

MINUTES

**Village of Westmont
Regular Meeting
Economic Development Committee
Wednesday, March 06, 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
Susann Senicka, Trustee/Co-Chair - Absent
Nancy Martens, Citizen Representative - Absent
Virginia Szymiski, Village Clerk - Present
Ron Searl, Village Manager - Present
Corinne Beller, Citizen Representative - Present
Frank Brady, Business/Resident Representative - Absent
Larry Forssberg, Chamber Executive Director - Present
Jim Gunther, Deputy Police Chief - Present
Craig Grember, Citizen Representative - Present
Bill Kalafut, Business/Resident Representative - Absent
Steve May, Public Works Director - Present
Shannon Malik, Community Development Director - Absent
Gregg Pill, Business/Resident Representative - Present
Bob Fleck, Landscape Architect - Present
Thomas Mulhearn, Police Chief - Absent
Dave Weiss, Acting Fire Chief - Present
Jill Ziegler, Village Planner - Present
Karen Remkus, Administrative Assistant - Present

3. Pledge of Allegiance

4. Minutes

The Minutes from the February 6, 2013 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. Old Business

- a. Economic Development workshop discussion - Further information was passed out regarding branding and window treatments for vacant storefronts.

6. New Business

a. **800 Oak Hill Drive** - Dave Habiger has a standing cash offer for the Ogden Avenue location. They went to a Napleton Porsche event and got more support from them. They are now looking at 800 Oak Hill Drive. It is zoned O/R but the property is next to B-2 Special Use zoning. A printing business has the property with 165 parking spots in back. The use of the building would fit their needs and would keep the idea of the building the same. It was asked if this would change their visibility. They feel they didn't need high visibility. Members could drive right in the side and we didn't see a problem with it. What about signage on Rte 83? It depends on how members felt.

Car dealerships like Napleton Porsche are having difficulties with hosting events. We reached out to them and proposed the idea, and in turn, they would recommend the auto club to their car buyers. Napleton has cold storage in Oak Lawn which is inconvenient to this area. We would have 165 spots to lease. What happened to the restaurant concept? It was a positive feature but not in this facility. They would put in a coffee bar and bring in pastries. Porsche would bring in caterers. How are you going to handle the service aspect? There would be 4 lifts for service and 4 post lifts for car storage. The cost is within \$500,000 of the original space. Do you feel the Chevy dealership building is dead? It is being held up from liens. They haven't declined the offer or counter offered.

Comments

It is more fitting for Ogden Avenue. They want to move into a beautiful area for O/R. It would be more appropriate for a classy corporation. The Comp Plan called for O/R.

The liens have to be paid before the sale could go through on the Ogden Avenue property.

Would this be a benefit to Westmont? They would network with car dealers. There would be car sales but no sales tax would be generated on service. The food component is gone.

Yes, to the concept but no in this location. They are actively looking at this location and they would like us to change the zoning and it isn't part of the Comp Plan.

On the Arby's old location, the bank has driven up the price.

There was a motion to approve. All were opposed.

b. **6188 S. Cass Avenue, Dotty's** - Dan Fischer is the President and CEO and started Dotty's 21 years ago. They vowed to be something different than a bar. There would be a 4 drink maximum to limit drinking excessively. There would be video gaming machines and they would cater to women. They would also serve coffee and diet soda. It would be a comfortable place to go. They like to locate in grocery anchored shopping centers. Men are not restricted.

They are a top revenue producer and don't compete with your other video gaming businesses. They are under construction in the area in 12 other locations. They don't want to cut any corners. Our hours would be 8:00 a.m. to 10:00 p.m. They would not require a 4 a.m. license. We will have 9 high definition video cameras. The door can lock at a certain time of night. If you go west, they are in Walmart and also partner with Food for Less. There are 25 in process and 3,000 applications are in to the state. One is going into Lemont and one is going into Darien in Woodhaven Shopping Center.

There will be 16 - 20 seats with 5 video game terminals. They will take a \$2.00 bet with \$5,000 to win. Patrons stay from 45 minutes to 2 hours and 15 minutes. This business doesn't demand a lot of parking and attracts others to the shopping center. They will have complimentary snacks and can serve meals at the machine. The menu is value based. They will have quick service. People will come in for carry outs. Food sales is 3 to 1. They will make \$400,000 to \$600,000 in gaming. They were attracted to location because of the grocery next door and try to pick a location with high visibility. Nevada has cheaper menus and 25 to 35 machines in one location. They are looking into 180 other villages here as there are 5 million people located in the Chicagoland area. They will employ 6 to 8 people with an assistant and area manager. They will not have live entertainment. They plan to become a member of the chamber.

Comments

Bob Fleck - The most popular trip for seniors is the casino trip.

Gregg Pill - He feels it is a novel concept. We are in first. It would be for Grandma's and not younger. They will have due diligence.

They undercut the Nevada establishment. The gaming board had to change the ordinance and they sued Nevada. They are not afraid to go to court.

They don't have a stand alone bar.

It would be gambling first and food second. It would only have 16 seats.

Our bars have applied but the Illinois government is slow.

Gregg Pill - He doesn't have an issue. Are we bringing in a business that is going to undercut?

Is the board going to place a limit on gaming machines?

Could we have said "no" if we were home rule? Can we say no to a Grandma's kitchen?

Jim Gunther - They are on the right side of the law. They will have a 4 drink minimum, the same as the brewery. We can't say no. Jim, will call Lemont. It will take 90 days for a liquor license.

The one in Lemont will open in April. Have we contacted any other Villages? There are 15 in Oregon and 100 in Nevada.

Larry Forssberg - He will call some of the other Chambers regarding this business.

Can Illinois law be changed and allow as many machines as they want?

They are not going for a full liquor license, just beer and wine.

This will not have to go to Planning and Zoning. They will just need a liquor license. It is in a TIF District but they have not shown an interest.

There are some firemen going to Las Vegas for a conference. They will visit one of these businesses during their work trip.

Some felt it had the appearance of a truck stop and others thought it was more attractive.

A move was made to accept the concept of Dotty's. There were 8 votes for and 6 opposed.

7. Updates

Larry Forssberg - Window cling: When a property goes vacant it would be beneficial if something can go into the windows to soften them such as decorating or signage. The cost would be \$50 for a small window and more for larger windows. The signage would talk about the availability of the location and something that promotes the village. We could partner with realtors. It could be something that clings to the windows or a sheer curtain. It would be more becoming. Also, banners could be used. It would downplay empty storefronts. The next step would be to put a program in place, provide resources, partner with a designer, recommend property owners to realtors, and also, recommend window decor.

Jimmy's Island Grill should open next month.

Westmont Theater - They are working on building model for liquor license.

Building expansion for Julian Electric was approved by the board.

Saffron Restaurant is moving to 6200 S. Cass Avenue where the Chinese Buffet was located. The old Saffron building is vacant.

Standard Market wants to expand the wine and cheese department. The wine education programs are crowded. It will be going to Planning and Zoning. They want to expand on one-half of the patio on the Ogden Avenue side.

The restaurant Neat is still on schedule in the old Brickyard location and are moving forward.

8. Adjourn The meeting was adjourned at 10:33 a.m.