.

There was no guarantee that these would ever convert to condos.

Jill Zeigler - They would need to plan for stormwater. They would also need variances for height, density, parking, front yard and rear yard setbacks.

Motion was made in favor of the 5 unit building. Motion was denied.

Adjourn

A motion was made to adjourn the meeting at 10:14 A.M. Motion was passed.