

Economic Development Committee Meeting
Wednesday, March 1, 2017, 9:00 AM
Minutes

- 1. Called to Order:** At 9:00 A.M. by Chairman Addington.

- 2. Present:** Mayor Ron Gunter, Chairman Jim Addington, Village Clerk Virginia Szymiski, Business/Resident Representative Frank Brady, Citizen Representative Corinne Beller, School Representative Kevin Carey, Business/Resident Representative Bill Kalafut, Business/Resident Representative Gregg Pill, Citizen Representative Nancy Martens, Director of Park District Bob Fleck, Community Development Director Jill Ziegler, Planner II Joe Hennerfeind, Chamber Executive Director Larry Forssberg, Village Manager Steve May, Fire Chief Dave Weiss, Deputy Liquor Commissioner Tom Mulhearn, Building Division Manager Jason Vitell, Administrative Assistant Erica Perez

Guests: Curt Pascoe, Ryan Companies & Sean Nugent, Maercker 60 Superintendent

3. Pledge of Allegiance

- 4. Approval of Minutes:** The minutes from February 1, 2017 meeting were approved.

5. New Business

Curt Pascoe, Director of Marketing for Ryan Companies, gave a presentation about their company and the plans they have for Oakmont Point (660 Oakmont Lane). Curt provided EDC with a background on Ryan Companies, stating that it is a family-owned business which was founded in 1938. They are unique in the sense that they are a “full service” company, providing expertise in numerous areas including development, architecture, construction, and property management. Ryan Companies has completed multi-million dollar projects in Minnesota, Arizona, and Chicago, among many other cities.

After an introduction on the company, Curt presented the concept for Oakmont Point, which includes a development of three buildings consisting of over 275,000 SF on 18 acres of land. By saving the existing structures, but providing “new” construction of the buildings, Ryan Companies will be able to create an architecturally aesthetic and energy efficient development. Potential tenants are more likely to be drawn to new construction, which will be beneficial when trying to lease Oakmont Point. Other benefits resulting in the construction of Oakmont Point include competitive rents compared to Oak Brook, executive underground parking, higher parking ratios, and the latest in building systems. To obtain more information on Oakmont Point, interested parties can go to www.oakmontpoint.com.

6. Special Projects

A. Economic Development Strategic Plan

Larry Forssberg asked for any feedback or comments on the Economic Development Strategic Plan. There were no comments from the EDC members so a motion was made by Virginia Szymiski to present the Economic Development Strategic Plan to the Strategic Plan Implementation Committee on March 14th, 2017. Frank Brady seconded the motion.

B. Sign Code Update

Joe Hennerfeind presented a brief discussion on wall signage. He described how our current code ordinance states that wall signage is determined by how much frontage the building has to the street. In particular, wall signage in the downtown area is allowed 1.5 SF, B-2 / O/R District wall signs are allowed 2.0 SF, B-3 District (Hilton) wall signs are not based on frontage, and M District wall signs are allowed 1.0 SF. Overall, the ordinance is not consistent in determining how much square footage is allowed for wall signage. Joe would like to propose that the updated sign code allow 2.0 SF in the Downtown / B-1 District, 2.0 SF in the B-2 / O/R District, and 1.5 SF in the M District. He also recommends adding B-3, C-1, and O/R-1 District into the B-2 / O/R category.

The next step in the process for updating the sign code is to introduce these different changes at the Business Community Presentation on March 15th, 2017. This presentation will consist of a “roundtable” type meeting. The overall end goal is to present the proposed sign code revisions to Planning and Zoning sometime in July.

During the sign discussion, it was brought up by EDC that the sign code should possibly include a specialty sign category in order to accommodate unique signs that do not necessarily fall into a certain category. This would have to be handled individually on a case by case basis.

C. Westmont Economic Development Partnership Marketing Opportunities & Projects Update

Jill Ziegler provided a brief summary on the current status of projects. Dolce’s, located at 16 W. Burlington, has officially reopened under new ownership. Aspired Senior Living has recently passed their pre-pour inspection and is moving along smoothly. Napleton Porsche and Laurel BMW are currently underway in the permit review process.

Gregg Pill informed EDC of the upcoming Westmont Restaurant Week. This event will occur from Thursday, March 9th through Sunday, March 19th. As of now, twenty restaurants will be participating in showcasing their unique menu options. The different menus for the participating restaurants can be viewed at www.westmontchamber.com. The event has been gaining much public attention, as it has been advertised in various newspapers, including the Westmont Suburban Life. As a part of Westmont Restaurant Week, people will be able to vote in various categories for their favorite restaurants / meals. Voting will be open from March 9th, 2017 through March 29th, 2017. Participants are allowed to vote once per day.

D. Miscellaneous

Bob Fleck stated that the Westmont Park District has entered into contract with the Westmont Building Products location and will be using the facility as a warehouse / maintenance property. Over time, they will make different improvements with the property, including cleaning up the front.

7. Adjourn: Meeting motioned to adjourn at 10:30 a.m.: all in favor.