

MINUTES

Village of Westmont
Regular Meeting
Economic Development Committee
Wednesday, November 7, 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
Corinne Beller, Citizen Representative - Absent
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, Community Development Director - Present
Gregg Pill, Business/Resident Representative - Absent
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 October 3, 2012 meeting were reviewed. A motion was made to accept the minutes and was approved.

Old Business:

New Business:

150 W. Ogden - Ken Brom and Dave Habiger came to the Committee to discuss a launch site for their Auto Club that would be a unique business to the area. Twenty percent of car dealerships are not going to exist. We will have fewer car dealerships and empty dealerships standing. We are interested in a dozen of these properties in a 30 mile radius. We need your support and zoning for this facility which would include a restaurant with car sales and service. We need your feedback to find where we will have resistance or zoning problems. We need to know what adjustments will be necessary. We are thinking outside the box with this project.

One location they are enthusiastic about is the old Chevrolet dealership at 150 W. Ogden Avenue. Their concept would be for car owners to service their cars and have a facility to do their work. It would be a restaurant with patrons that would enjoy the culture of cars. There would be higher end cars or antique cars as the Model T or A on display with some cars that are for sale. We would also sell specialty items such as Fuze products and BMW aftermarket products such as exhaust systems. We would also sell brands of cars that don't want to open a big dealership. They could service their cars and have their own mechanic and lease a 20' x 20" section and a lift. We would like to have 20 or 30 lifts to lease. Eventually, it will be a marketplace for upscale cars.

They have reached out to a celebrity to see if there may be an opportunity to partner. Some Ferrari dealerships had a similar concept for customers of their cars. There is also a Nascar restaurant in Orlando and there is also a Chopper facility.

They will have 1 or 2 mechanics that would be able to service customers' cars. They don't want to be a shop for mufflers. A mechanic with his own tools and equipment may want to work on Ferraris. Customers would pay to have a membership and could work on their own car at the facility. There would be parking for only 30 cars but they feel that would not be a problem as they will not be a traditional car dealership. Local car dealers will recommend this business with specialized mechanics that can install components that are not from the manufacturer. They want to be around other car dealerships.

The restaurant would have a big glass window to Ogden Avenue. We don't know how to run a restaurant but would lease the space. They have had several discussions with restaurant chains. There would be no painting or bodywork as it would not be set up for that type of work.

They would need zoning for new and used car sales. There would be sales tax generated for Fisker sales. There would be niche car sales with 2 or 3 cars sold a month. It would attract people to work on these type of cars. They can put cars in a

glass area to sell by the restaurant.

They would have 10 vehicles, such as Ferraris, Mustangs and Jaguars, that they would lease for a month and would hope to sell. These 10 cars would be rotated. There would be a membership fee of \$100. They can show unusual cars as a Fiskar or Tesla for the Chicago area. Members can clean their cars or work on their car. There will be cars there overnight but it would not be a restoration facility.

Why is Westmont attractive? They have talked to a lot of people and we know who the customers are. The convenience to expressways makes it attractive. Car traffic on Ogden Avenue is significant. It is easy to get there and this would be a warm place to work on a car. They don't want a warehouse as it has to look great. Ferrari could hold events or customer overflow could be handled at this location. It would be close to car dealerships. For an unveiling they could have 50 parking spaces in front and 20 for the restaurant. It has close proximity to residential areas.

They asked what the Village would want from them. Would the zoning work or would they need a new Special Use Permit.?

The restaurant would be a draw to the area. The business would have a museum feel where people can walk around and view the cars. It will be attractive and well landscaped.

The business model has several components. The business would consist of: sales in performance parts - 20%, 5 - 10% in used and new car sales, and balance would be restaurant - 70%.

They want to know if they can get Village support and then they will pursue this idea. They wanted to know the Village timeline as they would have liked to get started 2 months ago.

Comments

How do we make sure there is no car restoration eventually?

The Committee will give an informal recommendation. They could request a Special Use Permit as long as the business is not strictly used car sales. They would may have conditions attached to it. It will take 45 - 60 days to go through Planning and Zoning since it's not new construction.

I like the idea but they must tighten up their ideas.

Nice business model on Ogden Avenue.

For custom parts, this would be a good market.

Motion was made in favor the new business. Motion was passed.

Updates:

Canyon Burgers has opened at the Westmont Yard.

Pets Supply Plus is under construction and hopes to open in January.

Jimmy's Island Grill is working on their permits. They will have a seafood emphasis.

Muddy's Theater did not meet their fundraising goal. They are now interested in 9 and 11 W. Quincy Street and it may be a good option.

Mia from the Cash Closet has obtained permits for 37 W. Quincy Street.

Cake in the Box is a great shop. They may change their name. They are open in the evening.

The Downtown TIF meets state statutes for a TIF district.

A motion was made to adjourn the meeting at 10:35 a.m. Motion was passed.