

Westmont Village Board presentation:

1. Introduction

John Dasoqi:

Westmont resident and business owner.

Will be the owner/operator of proposed business, Blitz sport bar and grill.

Licensed structural engineer, president and managing partner of DMD Engineering Inc.

Michael Messerle:

Registered Architect in Illinois

30 plus years of professional experience

Sole proprietor of Messerle Architects

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2. Description of Business operation

Overview:

Downtown Westmont is already a great dining destination for Westmont residents, and it is growing as an entertainment district for the entire West Suburbs. With existing fine dining establishments, bakeries and coffee shops, one thing missing in Downtown Westmont is an upscale casual concept where friends, families, neighbors and business associates can come together around great food and their favorite teams. No matter the score, everyone at Johnny's Blitz is a winner. Johnny's Blitz provide an essential addition to existing businesses in Downtown Westmont by providing a fresh destination that will attract new people to Westmont's central business district. Johnny's Blitz will deliver an upscale, casual experience where patrons can follow their favorite teams, eat their favorite foods and spend time with their best friends. Johnny's Blitz will add variety to Westmont's existing offerings and augment the village's thriving downtown business environment. Johnny's Blitz will attract a diverse clientele—families, business associates, sports fans, foodies and friends—to enjoy themselves and bring business to Downtown Westmont.

Johnny Blitz's proposed location, 20 North Cass Avenue, is a prime property in Westmont's central business district, and the restaurant will bring a fresh new business venture to Downtown Westmont, generating dynamic new business traffic on Cass Avenue.

Site Selection:

In the heart of Downtown Westmont, 20 North Cass Avenue is a central property in a vibrant business district that helps define the village's character. A gourmet burger bar will add a dynamic element to Westmont's existing dining scene. Johnny's Blitz will bring a chic, clean, safe bar and restaurant that complements Downtown Westmont's existing businesses. Through conversations with local businesses, business owners overwhelmingly support Johnny Blitz's concept and encourage the venture. 20 North Cass Avenue is an ideal location for a simple, chic restaurant and bar.

Overall Vision:

Village officials envision Cass Avenue, in Downtown Westmont, as a casual, safe, clean and fun-filled entertainment district. Johnny's Blitz will exemplify the type of establishment village leaders envision, and local residents will love visiting. Johnny's Blitz will be a family-friendly gourmet hamburger and sports lounge where people from all backgrounds can come together around great food and their favorite teams. Open for lunch and dinner seven days a week, with extended hours for patrons and clients to enjoy and watch their favorite teams compete, Johnny's Blitz will serve as a destination where businessmen will meet, friends hang out and families come together. Nothing like Johnny's Blitz currently exists in Downtown Westmont. Existing businesses will benefit from this unique addition to Cass Avenue's nightlife.

The village can capitalize on the key noon-afternoon hours targeting the dedicated "sports consumption" locales. The teams play from noon to the evening, and even a small amount of sports fans would greatly impact the overall 11-5 slow period.

Previous /Current Business Experience:

