



Economic Development Department

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MINUTES

Village of Westmont
Regular Meeting
Economic Development Committee
Wednesday, June 5, 2013, 9:00 A.M.

Westmont Village Hall Employee Break Room
31 West Quincy Street, Westmont, IL

1. Call to Order

Chairman, Bob Scott called the meeting to order at 9:00 a.m.

2. Roll Call

Bob Scott, Chairman - Present
Ron Gunter, Mayor - Present
Susann Senicka, Trustee - Present
Harold Barry III, Trustee - Present
Nancy Martens, Citizen Representative - Present
Virginia Szymiski, Village Clerk - Present
Ron Searl, Village Manager - Present
Corinne Beller, Citizen Representative - Present
Catherine Berning, 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
Steve May, Public Works Director - Present
Shannon Malik, Community Development Director - Present
Gregg Pill, Business/Resident Representative - Present
Bob Fleck, Landscape Architect - Absent
Thomas Mulhearn, Police Chief - Absent
Dave Weiss, Acting Fire Chief - Present
Jill Ziegler, Village Planner - Present
Jim Addington, Trustee - Present
Karen Remkus, Administrative Assistant - Absent

3. Pledge of Allegiance

4. Minutes

The Minutes from the June 5, 2013 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. Old Business

None.

6. New Business

A. We distributed by email several documents that have been completed recently and one historically about 15 years ago. By way of background, the Village of Westmont several years back put together Design Guidelines for downtown through the Main Street group. It was not formally adopted but was used to inform development community of the general character for the central business district. It is very useful for the review of facade grant criteria such as awnings, signage, lettering, lighting and windows. The Department of Interior guidelines were also used to create this document. A few of you were active in that process.

Corrine - State of Illinois and National Mainstreet guidelines were followed and we had the State Architect review it.

It is a user friendly document with good information. It is easy to understand and very clear. It is a very helpful basis to make recommendations.

In the last two years, we have completed the Comprehensive Plan document using Houseal Lavigne. That was adopted earlier this year. The second phase was agreed upon and budgeted for Houseal Lavigne to create design guidelines for our business districts and character areas. They also are in the process of developing a mock up of all the plans were implemented. That's where we are right now.

Concurrently, we applied for and received a Technical Assistance Grant to update our 2000 Transit Oriented Development Plan that was done with the assistance of the RTA by Farr Associates. Farr Associates was then awarded the contract work through RTA. It was discussed at the Committee level. It had a special steering committee that a few of you also had participated on. The document we have contains recommendations from Farr Associates as to how we might want to approach zoning changes. This packet was presented to the Village Board about a month ago by Leslie Oberhauser from Farr Associates. You will notice that it is very graphic intensive and a significant departure from the way our code is currently laid out. Traditional Euclidean zoning ordinances are mostly text based and there has been a modern movement to make things more clearer with imagery within the code. Because this is such a significant departure, it is something we need to consider more carefully at the Building and Zoning Committee level and with feedback from this group before we decide this is the direction

we might want to go in part or in full. Staff is concerned that it is very prescriptive and very detailed about what it is recommended whereas the Design Guidelines were always intended to be more user friendly. Houseal Lavigne, the Comprehensive Plan consultant, had intended to bring forth a more user friendly format.

We wanted to have a general open discussion and see if the consensus of the Committee is that we want to start with more of a guideline document and build from there. It would be a recommendation to consider anytime there is a TIF project downtown or other financial assistance that we could adhere more strictly.

Bob Scott - We want to make it as easy as possible but still in the guidelines of what we want. We want to make it one stop shopping. I don't think being prescriptive would be the best way to go as of right now. We could change later if we want. We want people to come here and to make it easy for them. If they have to hire someone, that would put more of a burden on them.

Sue Senicka - I like sending this back to Committee. There may be pieces of the Farr that we could use. We may want to update the one guideline and incorporate some of these ideas from the Farr guideline to modernize.

The Committee acknowledged that Mainstreet wants to preserve buildings of different eras, but some may have to be torn down. Some can be saved.

After much discussion, it was determined that Houseal Lavigne should complete the contract work on the design guidelines, but that portions of the Farr TOD update should be discussed more thoroughly at Committee to decide where text amendments may be appropriate.

7. Updates

Village staff provided an update on current projects.

8. Adjourn The meeting was adjourned at 10:07 a.m.