



Economic Development Department

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MINUTES

**Village of Westmont
Regular Meeting
Economic Development Committee
Wednesday, August 7, 2013, 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
Harold Barry III, Trustee - Present
Nancy Martens, Citizen Representative - Absent
Virginia Szymiski, Village Clerk - Present
Ron Searl, Village Manager - Present
Corinne Beller, Citizen Representative - Present
Catherine Berning, School Representative - Absent
Kevin Carey, School Representative - Absent
Frank Brady, Business/Resident Representative - Absent
Larry Forssberg, Chamber Executive Director - Present
Craig Grember, Citizen Representative - Absent
Bill Kalafut, Business/Resident Representative - Present
Steve May, Public Works Director - Present
Shannon Malik, Community Development Director - Present
Gregg Pill, Business/Resident Representative - Present
Bob Fleck, Landscape Architect - Present
Thomas Mulhearn, Police Chief - Present
Jim Gunther, Deputy Police Chief - Present
Dave Weiss, Fire Chief - Present
Jill Ziegler, Village Planner - Present
Jim Addington, Trustee - Present
Tom Schultz, Assistant Fire Marshal - Present

Karen Remkus, Administrative Assistant - Present

3. Pledge of Allegiance

4. Minutes

The Minutes from the July 3, 2013 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. Old Business

A. Fire Alarm and sprinkler summary given by Tom Schultz and Dave Weiss - We wanted to give the group information on the Fire Alarm and Sprinkler System Ordinance. It was passed by the Board and is in the Westmont Building Code and Fire Code.

When are Sprinklers required? There is a moratorium until June, 2015. The Fire Department won't go back and say now you need sprinklers. The triggers requiring sprinklers are: any new construction 2,500 sq. ft. in size or over 3 stories in height. In existing construction, a trigger would be: an addition to the building bring the building over 2,500 sq. ft., uses of the building changing that may require a sprinkler system, changes of use to a higher hazard, changes in interior walls, changes of use to an assembly/restaurant that accommodate 50 people or more. If it falls under the moratorium, they don't have to go back and install sprinklers such as a 50 person restaurant. Changes of use would not apply if the building is less than 2,500 sq. ft. It would require sprinklers automatically if building a new duplex or multi family building. There is a lot of misinformation. Have people contact the Fire Department directly if they have questions.

There are a lot of storefront buildings with residences on the floor above them. Heat detectors save buildings not lives. In smoke detectors, there might be no batteries or the batteries are missing. Combination heat and smoke detectors will notify everyone in the building. Steam sets off smoke detectors. Combination heat and smoke detectors are code.

Dave Weiss - If the building is going to be knocked down soon, we will work with them. If the building is empty, it still needs to comply.

6. New Business

A. Stella's Place is a proposed new video gaming cafe that would be located at St. James Crossing Shopping Center, 808 E. Ogden Avenue, Unit 15. Gary Leff from Laredo Hospitality and Charity Johns presented the concept. This a Chicago based startup with over 60 years of combined experience in building premium restaurant and hospitality brands. Stella's Place would have 1,300 sq. ft. with approximately 28 - 32 seats. It would be a nice cafe, for 21 and over, with a breakfast and lunch menu and gaming in the back. If you don't want to go into a bar, this is a nice option. It will have beer and wine only.

There has been a big delay with the Illinois Gaming Board of at least 8 months to obtain a Gaming License.

Gary has experience in the industry with Stir Fry and sold Branding in Rivers Casino. Charity, Vice President of Operations, is passionate about developing and has been instrumental in Cozzi Corner Hot Dogs, 12 years with Jamba Juice and Starbucks.

Stella's would have a 60's mod era look but bringing it to a more current. There would be a kitchen area between the restaurant and gaming area. A bookcase with artifacts from the era will also be part of the decor. They will also have Ipads available for games. It will be highly personalized service as we want guests to feel comfortable. There will be a space to put your coat, an Iphone, and a place for a friend or spouse to sit. They will know your name and favorite drink. Life bites, on small plates, will be available such as minis and sliders and flatbread pizzas that can be shared with someone else. We will also have a breakfast menu with omelettes on flat bread, cappuccino or latte, soft drinks, beer and wine. It should attract 35 - 75 year old females and give them a non bar experience.

It will be super welcoming with actual pictures of the town. The design speaks for itself as we use a world class design team with high quality experience. It will be unique and attractive and will attract people in the community. There will be 30 seats in the front and 10 seats in the back by the gaming area. With 6 - 10 employees, it will have 1 to 3 or 4 employees on site.