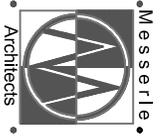
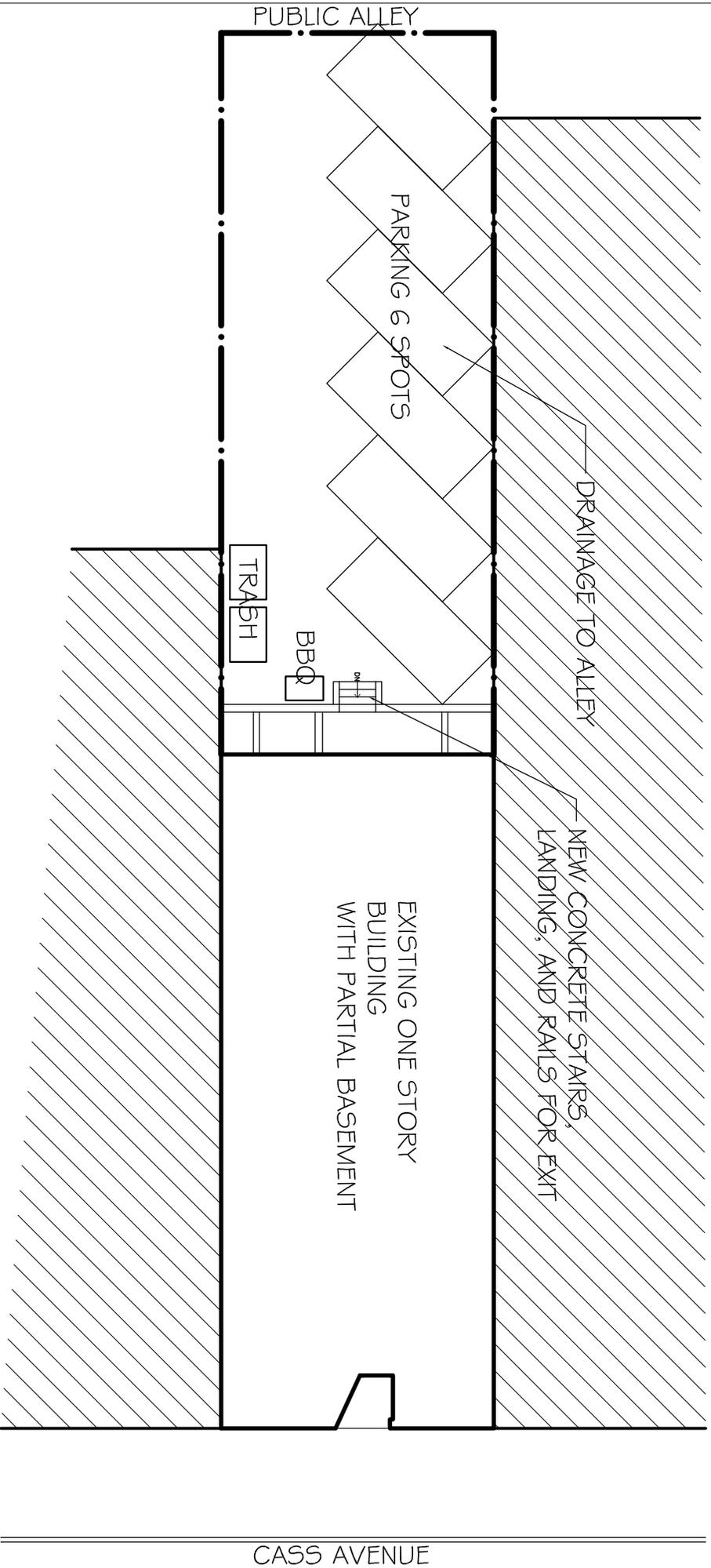
John Dasoqi, Johnny Blitz's owner is a lifelong entrepreneur. He has operated businesses since he was 14. John's experience founding and maintaining businesses qualifies him to start and operate a restaurant venture. John is a structural engineer, licensed and registered in multiple states. Throughout his engineering career, he has served as a managing partner, supervising offices and guiding premier projects by some of the nation's largest engineering firms—Graef USA , Parsons Brinkerhoff and STV Incorporated to name a few. Currently, John serves as president and managing partner of DMD Engineering Inc.

In addition to his work as an innovative structural engineer, John has worked in the food and entertainment for more than 30 years. While attending engineering school and after graduation, he worked as a waiter, bartender, captain and manager of high end restaurants across Chicago. Some of the restaurants where John worked include **Café Angelo, Ticker Tape, Eugene's and Sages** restaurants.

John is also an experienced chef and foodie who loves to cook and create amazing new dishes. In 2006, he developed and founded a restaurant concept called Saltaus at 1350 West Randolph Street in Chicago. A partnership with two surgeons, **Saltaus** was a high end restaurant and bar that helped establish Chicago's West Loop neighborhood as a premier dining destination. John also served as the builder of Saltaus' facility, and he managed Saltaus' operations and personnel. In 2010, John led a partnership to create a gourmet, high-end open open-grill steak and burger concept in New Jersey named **What's Your Beef**, with two locations in Parsippany and Mammoth County.

