

Economic Development Committee

August 3, 2016, 9:00 am

Minutes

Called to Order: @9:02 am by Chairman Addington

Roll Call: Chairman Trustee Jim Addington, Mayor Ron Gunter, Citizen Representative Nancy Martens, School Representative Kevin Carey, Business/Resident Representative Frank Brady, Chamber Director Larry Forsberg, Village Manager Steve May, Business/Resident Representative Gregg Pill, Director of Park District Bob Fleck, Police Chief Tom Mulhearn, Deputy Police Chief Jim Gunther, Community Development Director Jill Ziegler, Deputy Fire Chief Steve Riley, Director of Public Works Mike Ramsey, Planner II Joe Hennerfeind, Office Supervisor Melissa Brendle, Administrative Assistant Rose Gross, Guest Katie Napleton, Guest Tom Kennefick, Guest Ed Daily, and Guest Dr. Jessica Torok.

Pledge of Allegiance

Approval of Minutes: The minutes were unavailable for this meeting and will be approved at the next meeting.

Old Business updates:

- A. The update for 21 N. Cass Avenue has been postponed until next meeting.
- B. The update for 38-42 W. Naperville Road also has been postponed until next meeting.

New Business

A. Napleton Porsche of Westmont at 201 and 209 E. Ogden Avenue

Ms. Katie Napleton gave a presentation on the expansion of the Napleton Porsche dealership. Ms. Napleton explained that over the last two to three years, Napleton has seen significant growth. Sales were up 25 percent in 2013; up 26 percent in 2014; and up 24 percent in 2015. The dealership is at maximum capacity with no room for expansion. Napleton Porsche currently owns the building to the east at 209 E. Ogden Avenue, the former Lamborghini dealership. The proposed plan would combine the two buildings, with the showroom moving to 209 E. Ogden Avenue while the service department would be at the current site. With this modification, the number of service bays would increase from ten to twenty, to allow for faster customer service. Showroom inventory would increase from six cars to eighteen on the floor. The Napletons have been working closely with Porsche to come up with a design for the new expansion.

Committee Discussion: Representative Pill asked when the project would start and the process Napleton plans to implement moving forward. Ms. Napleton stated the plan is to break ground in November after going to the Planning and Zoning Commission and the Village Board. There will be some site work that has to be done. The work will start in the Lamborghini building. Once the work

is finished on the showroom side, the work will start on the current building for the service department. The Lamborghini building was built in 2006 and is still in very good shape. The question was posed with regards to the parking situation on Wilmette Avenue. Employees are now using the lot at 115 E. Ogden Avenue to park inventory and personal vehicles. Police Chief Mulhearn noted cars are parking there due to the construction across Ogden Avenue at the BMW dealership. Police Chief Mulhearn stated the parking will be revisited when the construction is complete to make sure cars are not parked on Wilmette Avenue. Park District Director Fleck asked about long term inventory issues, similar to what BMW is experiencing. Ms. Napleton stated that Porsche is different than BMW because a majority of the vehicles are custom ordered, which leads to less stock on site. Chairman Addington inquired about the cause of the increase in sales. Ms. Napleton stated there was a change in management and the dealership is running more efficiently. Community Development Director Ziegler reminded the committee that the next step is to go before the Planning and Zoning Commission with a site review, and most likely one or two variances. Ms. Napleton stated they plan on submitting this Friday. The topic would then be presented to the Planning and Zoning Commission in September, followed by the Village Board in late September or early October.

Vote: Representative Pill made a motion to approve, seconded by Representative Nancy Martens. All in favor: Unanimous

B. Brown's Chicken at 220 W. Ogden Avenue

Mr. Tim Kennefick gave a presentation on relocating to Westmont. The current Downers Grove location, franchised by Mr. Ed Daily, is looking to relocate to Westmont. The new location would be updated with the new fast-casual concept Brown's has introduced in three locations, including St. Charles. Brown's Chicken is excited to be relocating to Westmont and Mr. Kennefick reminded the committee there was a Brown's Chicken in Westmont years ago. Mr. Kennefick stated they are interested in obtaining a liquor license and putting in video gaming. Alcohol will be behind the counter at all times only to be served by the store manager. The space they are interested in is 5,400 square feet, which is larger than needed. Part of the proposal is to split the space and have another restaurant in the extra space. Brown's Chicken only needs about 2,500 square feet. Mr. Kennefick gave a brief history of his experience with Brown's Chicken. His family has been involved with Brown's Chicken since 1974, with the company starting in Orland Park. Mr. Kennefick's father was Vice President of Brown's Chicken. Mr. Kennefick has been President of Brown's Chicken for the last six years.

