



Village Clerk's Office

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6220 Fax: 630-829-4441

Special Meeting
Village of Westmont Board of Trustees
Planning & Zoning Commission
April 5, 2017
7:00 P.M.

Mayor Gunter called the Village Board of Trustees to Order at 7:00 P.M.
He asked for a roll call.

Board Members Present: Mayor Gunter, Clerk Szymiski, Trustee Addington, Trustee Barker, Trustee Barry, Trustee Guzzo, Trustee Liddle, Trustee Nero.

Staff Present: Manager May, Community Development Director Ziegler, Economic Development Director Forssberg, Planner Hennerfeind

Commission Chairman Pill called the Commission to order and asked for a roll call.

Members Present: Chairman Pill, Commissioner Bartel, Commissioner Carmichael, Commissioner Sharp, Commissioner Thomas

The Pledge of Allegiance was recited.

Mayor Gunter welcomed everyone and thanked them for coming. He also thanked the Commissioners for all their time they give to the Village.

Mayor Gunter said we would address some key areas tonight. He also announced they need another commissioner. Commissioner Pill thanked the Village Board for inviting them to meet with the Village Board. A joint meeting is needed so we have similar goals. He also thanked the commissioners for all their work. He again mentioned the need for another commissioner.

Manager May said he would like to do these joint meetings at least annually. Manager May discussed the compensation that will be paid monthly.

He also discussed the Village Board compensation.

OLD BUSINESS

Manager May discussed the purpose of the Comprehensive Plan. He went over the complicated Hilton/Harp Group Plan. With the lawsuits filed the Harp Group Plan will be coming back with changes and hopefully work with the homeowners.

The Strategic Plan was adopted last spring. The Board created a Strategic Plan Oversight Team to keep everyone on task. The Strategic Plan will take us into our 100th anniversary. That's the long range plan. It has five main categories: Gardens, Leadership and Partnership,



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Elevate Our Quality of Life, Identify and Image, Downtown Economic Development.

Manager May also explained that our annual budget starts in November because we need it by May 1. We used the Strategic Plan in conjunction with the budget.

Manager May explained that we have a stormwater management plan.

Trustee Addington talked about the sales tax we passed for the stormwater plan to utilize. Trustee Addington asked the Commissioners if it would be valuable to come into a meeting with them to talk about the Strategic Plan.

Chairman Pill said stormwater management is one of the highest priorities along with NIMBY (not in my backyard). He felt that sharing information would be appreciated when possible.

Manager May discussed the economic development going on in the village. The partnership with the Chamber is working well. He also reminded everyone that land acquisition and developers need to be handled carefully.

Chairman Pill said economic development monthly updates would be great. That would help show us how projects are moving along or why they did not work.

Trustee Barry agreed the update would be good.

Trustee Barker commented that we had come a long way.

Planner Hennerfeind said he thought it would be good so if approved they could check it out.

Manager May asked for updates from Economic Development Partnership.

Chairman Pill tries to stop and see projects that have been completed.

Community Development Director Ziegler talked about the Ryan Company Purchase. They Discussed Oakmont Point.

Economic Development Director Forssberg said we have learned that business recruitment needs to have residential recruitment. He updated everyone on the activity on Ogden Avenue. We are trying very hard to get people interested in Southwest Westmont.

Trustee Barry talked about how people come in for the downtown and it doesn't get completed.

Economic Development Director Forssberg talked about how many times they worked with Pathways.

Trustee Addington talked about the many successful people that are coming in for projects.



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Trustee Barker said the projects that have met with staff have been complimented by the developers.

Trustee Barry agreed with Trustee Barker. He then talked about the change that when purchasing a permit he now has to take the permit to the homeowner and get their signature.

Manager May explained that it was to protect the homeowner.

Trustee Barry also encouraged everyone to pitch in and help code enforcement.

Community Development Director Ziegler answered that we were adding a code enforcement employee.

Mayor Gunter asked Community Development Director Ziegler about the downtown development.

NEW BUSINESS

Community Development Director Ziegler covered TIF projects, environmental study, water lines for the downtown and sprucing up the streetscape.

Chairman Pill asked about land acquisitions by the railroad and 29 North Lincoln.

Economic Development Director Forssberg added more downtown projects including a burger place and informed the group that 20 North Cass was not going to be used by the owner.

Community Development Director Ziegler talked about the South Westmont business district. She explained about the purchase of property on the east side of Cass Avenue for storm water detention. The Oil Express has opened on West 63rd Street.

Manager May updated everyone on the the above mentioned property's intention for stormwater management.

