



**Economic Development Committee Meeting  
Wednesday, January 2, 2019 at 9:00 AM  
Minutes**

**1. Called to Order:** At 9:03 A.M. by Chairman Harold Barry

**2. Present:** Mayor Ron Gunter, Village Clerk Virginia Szymski, Chairman Harold Barry, Village Manager Steve May, Business/Resident Representative Bill Kalafut, Business/Resident Representative Gregg Pill, Westmont Park District Director Bob Fleck, Citizen Representative Frank Brady, Citizen Representative Nancy Martens, Building Commissioner Jason Vitell, Community Development Director Bruce Sylvester, Economic Development Partnership Director Larry Forsberg, Public Works Director Mike Ramsey, Fire Chief David Weiss, Fire Deputy Chief Steve Riley, Deputy Liquor Commissioner Tom Mulhearn, Administrative Assistant Jaime Hofmann

Guests : Bill Debb, GSP Development ; Matt Speiser and Matthew Gleitsman, S&G Partners, LLC

**3. Pledge of Allegiance**

**4. Approval of Minutes:** A motion was made to approve the minutes from the November 7th, 2018 meeting. The motion passed on a voice vote.

**6. New Business**

**A. Medical Office Building Development - 301 - 315 West Ogden Ave. site**

Bill Debb of GSP Development proposed a three story medical office building at 301-315 W. Ogden Avenue, where Las Palmas is currently located. Currently there are two retail buildings at this location. Both buildings are approximately 50 years old. GSP Development would request a variance for a portion of the property, to change the zoning from R-3 to B-2. The developer discussed the importance of addressing any storm water issues and plans for detention. It is unknown what type of practitioners would occupy the space, but the developer projected that it would be family practitioners, specialists, an imaging center, and urgent care. It was also mentioned that no government assistance would be requested.

**Committee Discussion:** The developer explained a tax impact analysis report including sales tax that was provided to the committee. Committee members were uncertain of the accuracy of the findings, and there appeared to be missing pieces including video gaming taxes. The developer said he would gather new and more detailed information on existing tax revenue, and gaming revenue as well as contact the assessor in an effort to better gauge what taxes would be for a building of similar use and size. Members of the committee had some concerns with the exterior design as well as whether a medical building would be the best use for that space and type of zoning. The developer replied that new retail is an extremely challenging industry right now with the shifts of online shopping, demographics, difficulty finding tenants, and financing. The developer also stated that although the Village would be losing a couple retail stores, they would be gaining influx of 1,000 people per day coming to Westmont and the value of the community would increase. The committee also had some concerns with the preliminary drawings in reference to the landscaping or lack thereof. Privacy for the surrounding residential areas created by a landscape buffer was highly suggested. The developer took note of the concern and assured the committee that the preliminary drawings did not indicate the specific landscape plan. The developer stated they would be more than willing to accommodate any necessary landscaping that the Village would require.

Business/Resident Representative Gregg Pill stated there could be potential losses from the tax changing from sales tax to medical. Ownership would remain the same and GSP Development would eventually be doing a long term land lease. Pill had concerns for the future of the existing tenants. The developer stated they would set up meetings with the businesses and discuss buyouts and that to some businesses, this would be the opportunity they were waiting for. Economic Development Partnership Director Larry Forsberg would work toward relocating those businesses within Westmont.

Chairman Harold Barry mentioned the importance of retaining some of the well known businesses. Barry asked if there were plans to have a pharmacy or to sell medical supply and equipment which would help sales tax. The developer stated this had been discussed and that they would have a pharmacy if they could, however medical supply and equipment was not likely.

Public Works Director Mike Ramsey stated there is a water main located toward the rear of the property which would need to be abandoned given the development of medical office building. Another water main would need to be ran around the building which Ramsey stated could be costly.

Building Commissioner Jason Vitell discussed parking concerns based on similar strip malls with inadequate parking based on density and zoning.

Westmont Fire Department staff did not seem to have any concerns based on 360 access to the lot.

**Vote:** Chairman Barry asked for a motion to recommend approval. Bill Kalafut made a motion to recommend approval for the proposed development. Nancy Martens seconded the motion. 3 voted no, 1 voted yes, and Virginia Szymiski abstained.

