

MINUTES

Village of Westmont
Regular Meeting
Economic Development Committee
Wednesday, October 3, 2012, 9:00 A.M.
Westmont Village Hall Executive Session Room
31 West Quincy Street, Westmont, IL

Call to Order:

Chairman, Bob Scott called the meeting to order

Roll Call:

William Rahn, Mayor - Absent
Bob Scott, Chairman - Present
Susann Senicka, Trustee/Co-Chair - Present
Nancy Martens, Citizen Representative - Present
Virginia Szymiski, Village Clerk - Present
Ron Searl, Village Manager - Present
Corrine Beller, Citizen 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
Steve May, Public Works Director - Absent
Shannon Malik, Acting Community Development Director - Absent
Gregg Pill, Business/Resident Representative - Present
Bob Fleck, Landscape Architect - Present
Thomas Mulhearn, Police Chief - Absent
Jill Ziegler, Village Planner - Present
Karen Remkus, Administrative Assistant - Present

Pledge of Allegiance:

Minutes:

The Minutes from the September 5, 2012 meeting were reviewed. A motion was made to accept the minutes and was approved.

Old Business:

New Business:

20 E. Chicago Avenue - True Fix Auto is requesting an expansion in their business. Anas Hamoui requests consideration of an internet sales business selling mid-size luxury cars under \$20,000 in the existing building. All cars would be stored in the back and there would not be a showroom. There would not be driveby sales. They would have offices in the front and there would still be an auto repair shop in a portion of the building.

His business would be called Ashland Automotive. The main storage would be in Chicago on Ashland Avenue. Because customers do not want to come into that area, he needs another location for the internet sales.

He is trying to purchase the building as it is in foreclosure. He doesn't like the look of the apartment building. He would like to eventually demo the building and have more storage for cars in the new building.

Comments:

The Village would not get sales tax dollars. The state where the purchaser lives would get the sales tax.

Motion for approval. Motion denied.

Urban Legends - Tim Hoerman has expanded his search for the location of his microbrewery in Westmont in the B-1 District. It would still be the same concept with retail in the front portion of the building and a microbrewery in the back. They would be open in the evenings Thursday thru Sunday. The Brickyard property would be too big but he would be interested in one-half of the building. He needs about 1,500 to 2,500 square feet. He has looked on 61st Street and the Ty Warner Park area.

He has had a very aggressive offer from Woodridge, but would like to locate in Westmont. He is looking for a location with 12 foot ceilings or 14 - 16 foot ceilings. Ty Warner Park area would be great if they could get closer in price per square foot with concessions. The Westmont Theater building and the Brickyard building may have the ceiling height.

Comments:

He was offered help in finding a location by some of the Committee members. They suggested the old restaurant location as it would have adequate drains and water lines.

This doesn't fit in downtown. It must have more than a tasting room and beer sales. It could have retail such as a gift shop with it, or he could change his business model and have a restaurant with the microbrewery.

The old Sight and Sound building might be ideal. It has additional storage area in back with a tall ceiling. This building is for sale and not rent.

Some buildings are way too big for him.

Motion for microbrewery as proposed in the B-1 District. Motion denied.

20 E. Chicago Avenue - As background, Constantine Xinos explained that he had put together Dusko Motor works. Later McGrath bought the property and then traded it. Mr. Xinos is trying to purchase 20 E. Chicago as it is in foreclosure and, also, the Small Business Administration is involved with this piece of property and the owner is in bankruptcy. There are many problems with the tenants in the apartments on the second floor and he would like to see this cleaned up. The facade of the building needs painting and the parking lot would also be improved. This business would provide parking for expensive cars indoors in a safe environment. It would also be storage for boats and campers and it would be temperature controlled. It would not be a repair shop. It would also be storage for vehicles in the outside area to the rear of the building which would be enclosed with a fence.

He would like to get a special use permit for car storage in the 7,500 sq. ft. building. If the indoor storage works out, he wouldn't rent space for auto repair.

With the 7-Eleven next door, there is not much in tax dollars and he considers it a disaster. There is a vacant lot north of the 7-Eleven. These parcels could be redeveloped sometime in the future. He would hang on to the property for 5 years and see how the economy is doing.

Comments:

For the most part, there have not been complaints and people loitering around the building.

There have been many EMS responses to this building.

Vehicle storage is not bad. An assemblage would be wonderful. The TIF wouldn't cover that parcel.

A Straw Poll vote resulted in a motion for approval. It was approved.

Project Updates:

Sweet Pea, the children's consignment shop, will be closing. The owner needs more time

for her family. It was wildly successful.

The Center for Dance received a Downtown Development Grant.

The Westmont Theater group is working hard to raise enough funds.

Cash Closet is going to open soon.

The Bridal Shop that carries sample dresses is open.

Canyon's Burgers is having their soft opening October 13.

Adjourn: 10:10 A.M.

Future Meeting Date and Time:

The upcoming EDC meeting will be held on Wednesday, November 7, 2012.