Mayor Gunter talked about the why we buy property. We purchase property for stormwater management, parking, and to assist in future development. We are always interested in properties and development.

Trustee Barry asked about the TIF problems in Arlington Heights.

Economic Development Director Forssberg explained about TIFs.

Trustee Addington discussed problems with TIFs.



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Mayor Gunter went over the purpose of our TIFs. He explained they were in blighted areas.

Trustee Nero inquired about what the money could be used for.

Community Development Director Ziegler explained useage for facade grants, structure grants.

Economic Development Director Forssberg discussed how other towns come in and try to get businesses to move.

Commissioner Carmichael Carmichael asked about the Bernas Park problem and the no heavy equipment sign on Cumnor. He also asked about the Tesla Dealership sales tax.

Mayor Gunter replied that it was not Bernas Park but the property south of there.

Manager May explained that on Cumnor someone working there got dirt all over the street and it had to be cleaned up.

Community Development Director Ziegler mentioned that she has talked with Finance Director Parker but there is no definitive answer at this time. She also talked about the corridor improvements. The medians on North Cass, gateway signs, landscaping on the downtown entrance, and improvements along the railway.

Trustee Barker mentioned all the positive talk about the flowers, planters, and the lighted trees.

Planner Hennerfeind updated everyone on the sign ordinance improvements. He has been cleaning the ordinance up. It will make it easier to work with the public and keep them happy. They only have to ask themselves and the Village if it meets our comprehensive plan and does it meet our codes. The earliest it will be presented to the Planning and Zoning Commission is July.

Mayor Gunter mentioned our Village committee meetings are held at 4:30 P.M. on the Village Board meeting days. They are open the the public and you are welcome come and give us feedback. The Mayor asked the commissioners for questions and comments.

Chairman Pill talked about street numbers on all signage so the businesses are easier to find. He also mentioned that site plans and landscaping plans are sometimes very ill prepared.

Commissioner Thomas complimented staff (Community Development Director Ziegler and Village Planner Hennerfeind) on the preparation and getting everything ready for the Commissioners. It makes easier to look at the projects.

Commissioner Bartel would like feedback on projects thus closing the loop. She also feels there is a need for a coffee house open at night and breakfast places for after Sunday church services. She also complimented Community Development Director Ziegler and Planner



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Hennerfeind.

Chairman Pill offered advice on area breakfast restaurants that are open after church services.

Trustee Barry discussed how well the staff updates us after Planning and Zoning Commission meetings.

Mayor Gunter said he is trying to do a better job giving feedback to the Village Board. He also complimented Attorney Zemenak on his updating everyone after the Commission Meetings.

Trustee Addington talked about the Park District coming before the Board and talking about using pervious pavers for the Bernas Park parking lot.

Commissioner Sharp thanked the Village for training he has received. He would like even more training to be help residents. He also inquired about the possibility of getting their packets earlier.

Planner Hennerfeind replied he could try and explained the difficulty because sometimes the documents are not ready until the last minute.

Chairman Pill asked for input from the Mayor and Trustees on the job the Commissioners are doing.

Mayor Gunter said they are doing a fine job and he only gets bugged if the Commission member is close minded.

Trustee Guzzo said she appreciates their diligence in their reports and the open dialogue. Thank you.

Commissioner Bartel reported that she tries to ask the questions that the Village Board and residents would want answered.

Mayor Gunter complimented the makeup of the Commission.

Trustee Barker talked about the saturation point on video gaming and massage places. He feels he has an obligation to hear a project completely through.

Trustee Liddle said we all need to keep an open mind for opportunities that may come in.

Trustee Barry agreed with Trustee Liddle.

Trustee Addington replied that we need to see how things are changing.

Manager May discussed how pleased project presenters and residents have been with their



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Village experience.

Mayor Gunter replied that developers and residents have felt that they were treated fairly.

Trustee Barry added that he likes the new hires and hopes we continue in that manner.

Chairman Pill thanked the Board for their invitation to meet.

Mayor Gunter called for a motion to adjourn.

Trustee Addington made a motion to adjourn the joint meeting of the Village Board and the Planning and Zoning Commission. Trustee Nero seconded the motion.

The vote was all ayes. The motion passed.

Commissioner Pill called for a motion to adjourn. Commissioner Thomas made a motion to adjourn the joint meeting of the Village Board and the Planning and Zoning Commission.

Commissioner Bartel seconded the motion.

The vote was all ayes. The motion passed.

The meeting adjourned at 9:02 P.M.

ATTEST:

APPROVED:

Virginia Szynski, Village Clerk

Ronald J. Gunter, Mayor

Dated this April 27, 2017.