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Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

MINUTES

Village of Westmont

Regular Meeting

Economic Development Committee

Wednesday, March 5, 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 9:02 a.m.

2. Roll Call

Bob Scott, Chairman - Present
Ron Gunter, Mayor - Absent
Susann Senicka, Trustee - Absent
Harold Barry III, Trustee - Present
Bruce Barker, Trustee - Present
Nancy Martens, Citizen Representative - Present
Virginia Szymiski, Village Clerk - Present
Ron Searl, Village Manager - Present
Corinne Beller, Citizen Representative - Present
Jamie Reilly, School Representative - Present
Kevin Carey, School Representative - Present
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
Gregg Pill, Business/Resident Representative - Present
Bob Fleck, Landscape Architect - Absent
Thomas Mulhearn, Police Chief - Present
Dave Weiss, Fire Chief - Present
Jill Ziegler, Village Planner - Present
Jim Addington, Trustee - Present
Larry McIntyre - Absent
Karen Remkus, Administrative Assistant - Present

3. Pledge of Allegiance

4. Minutes

The Minutes from the February 5, 2014 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. Old Business

A. Westmont Gardens, 408 - 414 N. Cass Avenue - Steve Vernon spoke about the Masonry Requirements in Section 18-72 of the code. He discussed the projects from years ago and how it applies today. He previously was going to build a condo building with 4 - 5 stories and a parking garage. It would have needed full masonry for strength and it made absolute sense. At this time, he is planning to build a series of single family residences right next to each other. He will be using fire-rated sheetrock and a firewall with precast floors with partial masonry. This is nationally accepted and meets all the codes. It is the solution to build row townhomes. With the 32 unit building, the units would cost \$450,000 - \$500,000. It was not well received. Looking online at similar units, they are going for \$270,000. The row townhomes are extremely safe and cost effective. This is the way to go. People investing in their own homes would be better. The price will be around \$299,000 and they can add additional features that could bring the cost to \$320,000. They will have a drive-in garage and no basement.

In the last couple of months, they reduced the number of units from 24 to 22 units so that they can get the detention basin large enough. They would like to start in the next few months. They are leaving the Lincoln Street easement in place and could put in the access and go as far as the Health Department. The library is on part of the Lincoln Street right of way.

The units will face Cass Avenue and the garage will be in the back and it will be an attractive view from Cass Avenue. They will screen the property from ComEd with a fence and trees. ComEd has finished their project with a fence and landscaping with mulch.

Comments -

The full masonry requirement should be reviewed. The requirement of full masonry originally was for sound transfer and fire safety.

There was positive reception of the concept and the look from Cass Avenue. The units are not raised super high.

Is there a requirement for visitor parking? There will be a half a dozen spaces for visitors and there will be room for two visitors in the driveway and a car in the garage. The association will maintain the detention basin. Guests staying overnight must park their cars in the driveway and that will be written in the by-laws.

The Health Department, next door, flooded last April. There are concerns on that parcel regarding stormwater. Westmont Gardens is trying to remain on grade to keep from having stormwater run down the property line. They will be putting in detention to catch runoff and control the release rate. They don't want to make the problem worse. In regard to full masonry, standards have changed and it will be sprinkled. This decision about whether a waiver would be approved is made by the Board.

It was good to see what they brought back to the committee.

They will ask for a waiver from full masonry from the Village Board. Six parking spots for visitors is not enough. If all the parking spots are used, there is no parking around the corner.

Motion was made to accept. The motion was passed.

6. New Business

A. Westmont Vet Center, 115 E. Ogden Avenue - Jason Sanderson, RWE Management Company, Mike Matthys, Linden Group Architects, and Dr. Tony Kremer appeared before the Committee to discuss the Vet Center. They have purchased the Hinsdale Animal Hospital and doubled the business and would like to build a new building at 115 E. Ogden Avenue. They also own 6 or 7 other facilities. They are aware of the other animal hospital in the vicinity. They are different and can provide a broad spectrum of services such as physical therapy, massage, suite oriented boarding, a large indoor play area and doggie day care. They will have specialized surgeries. People are looking for these other types of services. The daycare for dogs is all indoors with an artificial turf draining system. They also bring in fresh air so it keeps looking and smelling wonderful. They have a state of the art facility in Countryside. Dr. Tony brings in business and they get 35,000 visitors a year.

They feel their site plan could fit in with the Village's Comprehensive Plan. The parcel at 115 E. Ogden Avenue is adjacent to the Pet Store. Their architect would pick up the feel of the modern Auto Mile Group and be similar to Walgreens. They would continue the landscaping along the parkway area same as the Pet Store. They would get rid of one curb cut on Ogden Avenue. They would have a bike rack, a bioswale, and underground detention. They would adhere to all our standards and codes. Dr. Tony Kremer described that this would be a world class facility with emergency care, luxury boarding, and daycare. Pet owners from LaGrange and Hinsdale would bring their pets to get that level of care. The Hinsdale location now has 15 employees and the Plainfield location has 80 employees.

