Written by CAROL POMEDAY
Wednesday, 26 December 2012 18:11

Amended agreement calls for facility to be west of Luxembourg Center

The Village of Belgium could have a new muncipal building next year courtesy of Mike and John Ansay.

The Village Hall would be built in a village square directly west of the Luxembourg American Cultural Center on Highway LL. The square would also include an art gallery to display artwork donated to the center.

“The Ansay family has a legacy in the village that they want to continue,” said Neil Tiziani, director of real estate for Ansay Development Corp. “It will be up to the village when they want the Village Hall, but I would think they would want to start in the spring.”

Following a closed session Dec. 21, the Village Board unanimously approved an amendment to the developer’s agreement for the New Luxembourg development, which is in the tax incremental district and will include the Village Hall.

The new agreement calls for the village to install a permanent lift station to replace the temporary one when it is needed.

The village will also offer incentives based on the value of the development similar to those offered in the industrial park.

“It will all come from TIF funds,” Tiziani said. “We made sure the village doesn’t have to borrow money. We just figured out a way to direct the funds to create incentives.”

The Ansays will offer free land to developers.

The New Luxembourg development will feature small houses, about 1,500 square feet, that are high quality, energy efficient and higher density than the zoning code currently allows, Tiziani said.

“It’s not going to be much of a change (in density), but it will have a European feel,” he said. “The land is zoned for multifamily, and we want to use that density with single-family homes. It just allows us to use a different model.”

The houses, which will have Luxembourg architectural features, will sell for under $200,000 with some priced as low as $165,000, he said.

“We want to create a buzz with new home owners and empty-nesters,” Tiziani said. “We want a diverse mix of ages.”

Ansay is also talking to possible developers for an assisted-living, memory-care facility and

apartments for seniors.

The residential development and village square will hopefully draw commercial businesses to the area, Tiziani said.

“Belgium is a soft market and the rents are lower. Now, with some incentives the hope is we can draw some developers to Belgium,” he said.

Tiziani said they plan to begin construction on the residential development this spring. The first phase calls for 14 single-family homes.

Village President Richard Howells said Village Board members are excited about the proposal.

“I think this is going to be a huge shot in the arm for the village, both for residents and commercial development,” Howells said. “It should be a huge shot in the arm for the TIF district because it will bring in money.”

Moving Village Hall to Highway LL will help establish a new downtown area, he said.

“Our current downtown is a hardware store and restaurant. There is no room to expand,” Howells said.

“By relocating downtown to Highway LL, there is plenty of land for development, both north and south. I think this will help spur that.”

A zoning change to allow the denser development is required, and plans will be presented to the Plan Commission.