

MINUTES

Village of Westmont
Regular Meeting
Economic Development Committee
June 1, 2016, 9:00 am

Westmont Village Hall Executive Session Room
31 West Quincy Street, Westmont, IL

1. Call to Order

Chairman Addington called the meeting to order at 9:00 am.

2. Roll Call

Jim Addington, Chairman-present
Ron Gunter, Mayor - present
Bruce Barker, Trustee - absent
Harold Barry, Trustee - absent
Bob Scott, Resident Representative - absent
Nancy Martens, Citizen Representative - absent
Virginia Szymiski, Village Clerk - present
Corinne Beller, Citizen Representative - present
Kevin Carey, School Representative - absent
Frank Brady, Business/Resident Representative - absent
Larry Forssberg, Chamber Executive Director - present
Bill Kalafut, Business/Resident Representative - absent
Larry Kaufman, Director of Fire Prevention Bureau - absent
Steve May, Village Manager - present
Gregg Pill, Business/Resident Representative - present
Bob Fleck, Landscape Architect - present
Thomas Mulhearn, Police Chief - present
Dave Weiss, Fire Chief- present
Jill Ziegler, Community Development Director - present
Larry McIntyre, Communications Director - absent
Steve Riley, Deputy Chief - present
Mike Ramsey, Acting Public Works Director - absent
Joe Hennerfeind, Planner II - absent
Nick Weinert, Building Commissioner - absent
Rose Gross, Administrative Assistant -present

3. Pledge of Allegiance

4. Minutes

Motion was made by Committee Member Gregg Pill to accept the minutes of the May 4, 2016 meeting. The motion was seconded by Corrine Beller.

5. Old Business updates

A. 645 N. Cass Ave. - Andy's Frozen Custard

Andy's is still working with the property owner on issues and has stated they are very interested in opening in Westmont.

Committee Member Gregg Pill was at the Andy's Custard in LaGrange. Very nice seating area indoors; approximately 30 seats. He considered the outdoor signage impressive and not offensive.

6. New Business

A. 430 E. Ogden Ave., Laurel BMW Expansion

Mr. Tom McCabe of Spaceco gave a presentation for the expansion of the BMW dealership currently located at 430 E. Ogden Ave. Mr. McCabe gave a brief background of the dealership. Currently BMW owns the former Bakers Square and the former Oak Brook Racquet Club. BMW is proposing to vacate Westmont Drive and install a cul-de-sac approximately $\frac{2}{3}$ of the way back. There are concerns from neighbors about the dead end. A parking deck is proposed that is similar to the one currently being constructed by Audi, with approximately 100 cars per floor. The easement between BMW and McGrath will be kept open, and the existing drive along Ogden Avenue will remain. BMW would like to start construction in the fall. This project will be reviewed by the Planning and Zoning Commission next week, June 8th, and following a recommendation would go before the Village Board. The construction would be phased to keep the business open.

Committee Discussion: Park District Director Bob Fleck has concerns with the closing of Westmont Drive and its effect on the Westmont Fitness Center. Director Fleck inquired about a traffic study on Blackhawk Drive, as closing Westmont Drive will likely increase traffic on Blackhawk Drive. Mr. McCabe assured Mr. Fleck that BMW will work with the Park District on signage and concerns with closing Westmont Drive. Chairman Jim Addington asked about footings being installed at corners in order to build a parking deck in the future. Manager Steve May stated that it is a possibility to do something like that. Director Fleck offered information based on a meeting that he, Manager May and Mayor Gunter had the previous day with Mr. Ty Warner. Perhaps a meeting could be arranged with all of the auto dealerships to see if there is any interest in working with Mr. Warner to build a hub for all of the dealerships to use on Blackhawk Drive. The building could be designed with mirrored glass to reflect off of the park. Mr. Womack thinks it is a great idea, something that all dealerships could be interested in. Discussion on

landscape/streetscape ensued. BMW General Manager Womack stated he wants to save as many trees as possible. Director Fleck mentioned juniper bushes as an option to help screen the sides of the parking deck. Street trees will be required. This would get the transporters off of the street making it easier for them. Chairman Addington asked Police Chief Tom Mulhearn and Fire Chief David Weiss if they had any concerns with this project. Chief Mulhearn asked if his officers could obtain access at night and if any areas would be fenced off. The officers will be able to access from behind the lot and a security system will be installed.

The next segment of the discussion focused on detention. Mr. Womack asked if they could be approved to start detention during the second phase due to space constraints. The location of the new detention area is currently a parking lot. With this lot gone, there will only be approximately 175 parking spots total. This will not be enough spaces for employees. All new car inventory, used car inventory, and service cars will have nowhere to be parked. Committee member Pill asked Manager May how this would work and if BMW could be approved for a waiver during construction. Manager May explained that as soon as construction starts, there is a stormwater impact on the neighborhood. There must be a stormwater management plan in place before construction. This is a DuPage County requirement, more than a Village issue. Committee member Pill mentioned the existing detention under the Oak Brook Racquet Club and asked if it would be torn up or utilized. Mr. McCabe stated there are two 4-8" lines under the parking lot and he will run volumes. This will need to be discussed further to avoid a serious stormwater situation. There is a meeting tomorrow (June 2) with commercial neighbors at the former Bakers Square.

