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Community Development Department

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MINUTES

Village of Westmont
Regular Meeting
Economic Development Committee
January 7, 2015, 9:00 A.M.

Westmont Village Hall Executive Session Room
31 West Quincy Street, Westmont, IL

1. Call to Order

Vice Chair, Sue Senicka called the meeting to order at 9:02 am

2. Roll Call

Jim Addington, Chairman- absent
Ron Gunter, Mayor - present
Susann Senicka, Trustee - present
Bruce Barker, Trustee - present
Harold Barry, Trustee - present
Bob Scott, Trustee- absent
Nancy Martens, Citizen Representative - absent
Virginia Szymiski, Village Clerk - present
Corinne Beller, Citizen Representative - present
Jamie Reilly, School Representative - absent
Kevin Carey, School Representative - present
Frank Brady, Business/Resident Representative - present
Larry Forssberg, Chamber Executive Director - present
Craig Grember, Citizen Representative - absent
Bill Kalafut, Business/Resident Representative - present
Larry Kaufman, Director of Fire Prevention Bureau - absent
Steve May, Village Manager - 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
Larry McIntyre - absent
Steve Riley - present
Joe Hennerfeind - guest
Ed Richard - guest
Rose Gross, Administrative Assistant - present

3. Pledge of Allegiance

4. Minutes

The Minutes from the December 3rd, 2014 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. Old Business

Orange Theory update - 19 W. Ogden Ave.

Orange Theory has been actively working on a solution to the parking issue for the 19 W. Ogden location as it is the best fit for their needs. The parking space issue has been restudied, and Connies/Potbelly has agreed to decreasing their customer seating in order to free up parking spaces. . Currently, Orange Theory is also working with Phillips Flowers for possible overflow parking. All parties are working together to get this done.

6. New Business

- A. **ATM proposed at 18 W. Quincy Street** - David LaBrash from Clarendon Hills Bank gave a presentation for a proposed ATM machine at the Westmont Train Station. Mr. LaBrash started by giving a brief background of Clarendon Hills bank. Clarendon Hills bank originally investigated having an ATM in town back in 2004-2005. Clarendon Hills bank is a branch of Hinsdale Bank & Trust which is a Wintrust Community Bank. The ATM would be located on the south side of the building, to the west of the doors. The ATM would be a free standing unit and located on the sidewalk, a 110 amp line with a breaker is all that is required. Clarendon Hills Bank will endure all costs, there will be no cost, for set up, to the Village. The ATM is operated via WiFi. A special use variance is required, as well as a lease. Possibly security issues were discussed.

Comments - Further discussion regarding possible security issues, the possibility of the ATM being bolted to the building. Discussion as to needing two ATMs so close, considering the bank on corner of Quincy and Lincoln, which is only 50 feet or so away.

Motion passed - Trustee Barry was opposed

- B. **Commercial retail rezoning at 4116 - 4122 N. Cass Avenue from O/R to B-2.** Mr. Chris Hwang & his attorney Paul Kopek gave a brief background of why the interest in changing from O/R to B-2. Mr. Hwang has owned this strip mall for 8 years, he has had trouble getting tenants in the building due to the way it is zoned. With the property being zoned O/R there is not much choice in the type of businesses that can occupy the space. By changing the zoning to B-2 this will loosen the restrictions of what type of business can occupy this space. It was suggested to Mr. Hwang that he have a presentation for the Community Development Committee as well as the Village Board.

Comments - Discussion as to the possibility that Mr. Hwang may want to expand, or even sell property. There is no place to expand, other than up. Parking may not be an issue. With this zoning change it could make a traffic issue. Possibility of making it so no left turns could be made onto northbound Cass Ave. could alleviate some problems. The Comp. Plan and how changing the zoning on this property fits in with that Plan. It was decided that 2 separate proposals be made, one for the rezoning of this property as requested by Mr. Hwang, the 2nd to incorporate the rest of the area into a B-2 zoning.

Motion passed.

7. Other Information

A. Westmont Economic Development Partnership Projects Update

- a. Pathways has been approved.
- b. People's Resource Center - starting to do work
- c. Urgent Care - possibly working inside, work being done on awning without permit?

B. Next tour - Save the Date - February 11, 2015 Chicago Prostate Center

A. Updates -

Update from Larry Forssberg:

- 1. Wendy's - opened a couple of weeks ago
- 2. Hardee's hopes to open in January
- 3. Several Automobile Dealers on Ogden hoping to expand
- 4. 115 E. Ogden - working aggressively to clear lot. Had asbestos issues.

8. Adjourn The meeting was adjourned at 10:00 am