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Community Development Department

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MINUTES

Village of Westmont

Regular Meeting

Economic Development Committee

April 1, 2015, 9:00 A.M.

Westmont Village Hall Executive Session Room

31 West Quincy Street, Westmont, IL

1. Call to Order

Chairman Addington called the meeting to order at 9:01 am

2. Roll Call

Jim Addington, Chairman- present
Ron Gunter, Mayor - present
Susann Senicka, Trustee - present
Bruce Barker, Trustee - present
Harold Barry, Trustee - present
Bob Scott, Trustee- present
Nancy Martens, Citizen Representative - present
Virginia Szymiski, Village Clerk - present
Corinne Beller, Citizen Representative - present
Jamie Reilly, School Representative -
Kevin Carey, School Representative - present
Frank Brady, Business/Resident Representative - present
Larry Forssberg, Chamber Executive Director - present
Bill Kalafut, Business/Resident Representative - present
Larry Kaufman, Director of Fire Prevention Bureau - absent
Steve May, Village Manager - present
Gregg Pill, Business/Resident Representative - present
Bob Fleck, Landscape Architect - absent
Thomas Mulhearn, Police Chief - present
Dave Weiss, Fire Chief - present
Jill Ziegler, Community Development Director - present
Larry McIntyre, Communications Director - absent
Steve Riley - present
Mike Ramsey, Acting Public Works Director - absent
Joe Hennerfeind, Building & Code Official - present
Ed Richard, Planning & Zoning Commission Chairman - present
Nick Weinert, Building Commissioner - absent
Rose Gross, Administrative Assistant - present
Oliver Bishop, former Village Manager & resident - present

3. Pledge of Allegiance

4. Minutes

The minutes from the March 4, 2015 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. Old Business

A. Hinsdale Bank ATM - 18 W. Quincy Street

The Village Board did not approve the ATM Special Use request. Discussion ensued on having an RFP for this. After much discussion on the subject, it was decided to not have an RFP, this issue will not be reconsidered.

B. Oil Change facility - 25 W. 63rd Street

Plans moving forward, the Express Oil company is very interested in this location. A brief discussion occurred regarding the property and the proposed facility. Stormwater detention, sprinklers and water service to the building will be an issue, and could break the deal.

6. New Business

A. Jimmy's Citgo - 260 N. Cass Avenue

Property owner Leo Raptis spoke on Eddie Kisswani's behalf due to illness. Mr. Kisswani is interested in leasing this property. It would still be a Citgo gas station, but completely redone. It would have a food mart with walk in coolers. Hours would be 6 am - 11 pm seven (7) days a week. The gasoline tanks however, would not be replaced as they are relatively new and have a 20 year life span. The tanks are also tested every three years. There has been a gas station on this corner for 40 years. The new lease would be for 20 years. Building would be the same size that it is now, and would include new pumps and a new canopy. A special use variance would be needed. Diesel gasoline would be sold as well as all grades of unleaded. New signage for station, also possibility for a gateway sign if permitted by the property owner.

Comments - Discussion on this property staying a gas station. Also discussed the Comprehensive Plan and whether this is a good fit. Code enforcement stated that there have been issues in the past with the station that Mr. Kisswani owns on Ogden & Warwick with "cash for gold.". Alcohol could not be sold at the proposed location because the property is too small.

Motion failed - all against.

B. Residential to commercial rezoning - 5933 S. Cass Ave.

Christopher Yuan spoke on behalf of his parents, Dr. Leon Yuan & Angela Yuan who own the home/dental office that is currently at this location. This property is currently zoned R-3, the Yuans would like it rezoned to O/R. This house was built in 1992. The owners have been trying to sell & retire for approximately seven (7) years. Potential buyers are interested if rezoned. It has been marketed as a house, and as a house with home business. It was even marketed as home and dental office/practice.

Comments - Discussion on spot zoning, stormwater issues, sign variance all were discussed. This is not in the TIF district.

Motion - Rezoning - no, motion was made to either sell as is with small home business, or remodel and remove dental office completely.

7. Other Information

A. Westmont Economic Development Partnership Marketing Opportunities

1. There was an article in the Suburban Life last week about Westmont.
2. Hilton Press release about their "80,000 new employees" (bees).

B. Update from Larry Forssberg:

1. Ribbon cutting at Dollar Town tonight between 5 - 6 pm.
2. People's Resource Center opened today, with a TCO. Ribbon cutting to be sometime in May.
3. Ground breaking ceremony for Mariano's has been requested.
4. Shopping center corner of 63rd Street & Cass Avenue
5. Hobby Lobby/Micro Center building - for sale, both businesses have a 5 year lease. Both AutoNation & Porsche are interested in the property.
6. John Ziblis's last day is tomorrow, April 2nd. There is a luncheon in the breakroom at 11 am today please stop by to say goodbye.

C. Next Tour - Save the date, April 8th, 2015 is the next tour. It will be at TECO Cultural center on 63rd Street. The bus will leave Village Hall at approximately 8:40 am.

8. Adjourn The meeting was adjourned at