**B. Car Wash Facility - 6500 S. Cass Ave. Corner Lot**

Matt Speiser and Matthew Gleitsman gave a presentation on Matt's Express Wash located on the corner lot of 6500 S. Cass Ave. Matt's Express Wash is a proposed top of the line automatic car wash operation. The car wash is essentially a low base priced, fast, high quality wash with optional upgrades.

**Committee Discussion :**

Building Commissioner Vitell asked how many vehicles can fit in the tunnel at one time and if the capacity and noise levels could affect the surrounding neighborhoods. The developer stated the car wash could accommodate 6 - 7 cars at maximum loading. There would be several different techniques to minimize the noise levels including using electric compared to others who use hydraulic, making sure the dryer section faces the heavily trafficked street versus residential housing, and having the doors close once the vehicle has entered the tunnel. Vitell also asked what the proposed hours would be to which the developer replied they typically open at 7am and close at 7pm.

Chairman Barry asked how many parking spaces would be designated for employees. The developer replied they would have approximately 2 employees on site at a time, and they'd have 3 designated parking spots for employees. Barry recommended there be no left turn onto 65th to avoid customers going into the residential area and also encouraged the developer to use pervious pavers .

Pill asked if they are proposing to purchase the property, what the approximate timeline would be, and if more employees were needed, how would they accommodate sufficient parking. The developer replied they would purchase the property, and they would plan to have the groundbreaking in late spring to early summer and complete construction within 3 - 4 months . If more employees were needed, they would use one of the spaces designated for vacuuming.

Community Development Director Bruce Sylvester referenced the zoning codes for the developer to oversee since this would be a Planning and Zoning case for special use. The

zoning codes included traffic impacts, landscaping, noise impacts, parking requirements, water recycling and how to prevent freezing. Sylvester asked if they had considered the vacant lot to the North of the property which would be further away from residential areas. The developer replied they had looked into the property but the traffic configuration did not work.

Westmont Park District Director Bob Fleck believed the car wash would be efficient but to consider modifying the parking and stacking area. Fleck asked the developer what possible sales tax revenue could be generated. The developer stated they only provide services, with few vending options.

Mayor Ron Gunter asked about the property taxes and how it will benefit the community and Village. The developer did not currently have information on the potential property tax but they would look into it. Mayor Gunter also asked what the total project cost would be including land purchase. The developer responded that it would cost approximately 3.6 Million. Citizen Representative

Nancy Martens asked what a custom wash would cost, to which the developer replied it would vary based on the level of service, the lowest service being \$1.00 - \$3.00.

Business/Resident Representative Bill Kalafut asked if there would be room for vehicle accessories such as air fresheners and the developer replied they would not offer accessories or access to the building other than the bathroom facilities and seasonal gift card promotions.

Public Works Director Ramsey asked what the average water use would be on an average day. The developer said he did not have that information currently but would find out.that

Vote: Chairman Barry asked for a motion to recommend approval. Bill Kalafut made a motion to recommend approval for the proposed development. Nancy Martens seconded the motion. All in favor.

## **7. Old Business Updates**

### **A. Project Updates**

- a. Natatorium ground breaking
- b. Demolition ceremony for 63rd and Cass
- c. Porsche ribbon cutting ceremony
- d. Oakmont Point is currently defacing the building and moving quickly with demolition

**7. Public Comment - None**

**8. Miscellaneous -**

- A. Manager May briefly discussed how the committee comes to vote, and who is eligible to recommend projects to go before the Village Board and/or PZC from the Economic Development Committee.
- B. Chairman Barry asked what is involved in a traffic study. Manager May replied that they are used at a local level to see how they impact the neighborhood. Dupage County Highway has interest in how it'll impact the County highway system.
- C. Neat restaurant and Amber reopened.
- D. Walsh's published in newspaper
- E. Restaurant week begins end of February.
- F. 2019 EDC Schedule: January 2, February 6, March 6, April 3, May 1, June 5, July 3, August 7, September 4, October 2, November 6, and December 4. Chairman Barry noted dates are subject to change and/or be cancelled.

**9. Adjourn:** Bob Fleck motioned to adjourn the meeting at 10:45 a.m. Nancy Martens seconded the motion - All in favor