Committee Discussion: Representative Pill asked if they were going to purchase or lease the building. Mr. Daily stated that although the building is for sale, he is planning on leasing the space. Police Chief Mulhearn inquired if the other locations that have the fast-casual concept have video gaming. Mr. Kennefick stated he applied with the state in February, and is still going through the process. Chairman Addington asked about a parking variance and if there would be a drive-up window. Mr. Kennefick stated a drive-thru would be ideal, but it is not feasible with the current parking design. Community Development Director Ziegler stated she and Planner Hennerfeind are

currently reviewing the plans to see if a parking variance is necessary. Deputy Fire Chief Riley stated the building already has sprinklers. If the unit is split, they will need to have two panels instead of one. Mr. Daily mentioned a majority of the equipment at the new location will be moved from the store in Downers Grove. Chairman Addington inquired about the future of Brown's Chicken. Mr. Kennefick stated it has been the same for 56 years and he does not see it changing; however, the menu will be expanded to include salads and wings. Representative Pill had concern about the location of the video gaming machines in the restaurant. The current plans show the machines will be in the window along the front of the restaurant. Mr. Kennefick agreed that this will be a family restaurant and he does not want children to have to go past the machines. The machines will be moved to the east wall. Police Chief Mulhearn stated the machines must be in direct site of the manager at all times. Discussion on signage ensued with the possibility of a digital sign. Planner Hennerfeind stated if the sign was digital, this will be the first video gaming location to have a digital sign. Community Development Director Ziegler stated it will be a shared monument sign for both O'Reilly Auto Parts and Brown's Chicken. There was some discussion on landscape/streetscape, including eliminating the entrance and exit on Ogden Avenue and having one off of Wilmette Avenue. Park District Director Fleck inquired about site plan requirements with the suggestion of vegetation along the front entry. It was also suggested there be a canopy to have a more defined entry. Chairman Addington asked what the time frame will be for this project. Mr. Daily stated he is hoping to have the lease secured in the next 60 to 90 days, moving in after the first of the year. The next steps are to apply for a liquor license, check to see if any variances are needed, and presenting to the Planning and Zoning Commission.

Vote: Representative Pill made a motion to approve, it was seconded by Representative Brady. All in favor: Unanimous

C. Urban Veterinary Associates at 35 N. Cass Avenue

Dr. Jessica Torok, DVM, gave a presentation on opening a veterinary clinic. Dr. Torok started with a background of her education and military experience. She listed all her credentials and her past practice of medicine with animals. Dr. Torok's practice will provide profound personal pet care, bonding with families and their pets. While the building has been refurbished inside, the exterior needs updating. Signage needs to be considered across the shingles on the front of the building. Dr. Torok would also like to have a circular sign hanging in front so people driving would see the practice. The front will be updated by painting and repairing the brickwork. Windows along the front will be able to be opened so people walking by could see into the practice. There will be sound partitions between the exam rooms, pharmacy, and treatment areas. Each exam room will have folding tables for floor access with windows across the top of the room. The reception area will have a center wall made of brick or concrete. Dr. Torok would like to have an aquarium in the wall between the lobby and the first exam room. The practice will have four employees consisting of one DVM, two techs and one receptionist, with the hopes of adding an additional vet in two years. Retail sales would be approximately 15 to 20 percent, consisting of pet food, treats, leashes, collars, and harnesses. The waiting room will provide seats for animals and their owners. There will be a

separate space for dogs and cats to board for the day and there will be no overnight boarding. Contagious pets will be isolated from others in a separate area. No customer would wait more than ten minutes upon checking in with the receptionist and the majority of appointments would be about thirty minutes long. Employees would obtain a Metra parking pass. Available street parking is located on Cass Avenue and the parking lot at Cass Avenue and Irving Street for patrons. If necessary, a parking variance will be applied for at the Planning and Zoning Commission meeting. Pet waste will be cleaned up by reception staff every couple of hours. Financing has been pre-approved by Bank of America and Dr. Torok is still working on the lease details with the landlord.