Their expansion plan is for the greater Chicago area. It depends on supply and demand and some communities in the area are not approving this type of business. There can only be 5 machines at each facility. We have 24 stores on the drawing board with 75 - 100 stores eventually. Hoffman Estates approved 3, but could support 6 to 8 as it is a large community. Revenue from food and beverages is about 30 to 40% of the business and gaming makes up the rest.

Comments -

They are not planning to draw a big drinking crowd.

Do you have room to grow? They could expand to 7 machines. There would be no arcade games and no children allowed. Youths will be carded because their state license will be at risk. They will have no carry-out business.

They like to locate near grocery store malls with 60% of the business being female. It is good entertainment and not competitive with bars and restaurants.

Will there be a manager on duty? There will be a manager on duty at all times and all employees will be trained.

Cash will be put in the machine and a ticket comes out if they are cashing out. There will be a

cash out machine. We can assist people. There will be little cash in the facility. There is 8 - 12 games on each machine with video poker and blackjack.

There are none operating at this time as there is a gaming board delay of eight months. We must have a liquor license from the municipality and state before we can apply for the gaming license. We prefer to wait until we receive the gaming license before we open any stores.

The hours will be adjusted to the volumes of people in each community. The machines shut off at the times required by the liquor license.

Comments -

If they build up the business, they may sell to another group.

Beer and wine is just a stipulation, the money is in gaming.

We can control the video gaming cafes with the liquor license.

Once we commit, we will see more and more. We didn't anticipate more and more coming into town.

I like this concept better. It's a little more upscale than the other presentation.

The machines have to be hardwired to the State, each unit. The routing operator is the business and they must be authorized by the state. The State does the background check.

A motion was made to accept. The motion was passed.

B. Steve Vernon appeared to discuss the proposed Westmont Gardens at 408 - 414 N. Cass Avenue, a rowhome development. In 2006 - 2007, they presented a condo project, but with the decline in the economy, didn't go forward with that project.

The entrance will align with Melrose Avenue. There will be 2 6-unit townhomes and 3 4-unit townhomes. The detention area would not be a wet bottom detention. The Village is asking for 33 feet on the west side of the property for a road. If they are going to give this for a road, they hope they could utilize the road. They have talked preliminarily with staff on the concept of 4 of the units with 3 bedrooms. They are hoping to charge \$279,000 - \$309,000 with most under \$300,000. Previously, the cost would have been around \$500,000 a unit with the 4-story building they had proposed earlier.

They feel this is upscale looking and walking distance to the train. These homes will be multi-level with 4 levels. It is an attractive 3 bedroom unit with 2,200 square feet. It will have a balcony off of the kitchen to grill. There will be green space with a gazebo or a playground. The detention basin could be made into an attractive area.

We hope that the Village will work with us so that we can build this project in 2 phases. The stormwater detention area and the east units would be built first. They will see what is most appealing with the first phase, and the second phase would consist of what is most popular. Lincoln Street, which is intermittent, would serve as a driveway until the street were put through. They will communicate with the DuPage Co. Health Department regarding emergency vehicles having accessibility.

They feel this plan looks better from Cass Avenue with a 3 foot rise in elevation to the front door. There will be a 5 foot transition to a bonus room. The garage will be on a lower grade in the rear. These have been built in Orland Park. The staircase is in the foyer where there will be stairs to go up or down. They like this a lot better and feel the townhomes will be more attractive. These have been built on 153rd Street in Orland Park by M/I Homes east of Wolf Road on Sheffield Court. They are very appealing and worth a visit.

Comments -

Steve May - The neighbor to the north of this property had water problems in the last severe storm in April. The overflow for the detention area should not be designed to flow to the north toward the DuPage Co. Health Department.

They call for private roads but eventually would want the roads to be accepted by the Village.

This seems like a better idea and more attractive and less dense.

Jill Ziegler - The Zoning is R-4 General Residence and this concept would be in line with the zoning.

In regard to Lincoln Street going through, the last lot is at the Library and this creates a gap.

There was motion made to accept. The motion was passed.

7. Updates

Village staff provided an update on current projects. Several new business have recently opened. They are the restaurants Neat and Sweet and Savory, Irv Kaplan Interior Design and Furniture which moved to 41 N. Cass Avenue, a corner location. Wendy's is planning to redevelop and raise their building. The Auto Club hasn't moved forward. In the Connie's Pizza location, they have a concept of a 3 unit retail center with a smaller Connie's, a Pot Belly's and a non-restaurant retail store.

Bradford Developers are going to Planning and Zoning Committee with Meriano's Fresh Market at 150 W. 63rd Street where Lowe's had once planned to build.

We can reach out to the Auto Club. They don't need to be on a main highway. They could get cheaper property. Alpha Motors is looking for a tenant. Several car dealers are interested in the property. The old Sight and Sound building had a closing.

8. Adjourn The meeting was adjourned at 10:48 a.m.