



## **MINUTES**

**Village of Westmont**  
Regular Meeting  
**Economic Development Committee**  
**Wednesday, June 4, 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 - Present  
Susann Senicka, 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 - 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  
Larry Kaufman, Director of Fire Prevention Bureau - Present  
Steve May, Public Works Director - Absent  
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 - Present  
Karen Remkus, Administrative Assistant - Present

### **3. Pledge of Allegiance**

### **4. Minutes**

The Minutes from the April 2, 2014 meeting were reviewed. A motion was made to accept the minutes and it was approved.

### **5. Old Business**

A. Pathways Senior Living, 407 W. 63rd Street - Bob Helle appeared before the Committee to discuss a new proposal with additional land for the Pathways project. Since the last meeting, the developer from the west approached them to offer land on the east side of East Charles Lane. They would extend the building to the west with a 1-story building for memory care and a 3-story building on the existing property. There would be a larger garden area and courtyard for the memory care patients.

The entrance would be off of 63rd Street as they don't want access off of Charles Lane. The west side of the property would be fenced, but they may need to put in an exit on East Charles Lane for the Fire Department with a swing gate. They will work that out with Fire Chief David Weiss. They would have receiving on the north side of the building toward the west. There would be 34 memory care units with 109 units altogether. They would have to provide 57 parking spaces which includes parking for 20 employees. They will provide the Village with the data.

Comments -

It would be better to have some parking on the south side of the building as well as parking on the north side to provide ample parking. If Pathways has to put parking on the south side, they could put employee parking at that location.

With Pathways acquiring this land, how does this affect detention? Detention is offsite and not on the land that they are purchasing. They will have an increase in the recapture agreement.

The Committee would like to see rain gardens and a pervious parking lot which would result in cleaner stormwater runoff.

It would be difficult to get parking on peak days. Additional parking would be a good idea and also a place to put snow. They can't have parking on Charles Lane, but guests may try to park there. The facility doesn't want to create any more problems for the townhome development.

The facility will probably need a backup generator. Pathways prefers natural gas. They would like to avoid a fire pump as it is diesel and very loud but it comes down to water pressure. Oakwood Lighting and Generator, located in Westmont, sells generators.

The project looks good.

The problem with a generator is that they can be loud. Maybe the northwest corner would be better than the south side.

Generators don't run that often. It would be less intrusive on the north side.

It is a nice project and the the new design will be better for the residents.

The garbage area and loading areas should be identified.

A motion was made to approve and was accepted.

## **6. New Business**

## **7. Other Information**

### **A. Westmont Economic Development Partnership Updates -**

1.) Website preview - WEDP will be updating the website photos on an ongoing basis. The partnership will reach out to developers and showcase events. There will be a rotation of the properties available in town and there will be future broker tours.

For the Discover Westmont section of the website, there is a welcome letter from the Mayor and information regarding the partnership. There is a rapid response team to answer questions and share information. The planning engineer is available for questions on water detention. Larry Kaufman from the Fire Department will answer questions regarding sprinklers and fire alarms.

How will developers get to the site? Direct e-mail, broker tours, and a list of properties for sale will encourage developers to use the site.

2.) Activities - There will be information on the TIF Districts, the Comprehensive Plan, and doing business in the community. There will be lists of residential and commercial properties. For people looking for a new home, they will be able to find what is available. Westmont has great schools and there will be information on the school district and other school options. Kevin Carey from SD201 has helped draft information on the schools. The partnership will also explain the incentives to come to Westmont such as the grant money for businesses in the downtown area. There will be an ongoing relationship with commercial and residential brokers and they will be used as a sounding board.

Is the website for Choose Westmont.com going to be linked to the Village's website? That hasn't been determined. There will be a banner flashing on the Village's website and the site will link to Choose DuPage. Larry Forsberg will maintain the website and work with Civic

Plus, and it will work off the Village calendar. The web address will be put on updated business cards. Westmont has been under marketed and the message needs to be put out so developers can find Westmont. People can find the Westmont website and go to a broker or pick off the realtor site.

CivicPlus will get the final copy this week and should have the live site soon. If the committee members see something missing or that needs to be edited, they should let Larry Forsberg know.

### **B. Updates -**

The Citrus Diner had a soft opening. Police Chief Mulhearn went there for breakfast and the menu was good. They have a white, orange, yellow decor.

The Hinsdale Animal Hospital is going to the Board for final approval.

Connie's Pizza applied for permits.

People's Resource Center has purchased a unit at 104 Chestnut that will undergo a condominium conversion and they received an extension from DuPage County for the grant. There will be a walk-in cooler in this new location. Their target date to open is September 17, 2014.

The architect picked up the plans for 100 W. Ogden and said the project was cancelled.

Mariano's is working on permits. They got their zoning approvals early and are not delayed.

There is an event planned for St. James Crossing, a Westmont Health and Wellness Fair.

**8. Adjourn** The meeting was adjourned at 9:55 a.m.