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Community Development Department

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MINUTES

Village of Westmont
Regular Meeting
Economic Development Committee
Wednesday, December 4, 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 at 9:00 a.m.

2. Roll Call

Bob Scott, Chairman - Present
Ron Gunter, Mayor -Present
Susann Senicka, Trustee - Present
Harold Barry III, Trustee - Present
Nancy Martens, Citizen Representative - Absent
Virginia Szymiski, Village Clerk - Present
Ron Searl, Village Manager - Present
Corinne Beller, Citizen Representative - Present
Catherine Berning, School Representative - Absent
Kevin Carey, School Representative - Present
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 - Present
Dave Weiss, Fire Chief - Present
Jill Ziegler, Village Planner - Present
Jim Addington, Trustee - Absent
Larry McIntyre - Present
Spencer Parker - Present
Karen Remkus, Administrative Assistant - Present

3. Pledge of Allegiance

4. Minutes

The Minutes from the November 6, 2013 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. Old Business

6. New Business

A. 6125 S. Cass Ave., People's Resource Center - Executive Director Kim Perez gave a presentation. The PRC is a non-profit organization which serves DuPage County neighbors in need with nutritious food and other basic necessities like clothes and rent assistance and education and tutoring. In 2008, they opened a 4,500 square foot site in Westmont which served 300 families the first month. Now they are serving 1,000 families in the same 4,500 square foot space and have reached capacity. This site takes care of all of southeast DuPage County. It is community supported and has volunteer staffing. There are 5 individuals employed. They cannot offer more services.

The PRC wants to stay in Westmont and it is their first priority. DuPage Community Development Block Grant says that they cannot displace tenants. They have explored other properties. They are not looking for property in the TIF. They have already raised the money and are looking for a permanent place. They want to bring in new partnerships and bring in existing partners to do this thing for today's needs for the food pantry, free clothing and transportation assistance. Tomorrow needs will be education, tutoring, coaching and refurbishing computers with software, GED, literacy tutoring, English speaking and to become citizens, art classes to build self-esteem. They helped 136 DuPage County residents find jobs.

The 9,300 square foot old Heritage Bank building at 6125 S. Cass is owned by a private owner. They had done a little work that was for a medical practice. We would be using it for an office, classrooms, literacy classroom, computer lab, and art studio, but the majority would be for office use. The drive-up area where the window is could be used with a double door for the delivery of pallets of food and the overhead would come out.

The renovations would include an elevator to be installed, refrigeration, roof, parking lot with 50 spots for parking, and the drive-up section. Employees could park across the street and they would save their parking for their clients. Very little of what they do is warehouse. Mainly, they need office space to meet with clients. Food pickup is 2 1/2 hours at a time. They could be as cohesive as possible with neighbors which is retail.

They haven't started the negotiations, yet. They have looked at 800 Oak Hill Drive and property on Pasquinelli Drive. There are other organizations that would like to

partnership. They need to know the setback requirements to enlarge the parking. The timing for the grant is June 30, 2014 which is when it expires to purchase a building. They can get 6-month extensions on their lease. They hope to close before 6/30/2014. The renovation would take 9 months. They would be able to move in next fall. They appreciate how supportive the people of Westmont are.

Comments -

Can you place a value on the services they offer?

The property is located in C-1 Zoning which is commercial so it would need a Special Use Permit. The site is in the South TIF area. We have spent a lot of time and effort but couldn't find anyone to sell a building to them so that they may obtain the grant.

Parking can be leased on the west side of Cass Avenue for employees but the employees would have to cross Cass Avenue. They would have to walk down to the corner.

It is in a tax producing retail area.

The building has been an eyesore for many years. The building needs remodeling and updating.

It would bring a lot of people to the area.

It's good public relations for Westmont and other towns have turned them down.

It wasn't explained well when 50 people would be in that building.

We would like them to stay in town. A buildout in a warehouse would be a lot less costly.

It doesn't fit into the Comprehensive Plan. What if people wouldn't allow them to park across the street?

They have looked at many warehouses but they have to buy. This building is not their first choice. It is almost their last choice.

A Motion did not get approved.

C. 311 E. Ogden Avenue, Hertz Used Car Sales - Jeff Wilds, Hertz, appeared before the Committee to discuss the changes Hertz has implemented in running its fleet. They previously would go to the manufactures to get the cars, run them and return them. Now they buy them and when they need to get rid of the cars they can cut out the middle man. They hand select the cars and sell them directly to the public. They opened up one of their retail sites on Mannheim Road. Their goal is to have 200 stores by next year.

Some of the other areas would be Des Plaines, Lake of the Hills, Gulf and Higgins, St. Louis and Detroit.

Traditionally they have few 2011 cars left. Now they choose the most desirable cars and have a mechanical check performed. They don't have a parts or service department.

They had

\$1 million in sales and sell retail directly back to the public. They opened last year and sold 159 cars. They have one price and a warranty. They would not have a 10 year old car as they would send that to auction.

Hertz would be leasing the property. It was mentioned that the parking lot was designed to hold stormwater detention. The previous owners had to pump it out to remove the stormwater. There are conditions to the Special Use permit such as no balloons or gorillas.

