



MINUTES

Village of Westmont
Regular Meeting
Economic Development Committee
Wednesday, February 5, 2014, 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 9:04 a.m.

2. Roll Call

Bob Scott, Chairman - Present
Ron Gunter, Mayor - Absent
Susann Senicka, Trustee - Present
Harold Barry III, Trustee - Absent
Nancy Martens, Citizen Representative - Present
Virginia Szymiski, Village Clerk - Present
Ron Searl, Village Manager - Present
Corinne Beller, Citizen Representative - Absent
Jamie Reilly, School Representative - Absent
Kevin Carey, School 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 - Absent
Gregg Pill, Business/Resident Representative - Present
Bob Fleck, Landscape Architect - Present
Thomas Mulhearn, Police Chief - Present
Dave Weiss, Fire Chief - Present
Jill Ziegler, Village Planner - Present
Jim Addington, Trustee - Present
Larry McIntyre - Absent
Karen Remkus, Administrative Assistant - Present

3. Pledge of Allegiance

4. Minutes

The Minutes from the January 8, 2014 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. Old Business

A. Pathways Assisted Living - Bob Helle, Principal of Pathway Senior Living who had presented his plans to the EDC in January for a new facility at 407 W. 63rd St. has returned with some changes made to the project. Previously, the use seemed appropriate for that location but there was not enough parking. They have reduced the building size and the number of units and increased the parking to 55 spots. They got as small as they could possibly get and feel they can still make it. They added the community space in the basement. Parking initially was 35 - 40 and now 50 plus. One-third of the units would have parking for visitors. No clients will be driving. On weekends, they will have more visitors but there is less staff. If there is an issue, they could bus employees from a parking site. People in assisted living don't usually have cars. They will have bus service for their residents to shopping and activities. They will have a house doctor that comes in to see them. The residents will have a place for socialization and will have three meals a day, plus will have a microwave and refrigerator. They want their residents to be active and will have a director of activities. There are a lot of volunteer opportunities at Pathways.

Comments -

There is still concerns about the parking available. Have calls been made in other locations to check on it?

Pathways would have 50 - 55 parking spaces.

I-Care has 50 spaces and the parking lot is two-thirds full.

It would have to be rezoned to R-6.

Motion was made to accept the proposal. Motion passed.

6. New Business

A. Bart Kalata and Vlatko Dodevski, 47 E. 55th Street - Would like to build a 3-unit building with units that would have 3 bedrooms each. On the east side of the lot, there would be 8 parking spots. These units would not be for sale as the owner would occupy one and relatives will live in the other 2 units. This is the site of an old gas station. They have decreased the density from the last presentation at the EDC and instead of 6 units will have 3 units, 4,700 sq. ft each.

Comments -

They would have to do detention, possibly underground. They would need a DDOT permit and it is up to DuPage County whether they would allow a driveway on 55th Street. They may allow one way in and one way out.

They look like townhomes and are very nice.

It is time to get something on that corner.

If they had to flip the building with the parking lot for ingress from Warwick Avenue, would it be possible? It would be possible.

It would be easier for garbage pickup if they flipped the building.

They may need a side yard variation.

Motion made to accept. Motion approved.

B. Farhan Karim and Todd Stahl, 20 E. Chicago Avenue - This building went into foreclosure and bankruptcy. He would stabilize the auto repair and auto sales business and lease apartments after making improvements to the building. They would be updating the apartments, such as, paint, carpeting, kitchen cabinets as they are not in the best shape. There are 10 apartments, 7 are rented and 3 are not rented. They would like the tenants to stay. There are month to month leases right now. They would slowly change to having a secure lease. There is 10,000 sq. ft. where they would like to put cars and they would advertise the car sales online. The possible buyer would come out to see the car and purchase it. The auto repair would be on the cars they would be selling. The current auto repair would be leaving. He would do oil changes or brakes for the public but most auto repairs would be done on vehicles they would be selling.

Comments -

Tom Mulhearn - There has been a higher amount of calls to that building and there has been no management present. They will have management present with the auto sales and service and will stabilize the issues. There has been no onsite owner previously.

Westmont will be the point of sale. Everything would be processed here. He would have to turn paperwork into the state.

He will be renting the studio apartments for \$600 - \$700 a unit. It is a great spot for people that don't make a lot of money. The rent may be increasing as we renovate the

units. The automobiles will be priced between \$10,000 - \$15,000 on the average and will have a warranty for 30 days. They will not certify and will not have a franchise for certain makes.

