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Community Development Department

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MINUTES

Village of Westmont
Regular Meeting
Economic Development Committee
Wednesday, January 8, 2014, 9:00 A.M.

Westmont Village Hall Executive Session 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 - Absent
Susann Senicka, Trustee - Present
Harold Barry III, Trustee - Absent
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 - Absent
Frank Brady, Business/Resident Representative - Present
Larry Forssberg, Chamber Executive Director - Present
Craig Grember, Citizen Representative - Present
Bill Kalafut, Business/Resident Representative - Present
Steve May, Public Works Director - Present
Shannon Malik, Community Development Director - Absent
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
Jim Addington, Trustee - Absent
Larry McIntyre - Absent
Karen Remkus, Administrative Assistant - Present

3. Pledge of Allegiance

4. Minutes

The Minutes from the December 4, 2013 meeting were reviewed. A motion was made to accept the minutes with one correction and it was approved.

5. Old Business

6. New Business

A. Pathways Assisted Living - Bob Helle, Principal of Pathway Senior Living presented his plans to build a new facility at 407 W. 63rd St., west of Muddy Waters Park. There are 12 of these facilities in the Chicago area and 1 in Green Bay, Wisconsin. The building will consist of 89 assisted living apartments and 35 units with residents requiring specialized memory care. The building will be three stories totaling approximately 105,000 sq. ft.

There will be common areas within the building, activity rooms, library, wellness suite, laundry facilities and multiple dining venues with a separate dining room for the memory care unit. The wellness component suite will have an RN who is part time for rehab and insulin. There will not be a full time nurse and a resident requiring that care might have to move to a nursing facility.

The industry has changed. Previously, the largest unit would be a studio apartment. They are proposing independent living with large apartments and will be combining units to make 2 bedrooms. They will provide in the independent living units kitchenettes, but they also want to get the residents out as socialization is better than isolation. They are not sized for adult day care.

The cost will be a little bit less than Cordia and Sunrise, around \$4,200 a month for a 1 bedroom and for a studio in Memory Care, it will be \$5,000 a month. Their plans are in a state of flux as they want to have flexibility according to the need. They will not have rehab for outside people. There will be a couple's discount price for a 2-bedroom. Social Security will pay up to \$30,000 a year. Some residents will get help from their adult children, or the resident's assets can be sold, some have long term care insurance or Alzheimer's insurance. They do not get rent subsidies from HUD. When the resident's money runs out they have to find a new residence.

This building would have lower parking requirements. They will have about 25 workers, and with guest parking, they feel 35 - 40 spaces would be ample.

This is a perfect market with a lot of seniors living in Westmont. Unfortunately, there are not a lot of sites available.

Comments -

7. Updates

The Village had a meeting with DuPage County Department of Transportation and the Bradford people representing Mariano's to discuss the traffic light on 63rd Street at the site where the store would be located. DDOT will accept traffic studies done at Mariano's other stores in other communities.

Rising Goddess Fitness just opened today.

Pompei is having delays.

A bicycle shop opened at 37 E. Quincy Street.

Connie's Pizza will be substantially smaller and mostly carryout. There will also be a Potbelly Restaurant located at the site.

The theater group is finding that prices went up and they will not go forward with the project.

Hertz is doing due diligence.

A new barbershop has opened where the old one was located on Burlington Avenue.

Westmont Economic Development Partnership - Larry Forssberg gave a report. They are putting the pieces together and are working on a Facebook page and a Twitter account that will let you know what is going on in the community. They will be meeting with commercial developers and residential developers to encourage more building. They will discuss how pricing is determined for permits. It is a complex issue and different in every community. They will be speaking to the benefits of Westmont. For example, in 1 instance, to put up a new wall, the permit costs were greater than the cost of the materials. One interior non-bearing wall was \$1,000 in permit fees. The Village had raised the fees for permits in 2012. Westmont also has impact fees for schools, library and park district. As they are talking to developers, they want all the facts together. The Village has to be competitive with neighboring communities. The fees might be higher, but land is cheaper.

8. Adjourn The meeting was adjourned at 10:12 a.m.