

MINUTES

Village of Westmont
Regular Meeting
Economic Development Committee
Wednesday, April 3, 2013, 9:00 A.M.

Westmont Village Hall Employee Break 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 - Present
Nancy Martens, Citizen Representative - Present
Virginia Szymiski, Village Clerk - Present
Ron Searl, Village Manager - Present
Corinne Beller, Citizen Representative - Absent
Catherine Berning, School Representative - Absent
Kevin Carey, School 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, Community Development Director - Present
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 March 6, 2013 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. Old Business

6. New Business

a. Oakwood Lighting Electric Service Inc., 237 N. Cass Avenue - Robert and Rebecca Rheintgen presented a proposal to open up a storefront at 237 N. Cass Avenue. They have been in operation for 55 years. Robert is the son of John Rheintgen who sold lighting fixture from the house. Robert did the electrical work. They branched out into Generac generators, the world's largest manufacturers of standby generators. Generators are now 70 percent of their business and sales are doubling every year.

They are looking to expanding the home standby generator business. When people are installing these at their homes it is such an investment that they would like to see a sample. We are looking for a place to show people. Besides selling generators, we also sell accessories, such as, battery chargers, wireless remote with links to pads or phone, and maintenance kits. They are currently a Power Play dealer and would like to move up to an Elite dealer that gives more incentives.

They do not plan on changing the name of their business as it has history. They do still sell lighting fixtures through catalogs and special order them. They have 4 other employees and trucks. Presently, they have an office in a home near Cass and Ogden Avenue. To move forward in their sales, they will be selling the generators and light towers for football fields. One-third of the space will be showroom in the front and a glassed in area to meet with potential customers. They will be updating the space with paint and carpeting. All storage will be inside and outside there will be one box truck. They will have a generator that would be hooked up outside. The sound would be 66 decibels, the equivalent of a car going 70 miles an hour. Lighting would be wheeled out the bay. Potential customers would not necessarily need to see the lighting. They are not sure if they would be renting the lighting or if it will be strictly sales. It depends on how that part will grow.

The timing for the transition depends on if they can get the business license as that is a contingency for the purchase of the building. They will need a Development Permit but will not have to go to Planning and Zoning because they are not changing anything at the site.

Their business hours will be 10:00 or 11:00 a.m. to 6:00 p.m. until they can see how many people will be coming into the showroom. The gas generator with automatic start ranges between \$5,000 - \$10,000. One was sold for \$15,000 in Hinsdale and another for \$20,000 plus \$6,000 for a site at Countyline and Plainfield Road. They have also sold generators in Naperville, Elmhurst and Clarendon Hills. The brand they are selling is Generac, 7 out of 10 being installed today are Generac. They can have a wireless remote that sends signals. The company has hired an engineer that worked at Harley Davidson to make them quieter. The owner originally built the generator in his barn. Two years ago, the company became publicly traded.

If this goes through, they will consider selling their property on North Cass Avenue.

There is some wood decking over a detention area in the back of the building. They wouldn't be able to drive on the decking to the overhead door but would pull up to the side of the building. They

would run a natural gas line to the generator.

They would rent out some generators in emergency situations, those generators that they buy back. They will be interested in obtaining a Downtown Development Grant for upgrades to the building and the facade for street side improvements.

Comments -

We should be getting sales tax for Oakwood's sales, but not service. We don't get sales tax from roofing materials that Dilworth is selling or for a pipe that Arco is installing. We should be receiving sales tax for sales on generators but not on the service to install them. It would be interesting to know if we get the sales tax. Taxable and nontaxable items depend on how the company is set up and if they are paying tax when they purchase product. You also need to know where the corporate office is located.

They will be based out of Westmont. They reside in Downers Grove.

We should encourage them to stay in Westmont. We have had trouble getting people in the current building.

Stormwater and Flagg Creek forced the current owner to put in detention. They could use the open space in back. We enforce the County stormwater ordinance and we will check into it.

This business would bring in more traffic to the downtown.

The Mayor receives a complete sales tax report but it can't be shared as an agreement with the state was signed.

A motion was made in favor of this business and it passed.

b. 47 E. 55th Street - Vlatko Dodevski appeared at the Committee and is interested in building a 6-unit apartment building with each unit having 2 bedrooms. It could be a condo or apartment building and the owner would keep the building. They see several others on the corner that have just as many units at Cass and 55th Street. They feel townhouses would not do well at this location. He has closed on this property and would build whatever the committee would suggest. There would be 10 - 12 parking spots. There would be no elevator.

