



MINUTES

Village of Westmont
Regular Meeting
Economic Development Committee
September 3, 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 am

2. Roll Call

Bob Scott, Chairman - present
Ron Gunter, Mayor - present (9:22 am)
Susann Senicka, Trustee - present
Bruce Barker, Trustee - absent
Harold Barry, Trustee - present (9:20 am)
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 - 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 - absent
Steve May, Public Works Director - present
Gregg Pill, Business/Resident Representative - present
Bob Fleck, Landscape Architect - present (9:06 am)
Thomas Mulhearn, Police Chief - absent
Dave Weiss, Fire Chief - present
Jill Ziegler, Village Planner - present
Jim Addington, Trustee - absent
Larry McIntyre - absent
Tom Schultz - Fire Department - present
Jim Lenihan - guest
Rose Gross, Administrative Assistant - present

3. Pledge of Allegiance

4. Minutes

The Minutes from the August 6, 2014 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. Old Business

6. New Business

A. Jay White from First Student discussed off site parking for the employees. Discussion on parking issues at current location. First Student has recently picked up three (3) more school districts in the surrounding area. They are interested in leasing spots located at the back of the shopping center located at 63rd St. & Cass Avenue. A unit in the back of that building was also discussed. Historically it has been used for storage. There is no restroom, no windows, no water, and few lights. The parking lot may need some patching, it will have to be striped. Hours that employees will park there, 5:30 am - 5 pm, weekdays.

The question was asked if the area was redeveloped what would First Student do. That has not been researched. First Student has just extended their lease for five years with a possible 3 year extension past that. The number of cars parked there as well as how will they get to First Student was discussed. Approx. 150 cars will be parked there during weekdays.

The empty unit was discussed in more detail as to it's use. It was mentioned that First Student would like to make it into an office. However, the space is unfinished.

It was discussed as to how employees would get from the parking area to First Student. There will be shuttle's going back and forth. One for morning shift, one for afternoon shift. Some employees may walk. This would have to go before the board.

B. Tom McCabe of SpaceCo representing Laurel BMW discussed the expansion of the dealership, and existing detention issues on the property. Every few years corporate likes to make changes to the looks of the dealership. The expansion will be minimal, 2 restrooms in the service area, making changes to the two (2) front corners. Further discussion on the detention issues, and possible expansion. It was asked and discussed where the current detention is. MS Director May spoke about the stormwater management aspect, and detention.

C. Funeral home with crematory at 65th & Cass. The company interested in developing this area did not have enough time to get something together in the short amount of time to present to the committee.

Discussion if the Village would want this type of business in this area. There are concerns of fumes. This property is zoned B2.

Comments -

First Student - The Village Attorney has concerns about this being considered as an office. In addition, there is no bathroom and it's not accessible. This could possibly require two (2) variances & two (2) special use. This is a zoning issue. There are concerns once Mariano's is built and opens. A possible option is to do a short term approval. It was also discussed that the Village can not offer off site parking for businesses on Ogden Avenue then deny someone on 63rd St.

Motion to accept - opposed

Laurel BMW - Kim Nicol is working on this. Looks to be a good thing for both the dealership and the Village. Motion to accept - passed.

7. Other Information

A. Updates -

Update from Larry Forssberg - Businesses interested in coming into Westmont.

1. A catering company that is currently in downtown Chicago is interested in moving the business to the suburbs. Larry will be showing the owner the old Saffron restaurant on South Cass Ave.
2. Pet supply store
3. R & B Hall of Fame - 2 locations are being looked at for this, 1 in Detroit, MI, the other is here in Westmont.
4. Auto Dealership - what was the old Chevrolet Dealership was purchased and will open in October.
5. The Lamborghini dealership is up for sale.
6. Investors are interested in the hotel building/lot.
7. Three dealerships are planning to expand.
8. Parking for the Mercedes dealership in Micro Center/Hobby Lobby lot was discussed. Hobby Lobby general manager is ok , however, the general manager for Micro center is not interested.

8. Adjourn The meeting was adjourned at 10:15 a.m.