Committee Discussion: Representative Brady asked how long the lease will be, what improvements are to be made, and if the landlord is willing to help pay for any improvements. Dr. Torok stated it will be a five year lease with two consecutive five year options. The landlord has agreed to run a new water line and install the sprinkler system. Representative Brady asked Community Development Director Ziegler about grant money for the facade. There is money available in the program. Public Works Director Ramsey inquired about additional care for a pet if they should require care after surgery and what would standard hours be in that instance. The pet would go to VCA Arboretum View in Lisle. Standard hours would be Monday, Tuesday, Thursday and Friday from 8 am. to 6 pm., Wednesday from 12 pm. to 8 pm, and Saturday from 9 am. to 1 pm. Police Chief Mulhearn asked how animal waste will be disposed. Dr. Torok stated that animal waste will be cleaned up daily. The receptionist will make sure everything is clean at the end of the day. Dr. Torok hopes to submit plans on Friday. The next step of the process is to go before the Planning and Zoning Commission for a special use and two variances.

Vote: Representative Brady made a motion to approve, Representative Pill seconded the motion. All in favor: Unanimous

Other Information

A. Special Project, Economic Development Plan - Strategic Plan

Last month a Strategic Plan handout was reviewed. An implementation process needs to be put into action. The plan content would have an executive summary and an overview of community demographics. The committee would like to put in place metrics to measure the development of the community, expanding on information similar to what is in the monthly report, building permits, and similar reports. The Village could partner with Choose DuPage to select economic development goals and utilize resources. Within the next 60 days, the plan should start to be developed and then presented to the Village Board in December. Community Director Ziegler would like planned items such as streetscapes, curb cuts, and trees be under the review of the Community Development Committee. Park District Director Fleck mentioned that he put together a streetscape guideline several years ago and still has the file which he will give for review. The Village needs to take a more structured approach to put the plan in place.

Video gaming - Almost six million dollars a month is played at the various locations within the Village limits. Last fiscal year, 56 million was played in Westmont. Previously, the Village Board had limited locations that were strictly video gaming cafes to five. There was discussion on possibly limiting the total number of video gaming terminals in the Village. The law was originally put into place for existing businesses to be able to acquire video gaming. The question arose if the Village could limit the number of locations so that a business would have to give up their machines in order for a new restaurant to have video gaming. Another possibility is to limit the amount through the main corridors in town. It was requested for the next Committee meeting to gather information on other communities. Such topics for research are how many neighboring communities have video gaming, how many establishments are in those communities, and if the town has limits on the number of video gaming establishments. Another area of concern touched on the topic of sellable real estate in strip malls with a video gaming cafe possibly bringing in enough revenue to keep the strip mall from closing. The Village does not want to be oversaturated with video gaming establishments. With video gaming establishments, signage could be used through digital signs promoting gambling along major roads such as Ogden Avenue. Some of these questions will be addressed to the Village attorney, John Zemenak. Village Manager May referenced asking the Village Board for direction to see which committee should be making decisions and doing the research. Establishments must have a liquor license in order to have video gaming. If they already have this, the Village would not know until the list is online. Currently, Margie's Beef is applying for a liquor license in order to have video gaming. Westmont has twelve establishments that have video gaming with two or three others in the process of applying with the State.

B. Westmont Economic Development Partnership Marketing Opportunities and Projects Update

Pompeii restaurant put a sign up late last week stating they would be catering only. There is another sign on the fence with regards to leasing or purchasing the building. After speaking with Mike McKillip, the owner, he stated a catering business is possible, but is only giving himself two weeks. In the next couple of weeks, Pompeii will close. There are currently two restaurants interested in the site. An update was given on newly open restaurants. Cucinova is currently working on advertising for their restaurant and Grill 89 is exceeding expectations. Hanbun, a Korean restaurant located in the International Mall on Pasquinelli Drive, has been open for seven months and has had great reviews. There is a full page review in the Chicago Tribune and significant online reviewers have also rated the restaurant.

Adjourn - Motion to adjourn was made at 11:17 am by Representative Pill and seconded by Representative Martens.

Respectively submitted by Melissa Brendle