Vote: Committee member Beller made the motion to approve, Committee member Pill seconded the motion. All voted in favor.

B. 180 W. Ogden Ave., Ultimo Motors used auto sales expansion

Joe Ghaben, the owner of Ultimo Motors, gave a presentation regarding expanding his current car sales location to the lot west of his current business. 180 West Ogden is the former Hardee's location. Ultimo Motors has been operating in Westmont since November of 2014, with approximately 65 units sold each month. Sales totals are approximately 2.5 million dollars. Currently there is an Ultimo Motors in Warrenville, and there are plans to open a location in Northbrook. Mr. Ghaben is proposing leasing the lot/building located at 180 W. Ogden Avenue for two (2) years. At that time Mr. Ghaben would purchase the property and request approval to demolish the building. The building would be painted to match the current Ultimo Motors building, and the lot would be striped. The lights in the lot would not be changed. Part of the plan would be to put in a paver drive between the two lots. Currently 95% of business is by appointment only. Cars are inside the showroom; if a customer wants to test drive, it is driven out of the showroom.

Committee Discussion - There are neighborhood concerns with customers cutting through onto Washington Street and into a residential area. There are also concerns about cars pulling out onto Ogden Avenue. Chairman Addington suggested the entrance/exit on Ogden Avenue be closed and the Washington Street curb cut be used to improve safety. Does the State need to be involved since this is IDOT right-of-way?

The streetscape will be required to be improved along Ogden Avenue, including street trees, lights, and landscaping. Chief Tom Mulhearn mentioned the many complaints received from residents regarding test driving in the residential area. Could a “porkchop” entrance be installed to eliminate left turns? Community Development Director Jill Ziegler mentioned the \$100,000 invoice outstanding for the water connection to the Hardee's building. Chairman Addington asked if a lien was on the property. The Village was unable to obtain a lien due to the owner filing bankruptcy.

Vote: Committee member Pill made the motion to approve, Committee member Szymiski seconded the motion. All voted in favor.

- C. 21 N. Cass Ave., Begin Again Massage - this presentation was not included as the applicant could not attend the meeting

7. Other information

A. Special Projects:

Community Development Director Ziegler gave a project update. There are two new restaurants in town: Maura's Mediterranean located at 31 N. Cass Ave., and Grill 89/Cucinova located at 800 E. Ogden Ave. Fresenius Vascular Care is also open. There are several dealership projects and Audi is moving forward. Acura's remodel is in progress. Both Toyota and Mercedes are expected to bring in plans. Mark Iozzo is currently working on submitting revised plans for Ogden Lincoln. Tesla Motors special use was approved last week and is moving forward. The Hilton will be opening a pizza grill soon. The Hilton special townhome/natorium project has been continued; there is an HOA meeting this morning with the neighbors which Planner Hennerfeind is presently attending. Trees are being planted at corner of 63rd & Cass, and there are additional beautification projects forthcoming. Park Director Fleck, asked about the possibility of having a meeting with IDOT regarding trees, landscape for Ogden Avenue. The trees that will be planted at BMW will be on private property.

B. Westmont Economic Development Partnership Update

The first job fair was on May 19th; there are a lot of Westmont businesses looking for help. Approximately fifteen (15) businesses participated; forty-two (42) people took advantage of the job fair. The Job Coordinator for People's Resource Center was also there. Another job fair is planned for fall.

Committee member Pill gave an update on the restaurant reviews. This month's review was of Citrus Dinner on Ogden Avenue. The restaurant reviews will be expanded with a 2nd restaurant review on the third Wednesday of even months. This second review will be a collage format. Shaw Media measures results by the number of people who click and open the page. Approximately 30,000 - 40,000 people are currently looking at these reviews. The next review, on June 15th, will be the Taste of Westmont, and it will be collage format.

C. Miscellaneous

Chief Mulhearn gave an insight to Cucinova. He spoke with the Area Manager and the General Manager, who told him the restaurant it is exceeding all expectations. Employees from the Oak Brook location have to be brought in to help. There was a 1 hour wait for walk-ins with 200 reservations for Saturday night. Food is outstanding, the menu constantly changes, and there is a burger of the week. There has been no formal advertising yet. Larry Forssberg mentioned the ribbon cutting is planned for 60 days and Coach Ditka will be there.

Village Clerk Ginny Szymski mentioned that the Race to the Flag event had the largest number of participants this year with 453 running/walking.

8. Adjourn -

Motion to adjourn was made by Village Clerk Szymski and seconded by Committee member Pill at 10:17 am.