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Community Development Department

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MINUTES

Village of Westmont

Regular Meeting

Economic Development Committee

August 6, 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 - Absent
Bruce Barker, Trustee - Absent
Nancy Martens, Citizen Representative - Present
Virginia Szymiski, Village Clerk - Present
Corinne Beller, Citizen Representative - Present
Jamie Reilly, School Representative - Absent
Kevin Carey, School Representative - Present
Frank Brady, Business/Resident Representative - Absent
Larry Forssberg, Chamber Executive Director - Present
Craig Grember, Citizen Representative - Present
Bill Kalafut, Business/Resident Representative - Absent
Larry Kaufman, Director of Fire Prevention Bureau - Present
Steve May, Public Works Director - Present
Gregg Pill, Business/Resident Representative - Absent
Bob Fleck, Landscape Architect - Absent
Thomas Mulhearn, Police Chief - Absent
Dave Weiss, Fire Chief - Present
Jill Ziegler, Village Planner - Present
Jim Addington, Trustee - Present
Larry McIntyre - Absent
Tom Schultz - Fire Department - Absent
Rose Gross, Administrative Assistant - Present

3. Pledge of Allegiance

4. Minutes

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

5. Old Business

6. New Business

A. Dr. Amer Alhussaini recently purchased the building at 29-31 N. Cass. Discussion regarding the basement unit of this building be used for a Urgent Care facility. Hours of 8 am - 8 pm M-F and 11 am - 4 pm Saturday & Sunday were discussed. The facility would be able to take care of patients on a walk in basis. Providing care for minor complaints such as a cold, to doing sutures or splinting. The facility would also handle school physical, sports physicals, occupational health. There would be an x-ray machine as well as an ultrasound and a partial lab, with the capability of sending out to a full lab if necessary. Michael Cody, the architect for Dr. Alhussaini, was also present.

The discussion switched to modifications for the building. It will be handicapped accessible, complying with ADA rules; utility upgrade will most likely be needed. A LULA elevator will be installed as part of the ADA compliance. This type of elevator is lighter and slower than a normal elevator, but serves the same purpose.

The next discussion topic for the proposal was parking. There are only 7 spaces next to the building, and one will be made handicapped accessible. Mr. Cody does not foresee an issue with the small number of parking spots. There is also parking, though minimal, on Cass Ave. If need be they are willing to devise a valet program and utilize the lot on the corner of Cass & Burlington. It was mentioned that for the first year they foresee a small amount of patients until it gets more well known.

Chairman Scott raised the question of how can they survive with so few patients. Dr. Alhussaini stated by keeping a small staff and low overhead. It was emphasized that they are focused on being a community friendly business. Improvements to the building were discussed, as was signage for the clinic. Trustee Addington raised the question regarding the limited access lift, and the location of it. Mr. Cody stated that it would be when you walk into the foyer. Also discussed was the small step up into the building, and the use of a ramp. When the 3 -4 spaces on Cass were brought up again, it was mentioned that they could make one of those handicapped. Municipal Services Director May stated that the handicapped space had to be in the small lot, it is not allowed on the street. Where the employees park was also brought up, Dr. Alhussaini stated they would park in the lot on Cass & Burlington. Signage was discussed for the top of the building. There will also be a directory in the foyer when you enter the building. Village Planner Ziegler asked if this did not go thru, did they have a back up plan. Dr. Alhussaini stated currently there was not. He is very willing to work with the Village in order to get this approved.

The taking of insurance, and special rates for those who do not have insurance was discussed. Mayor Gunter raised the question of people with blood dripping from an injury being an issue with the fact that the restaurant Sweet & Savory is right there when you walk in. Dr. Alhussaini does not feel that it would be an issue, but if it is, he is willing to work with Sweet and Savory to find the best solution.

Larry Kaufman of the Fire Department, brought up the issue of the Fire Department having easy access if someone in the Urgent Care Facility required to be transferred to the hospital via ambulance. There is a lift in the back of the building, it was discussed that it would be fixed and brought up to code, and the ambulance could use that entrance. That idea was quite favorable, this way it would not only be easier for the ambulance, but also to be out of the view of customers at Sweet and Savory.

Comments - This location is going before Planning & Zoning for a parking variance. Trustee Addington started the conversation regarding potential tenants for the building. The owner will be in the building as opposed to previous owners that were off-site. The parking issue with the building fully occupied was also discussed. Clerk Syzmski stated that she liked the idea of using the elevator in the back of the building for an ambulance, better for business, faster and easier for the Fire Department to get out. Trustee Barry is very favorable of the Urgent Care facility coming in. He started the discussion on the possibility of it occupying the first floor instead of the basement, it is a larger space. It was recommended by staff that it is better to have a retail store in the vacant space, and have the Urgent Care facility in the basement. A provision of fixing the building's facade was discussed.

A motion was made to proceed, motion passed.

7. Other Information

A. Updates -

Update from Larry Forssberg - Fund grant money, information coming soon. Edwards/Elmhurst Hospital are interested in putting a clinic in Osco on Ogden.

Projects:

Hardees - water hook up discussed.

Pathway's - on Planning & Zoning Commission agenda next week.

Medical cannabis - on Planning & Zoning Commission agenda next week.

Marianos - Closing next month, looking at a Spring of 2015 groundbreaking, with store opening in 2016.

Connies/Potbelly - plans should be arriving any day now with demo to occur soon.

Wendy's - waiting on list of contractors, water line detail.

150 W. Ogden - approved used car dealership. Mr. Iozzo is being backed by Ford Motor Co. to re-purchase this building.

BMW is planning a facade improvement

5 dealerships in town may be expanding.

McGrath - interior improvements.

8. Adjourn The meeting was adjourned at 10:35 a.m.

Minutes approved on 9/3/2014.