Dave Weiss - There has been more ambulance service than usual to this building. They will be getting a fire alarm in the units.

There will be sales tax revenue with this building from the car sales.

Will they be doing painting and bodywork? If they need to paint, they will have a spray booth. The painting booth may need a variance for painting booths. They have to be 100 feet from residential.

Regarding lighting the lot, they will not be open after dark. They would pull the car into the building so a customer may see it.

If he is successful, will he want to put cars on Chicago Avenue? They would have to agree upon having no parking on Chicago Avenue.

Customers would have to park at the side or back of the building.

This is an eyesore. Owner occupied would be better.

They would do a fire alarm system. The building is not sprinkled.

It is in his best interest to fix up and improve the building.

They would not be able to paint with residential above.

Motion was made to accept with restrictions. Motion passed..

C. David George - 139 N. Lincoln Avenue - A proposal was given by Dave George for a mixed use building with 24 luxury apartments, and on Cass Avenue, there will be retail with at grade parking in the rear for the apartments. There will be a 320' tunnel 12' high where the alley is located. The alley will be rerouted from Lincoln Street. It was asked if trucks can use the tunnel? Trucks under 12' can use it. If the truck is larger, it will have to go to Lincoln Street. They can't see the practicality of moving the sanitary sewer. It will be 4 stories all the way to Lincoln Street. The Vision Center building next door to this project is not for sale. There would be 2 retail spaces with 2 retail parking spaces and 30 indoor parking spaces for renters. In 5 to 6 years, they would sell the luxury apartments for \$325,000 each. Presently, they could only get \$200,000. The apartments would have 2 bedrooms and hardwood floors. The retail space would be leased on the first floor and would have high ceilings. It would also have shafts for cooking apparatus if a restaurant would want to move into the space. The

retail space would be 3,800 sq. ft. The second, third and fourth floor will have 11,260 sq. ft. First floor will be 1/3 retail, 1/3 parking, and the rest would be elevator, stairway, and alley. Building on a 60' wide lot is difficult. We offered to the Vision Center, if they wanted to sell, a spot in the new building.

We need to know what direction to go. For the retail space, we would do the buildout if they signed a 15 year lease. We have been trying to get a restaurant to take the space. They might lose parking spaces if they decide to have seating outside. There is a public parking lot next to Uncle Pete's Pizza. We would like to break ground in the summer.

Comments -

What prompted such an unusual building? The owner of the Vision Building doesn't want to sell.

That site is an eyesore. Someone is thinking outside of the box.

There are grave concerns about the little retail and the rental units.

If it works, would this become a model?

This one sort of straddles the line.

The Comprehensive Plan suggests widening the downtown.

There would be a uniqueness with the arch above the alley.

We may see more developers wanting to do rental and retail.

If a restaurant came in, they would be in favor.

Motion made to accept. Motion passed.

D. Joe Jovanovich, 36 N. Cass Avenue - Joe Jovanovich would like to offer salon services at his studio. He wanted to know when it would trigger a Special Use Permit. He complimented the Village as he has never had any negative experiences with the Village's employees or inspectors. He is concerned a bit that he can't proceed with growing the business. He has done commercial advertising and portraiture in his studio. He doesn't want to be perceived as not doing what other people have to do with getting a Special Use Permit. He wants to have exclusive spa services for brides, such as, hair, nail, hair extensions. They may have a portraiture test shoot with 4 women from the bridal party getting a trial hair style done and the bride having a portrait taken. He would like to have a woman to manage the salon with a hairdresser and colorist and they would bring in their clients. He has the basic equipment for the hairdressers. He may want to

offer the facility for classes in commercial photography or have seminars for makeup artists. His studio also does framing, old photo restoration, and pet portraits.

Comments -

For a Special Use Permit, we would need to know how many employees he would have and how much parking would be required. Jill asked him to come in to discuss if a Special Use permit is needed. The owner would like the door open everyday.

For the salon and Special Use Permit, go forward with it. This is an overthought.

7. Updates

Pompei is having inspections this week and hopes to open February 20, 2014.

Dotty's is having their final inspections this week.

People's Resource Center put a bid in on property nearby their present location at 104 Chestnut which is the building west of Ty's building.

8. Adjourn The meeting was adjourned at 11:19 a.m.

