



MINUTES

Village of Westmont
Regular Meeting
Economic Development Committee
Wednesday, April 2, 2014, 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
Bruce Barker, Trustee - Present
Nancy Martens, Citizen Representative - Present
Virginia Szymiski, Village Clerk - Present
Ron Searl, Village Manager - Present
Corinne Beller, Citizen Representative - Absent
Jamie Reilly, School Representative - Absent
Kevin Carey, School Representative - Present
Frank Brady, Business/Resident Representative - Present
Larry Forssberg, Chamber Executive Director - Present
Craig Grember, Citizen Representative - Present
Bill Kalafut, Business/Resident Representative - Absent
Larry Kaufman, Director of Fire Prevention Bureau - Present
Steve May, Public Works Director - Present
Gregg Pill, Business/Resident Representative - Present
Bob Fleck, Landscape Architect - Absent
Thomas Mulhearn, Police Chief - Present
Dave Weiss, Fire Chief - Present
Jill Ziegler, Village Planner - Present
Jim Addington, Trustee - Present
Larry McIntyre - Absent
Karen Remkus, Administrative Assistant - Present

3. Pledge of Allegiance

4. Minutes

The Minutes from the March 5, 2014 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. Old Business

6. New Business

A. Michael Maienza and Frank Zygmunt, Jr., 6 S 611 Vandustrial Drive - Michael Maienza has a business of reconditioning, restoring, and servicing European post WWII to early 70's classic automobiles and sales. He wants to move his business to Westmont to a 7,000 sq. ft. building with 5 or 6 work bays and 4 - 5 employees. He will be storing all cars inside. Painting and most body work will be farmed out. He will sell some cars on consignment. The Village will get 1% in sales tax. Sales will be between \$500,000 to \$1 million and there will be new and used car sales. He had been racing British race cars, was at the Indy 500 and Daytona. He was a trader at the Chicago stock exchange and a hedge fund manager. He wants to move out of Cook County. His customer base is the Chicago area and sportscar clubs. Some of their customers are in Indiana and California.

All of the cars are kept indoors. Convertible tops may leak. There would be outside parking for employees - 9 parking spots. To test drive the cars, they would go around the block with him driving or the customer may drive, too. The starting price will be \$25,000 to \$150,000. Their hours will be 10 or 11:00 a.m. to 7:00 p.m. at night. He will be at this location full time and will have a license for Illinois.

There will be a long tube for exhaust. For race cars, a muffler will be put on temporarily.

Frank Zugmunt Jr. will move his business to Anchor Rock as his business is down. It will look cleaner in that area. Painting will be farmed out and there will be no spray booth for painting. A timeline would be to open July 1, 2014. It will be called Great Lakes Auto Sports. The corporate entity will be at that location.

Comments - Vandustrial Drive area is zoned for restoring cars. The landlord is happy with this business and we could pick up some sales tax. This could enhance our car show.

It will look nicer than what it is presently.

Ron Searl - He is skeptic on the condition of the area. It is a mess when you go to Urban Legends. The landlord needs to prove he is going to clean up that area. That corner lot looks

bad. Can we send Code Enforcement out and give him a condition that the area has to be cleaned and has no storage outside.

Jim Addington - We can go back to Frank Zygmunt and ask him how he is going to clean this up and that storage has to be inside. That area is an embarrassment and Code Enforcement needs to send a letter. Have we ever cited them?

If this business is doing everything inside, than the outside needs to be cleaned up.

Urban Legends' website even mentions "nestled around our neighbor's junker cars."

Motion was made to approve. Motion passed with 3 opposed.

B. Joe Ghaben, 150 West Ogden Avenue - He would like to locate a new business at 150 West Ogden. We are in negotiations with the bank and it has been rough to deal with them. He currently operates Ultimo Motors in Warrenville, IL. and this business will be similar in nature. Most of the cars will be housed inside of the building with 90 percent of his business originating over the internet. He doesn't have to have cars on the street. Some business does go out of state. In the summer, 60 percent of his business will be motorcycles and in the winter, motorcycles will be 40 percent of his business. The used vehicles he will be selling have less than 40,000 miles and 4 years old and may still have a warranty. The motorcycles he sells start at \$12,000 and he specialized in Harley's that are lightly used with around 3,000 miles. He will sell some imported motorcycles but 65 - 70 percent will be Harley's.

His hours of operation will be 10:00 a.m. - 8:00 pm. with Friday and Saturday, open to 6:00 p.m. It is boutiqueish and no one just walks in. It is a one acre parcel with 35 parking spaces. It is not sufficient for new car sales. Depending on how many cars will be delivered at one time, there will either be a 4-car hauler or a semi. They get in about 30 cars a month. It is not like a dealer that gets 400 cars in a month.

Comments - With 23,000 sq. ft., this is small for a dealership. He runs a very nice and very clean dealership.

Two acres would be needed for new car sales.

If he gets successful, he may have cars on the street.

The area will be nice with Hardees and Pompei opening.

Bank of America is difficult to communicate with. The bank may be just sitting on it.

I think it would be a good fit.

A Special Use permit is required. The Forklift business wanted all storage outside.

Make a note that there is to be no street parking and all employee parking should be on the property.

There should be a sunset clause.

Motion was made to accept. The motion passed.

7. Updates

WEDP website should be up and running later this month. We will be meeting with Commercial realtors. Later this month, we will be meeting with residential realtors.

We are putting together packets that will give an indepth view of the Village. They will contain projects, our hotels and tourism information. Hotels generate six figures to us in Hotel Motel Tax. People commute to this area everyday.

The Dog Groomer at 218 N. Cass Ave. and Pompei, at 200 W. Ogden Ave., opened for business. Gregg Pill sent 3 people over to Pompei and they couldn't get into the restaurant as it was full.

Wendy's will be building a new building with a more modern look.

Hardees was approved for the drive up and a variation for the amount of signage. They will be picking up their permits soon.

Citrus Dinner will be coming in where Moondance was located.

At the old Clark Gas Station, the building and parking lot will be demolished. We had a meeting with the owner, Matias-Gold Realty, as this property has been an eyesore for many years. It is next to the Fire Station and maybe they were waiting for the Village to buy it.

At 35th Street and Route 83, a parking lot was put in for Quail Ridge Office Complex.

8. Adjourn The meeting was adjourned at 10:00 a.m.