How will you market? They co-brand. They put a rental office in and a lot of sales is generated on the computer. There would be a Hertz car Sales Manager and 3 employees. Nationwide, most cars are under \$20,000. They market toward the college student or a second car. They can come in and drive different manufacturers' cars. They are leased 3 - 5 years. He ran a Hertz location in Downers Grove and that is how he is familiar with this area. The time frame would be a couple of months to open. It was asked if they had any long range plans or if they would be interested in the automotive repair shops just to the south which might become available. They started in the midwest in February but had started in Southern California several years ago.

Comments -

Hertz would be a great fit.

Is anyone else looking at this property? Standard Market wanted to purchase the lot but the owner will only rent and not sell.

It would be nice to have a Starbucks or a CVS Pharmacy.

A lot consolidation could be available with the lot located to the south.

Hertz would generate sales tax. We could put a timeline on the Special Use Permit such as 5 years. If a potential buyer comes along, they could buy the lease.

A Motion was made to approve. It was approved.

D. Discussion on Economic Development and Green Infrastructure - Staff wanted to have a philosophical conversation. The terminology of green infrastructure for completed streets would be defined as a stormwater solution and environmentally efficient. It also refers to using solar and wind energy and having LEAD buildings. What

will this do to Economic Development? Will it be negative or positive? After reviewing the literature, in terms of costs and benefits, asphalt is \$2.50 and the modular systems are \$4.50 a square foot, 2 times greater in cost. But it is not subject to freeze and thaw cycles that causes problems with the roads such as potholes. Some of the storm sewers can be eliminated. It makes parcels more development friendly. There is not as much patching and repair and not as much resurfacing. The life cycle is longer and it eliminates some of the cost of storm sewers and makes roads more cost effective.

Iowa has been proactive in green infrastructure. The Morton Arboretum has permeable paver walks and parking lots. The Downers Grove North High School has a paver parking lot, and in downtown Downers Grove, Grove Street has pavers.

Places that have incorporated permeable pavers still have storm sewers. They are not totally eliminated. The more permeable pavers that go down in the right of way, the less stormwater will go downstream. Permeable pavement such as concrete or asphalt contain pore spaces that allow stormwater to percolate but don't have all the benefits the pavers provide, including durability, flexibility and creative designs. Brick pavers work only if the pavers have in their design little notches with very fine aggregate. There is a couple feet of stone below the pavers which holds stormwater. If there were 2" - 3" of snow, it wouldn't need to be plowed. The pavers stay warmer and would melt the snow. According to one of the references, the plows used on the pavers would need a different edge on the last 6" of the blade made of rubber that would ski off the top. The pavers can also be heated with geothermal heat systems.

The Chicago Center for Green Infrastructure has on display permeable asphalt.

How do they maintain the plantings in the vegetated swales in the parkway areas? Native plants have deep root systems 15 - 20 feet deep if soils allow and they can soak up excess water. The species used in these areas are a little more refined plants. There is semiannual maintenance, and if people maintain it, the plants can be very attractive. In these situations, the plantings would be more like the perennial beds at Ty Warner Park.

The Best Management Practices reduce stormwater costs and reduce subdivision costs. Low impact development can save 25% to 30% in costs in a subdivision. A lot of grant opportunities are available for implementation. It could be made development ready if there is a tear down. There are real benefits - economic and philosophical. There are long-term benefits. Pollutants would be filtered out and not go into the waterways. This would be better in the long run but initially cost more. They could be made a building requirements in future developments. It would reduce the burden of stormwater. If there were a stormwater utility fee, these Best Management Practices would be an incentive for savings on the utilities fees.

Would this be an attraction? Should we write guidelines? Is this something we need to amend the code in regard to subdivisions? Do we need to make Zoning Code updates

for zero energy stores and homes. We have the bond money to use on green infrastructure for streets. What do we want to do? We must do our homework on this. People will want to move here for this and we would really be a progressive village.

The new Illinois State Plumbing Code is taking on an energy efficient modeling. There is rain water harvesting and greywater use in the new code we will be following.

Comments -

In Downers Grove, people wanted the brick streets and in Hinsdale the brick goes up as part of the curb.

There are a lot of maintenance concerns such as plow edges.

Corrine Beller - On her driveway, the water does go down and she has pavers.

There seems to be more maintenance with native plants and grasses.

A Motion is made to accept the the Green Infrastructure. It passed.

7. Updates

Mariano's is negotiating with DuPage County for traffic lights. DuPage County wants to do traffic counts to see if they are warranted. They are critically important to Mariano's.

At 6320 S. Cass Avenue, Chase Bank has opened. At the old Emmy's location, Pompei has taken out building permits but have pushed back the opening. Permits were issued for Dotty's and Rising Goddess. We have met with Hardy's and discussed things they should anticipate. Due to a fire, they know the benefit first hand of sprinklers. They do not have an opening date. They are very interested in having a franchise in Westmont.

Stella's has not made their permit submittal.

The next meeting will be postponed to January 8, 2014 due to the holiday.

There was a motion to adjourn and it passed.

8. Adjourn The meeting was adjourned at 10:49 a.m.