There will be 51 parking spots. They would have adjoining parking with Pet Supply Plus but the Pet Store has a full parking lot so that may not be an advantage to them. They will bring in a number of clients and the Pets Supply Plus will double their business.

Waste will be disposed of as normal waste and they will have a special pickup. A dumpster is shown on the site plan. They don't want their customers to smell dog waste. They will have some luxury suites with 8' x 10' runs. If not popular, they will change the design and have smaller runs. Daycare for dogs is becoming more popular. They will be bringing in dermatology and oncology specialists in if pet owners want second opinions but they would have to have this facility. They will not be getting into the crematory business. Pets of Peace picks up the dogs that have to be put down. The vet on Warwick is not competitive as the specialty is going to be different. What percentage of people have pets - 80% are canine owners. If you have to take the dog to the vet between 8 a.m. and 6:00 p.m., it is a convenience to have a vet open so that you can run over anytime without an appointment.

They have a not-for-profit adoption service. Animals can be viewed in the lobby that may be adopted. This has been super successful. They have gotten 1,000 new clients out of doing something charitable. They have questioners and a cost associated for those people that want to adopt. This has been a successful part of the business plan. The Vet Center gets exposure on TV with feel good stories. On TV, they would like to say our biggest facility is in Westmont.

Comments -

Porsche could still redevelop but not as far west.

Would there be boarding outside? No, municipalities don't want it. The boarding area has synthetic grass and they have had no issues with odor and and sound. This will be a substantial building. They will design the building so that barking will not be heard. They build near residential for the convenience. They have minimized the barking as it is stressful to the dogs, cats, and the vets. They will have video cameras in cages so that resident's owners can see what is going on with their pet. This is high-end level care. They will be open 24 hours a day and will have critical care. There is less parking because the facility has more hours. For surgery, surgeons are flown in from around the country. Emergency care is 24 hours a day so that a pet owner wouldn't have to take time off from work.

The stormwater has to be solved on this site.

The Committee likes this project, but not in this location.

Wouldn't like to see employees taking lunch breaks in 2:00 in the morning.

Would not like to see outdoor dog runs. Parking could be taken up by the employees.

It's a great idea next to the pet center.

Porsche would like to expand to that lot. They would also like to purchase Elite Repeat.

Porsche has had plenty of time to make a move on this property.

Gregg Pill sees his customers in different restaurants and stores. They like to bundle their stops. He also sees Westmont Auto Mile dealers on license plates holders in his parking lot.

It would be a beautiful compliment to Pets Supply Plus.

There would be no tax dollars coming in and the Village needs to generate more sales tax.

This would bring our community publicity. The Vet will bring a lot of notoriety to Westmont. People will be coming in to view the dogs up for adoption or they may bring their dog in for a hip replacement.

They may not want to shop if the dog is in the car.

Doctors will be coming in from out of town to do surgeries or to learn techniques and will be staying in the hotels.

Ron Searl - Great concept but not in that location.

The Economic Development Partnership can look for alternative sites. The vet likes the high traffic count on Ogden Avenue. Staff doesn't know if they have a plan B.

West Suburban Vet was encouraged to move off Ogden Avenue.

All the residents would have the opportunity to voice their opinion as they would be notified of the Special Use.

The Village doesn't want to encourage a TIF lot as a service industry, for example on 63rd Street.

This is going to be a premier facility to have in Westmont.

A motion was made to accept. It was a split vote. There was a recount and the motion passed by one vote.

7. Updates

Mariano's received approval from DuPage County for a traffic signal on 63rd Street.

Hardees, 180 W. Ogden Avenue, is going to Planning and Zoning on March 13, 2014 for

the drive-up.

Pompei is changing out equipment and then will call for their final inspections.

The Spray Booth at Mercedes has passed final inspections.

The Peoples' Resource Center has found a building to relocate at 104 Chestnut Avenue.

At 11 W. Quincy Street, the owners are being more proactive.

In the building with Sweet & Savory, the downstairs and the wine shop is not occupied.

At Ty Warner Park on October 11, 2014 from 12 - 5, there will be a Beer Tasting Event at the south end of the park. There will be pop-up tents with beer distributors handing out 3 oz. glasses. There will be a designated driver ticket for \$15, for a 15 pour ticket, it will be \$45, a VIP pass will be \$75 and they will get a t-shirt. It will be older adults walking around comparing beers. It is subject to this first event. There is a trend for craft beers right now. Naperville and Lisle have held this event and 14 other communities. Donations will go to the Education Foundation at the Westmont Chamber. This is the second leg of a two part competition. It is very well managed. All the tickets are pre-sold and the area will be gated.

The Chamber with the Westmont Development Partnership will be having a residential tour, broker tour and a commercial tour. In April, the Partnership will have the Residential Tour to encourage developers to build in town and do renovations to existing homes. The Partnership will be reviewing impact fees, permit and review fees. The second phase will be the broker tours. The Partnership will work with school districts to give information on school ratings.

8. Adjourn The meeting was adjourned at 10:45 a.m.