The rent for 1 bedroom would be \$750 - \$800 and a 2 bedroom in the \$1,000 - 1,200 range. He wants to keep tenants long term. He is open to options. He is looking for approval, but if he is denied, would like direction to see what will be acceptable. If not 6 units or 4, please let us know.

Comments -

This is a good opportunity for us to say what we would like to see. It is zoned R-4 General Residence, which permits single family, two family, multiple family. It could be part of an assemblage with additional property. He has purchased it and now wants to know what he can do.

The EPA has reviewed remediation work as it was previously a gas station.

We don't know if he wants to rent to Section 8.

Can restrictions be put on for owner occupied?

We may want them to orient to Warwick. It would need many variances.

Mr. Dodevski wants to establish many of these type of buildings in communities for income in his retirement.

How large of a building could be put there, without a variance, to generate the most revenue?

They could put 10,000 square foot building, 2 - 2 bedroom units without variances.

There are 2 duplexes on the other corners and that seems better than the apartments on Cass and 55th St. Maybe the lots were larger with the other duplexes.

The duplexes at Naperville and Blackhawk look like one home and they should take a look at these for an example of something that would be acceptable.

Motion was made and was not approved.

c. A special guest, Nancy Baldwin, Romeoville Economic Development Commission Executive Member, appeared before us. Romeoville has just blossomed. She works in Romeoville at a Company that manufactures nanoparticles. She was on the Commission for 3 years and was elected Chairman. They have representatives from 6 commercial developers and 7 representatives from local business. They are involved with Lewis University and the Airport. Romeoville also has a teaching facility for McDonald's in their city. They are tapping into those resources. They meet at different business locations, or otherwise, meet at the Village Hall.

Her company, Nanophase, is in manufacturing. They wanted an Ad Hoc Committee to help bring manufacturing back. It would bring more jobs to Romeoville. There still is a lot of development. They wanted to create good careers and jobs in the community and good communications with the high school. They had brainstorming sessions. They discussed things that they could do that would be low cost. They worked with the Will County Commission. They have a lot of resources they can use in Romeoville. Our focus is to bring in more jobs. We invited teachers to come in so that

students could see why they need to take math and chemistry. They showcased a young employee. They have made this a part of their school curriculum and obtained federal funding. They brought in Human Resources representatives from local companies. They wanted to do something on the local level. They wanted to find out what skills the kids have or are interested in and get kids interested in jobs. They created internships for the students. Lewis University has built a \$50 million new science center. Some of the chemists work at local business.

How is your contact with local businesses and manufacturing? We go to the businesses and the host gives us a tour that may be eyeopening. How can they contribute to the community. This may be similar to the Auto Mile Group in Westmont. They were trying to get ABT to come to Romeoville but Bolingbrook negotiated with them and they have 355 and a transportation hub. The company went to Bolingbrook. We are more involved in marketing Romeoville. We have the McDonald's Innovation Center. There is more competition to get businesses to move into your community. The National Association of Manufacturing has resources available to use.

The focus is different at their EDC as they have Lewis University that is a stronghold in that community.

Bob Scott mention that we are trying to refocus our EDC.

Her company has been there for 15 years. They sell nanoparticles and it is used in sunscreen for UVA and UVB protection, and also, for scratch resistant coatings. Zinc comes on spools and with high heat from reactors comes out in particles sold in kilos and is boxed. They are a spinoff of Argonne Laboratories and University of Chicago.

4. Susann Senicka - We have supplied EDC members with a list of C-1 business uses for this zoning district. Because of the formation of the TIF District, we want to make sure it meets these uses and to see what we may not want here. This is from the Zoning Ordinance of Permitted Business Uses. We will bring ideas to the next meeting for C-1. If it needs a Special Use Permit, it will need to go to Planning and Zoning.

7. Updates

Houseal Lavigne has put together a Visual Preference Survey. It can be filled out online or a resident can obtain a hard copy. There will be images that can be given 1 -5 stars if they like those developments. There have been 90 responses which is considered high engagement.

We would like to put additional information on the website regarding our Downtown Development Grant. Glen is helping to improve the resources on the Village's website.

8. Adjourn The meeting was adjourned at 10:45 a.m.