Employee Count:

Johnny's Blitz will be a true family business, employing 10-12 people. In addition to John and his sons, Laith, Adam and Joseph, Johnny's Blitz will employ 6-8 additional employees (Bartenders and kitchen cooks). Johnny's Blitz's hours of operation will require two shifts. The first will start around 10:30 AM and end around 6:30 PM. The second shift will begin at 6:30 PM and operate until 2:30 AM. The restaurant's hours will be 11:00 AM – 2:00 AM seven days a week. The kitchen will operate from 11:00 AM – 12:00 AM every day.

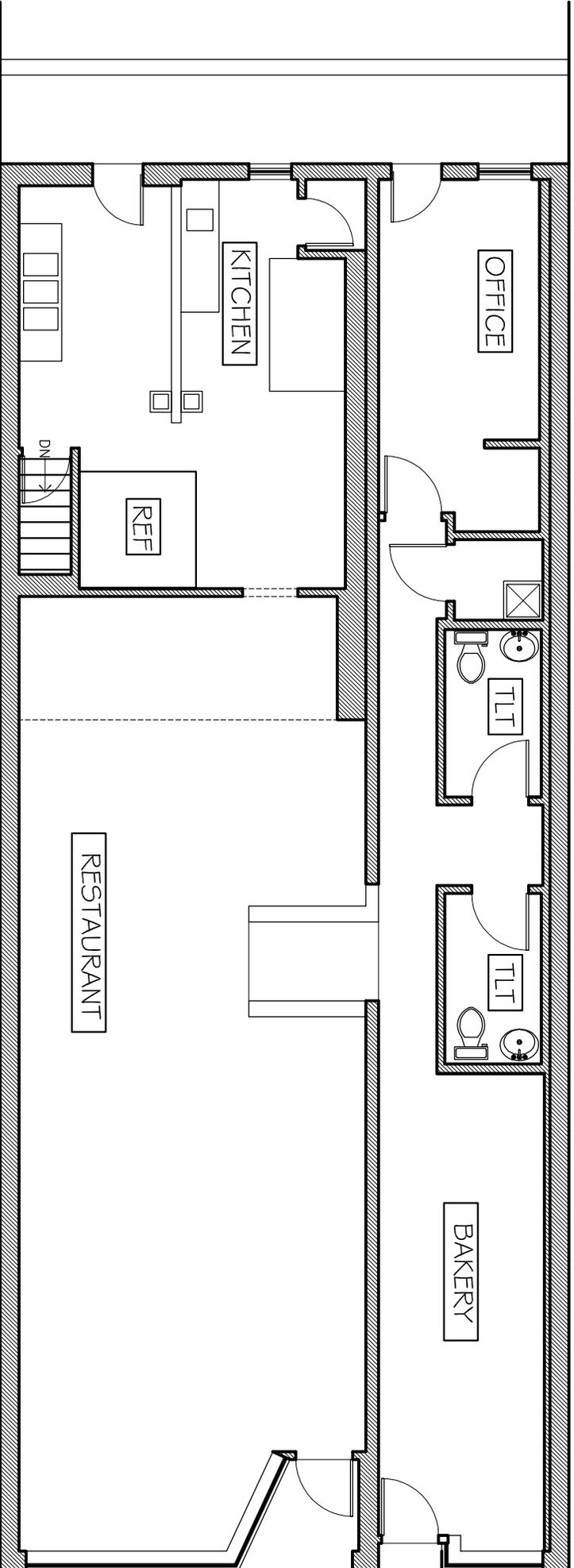


Blitz Sports Bar and Grill
 20 North Cass Avenue
 Westmont, Illinois

1/16" = 1'-0"

Proposed Site Plan
 10/11/2016





Messerle
Architects

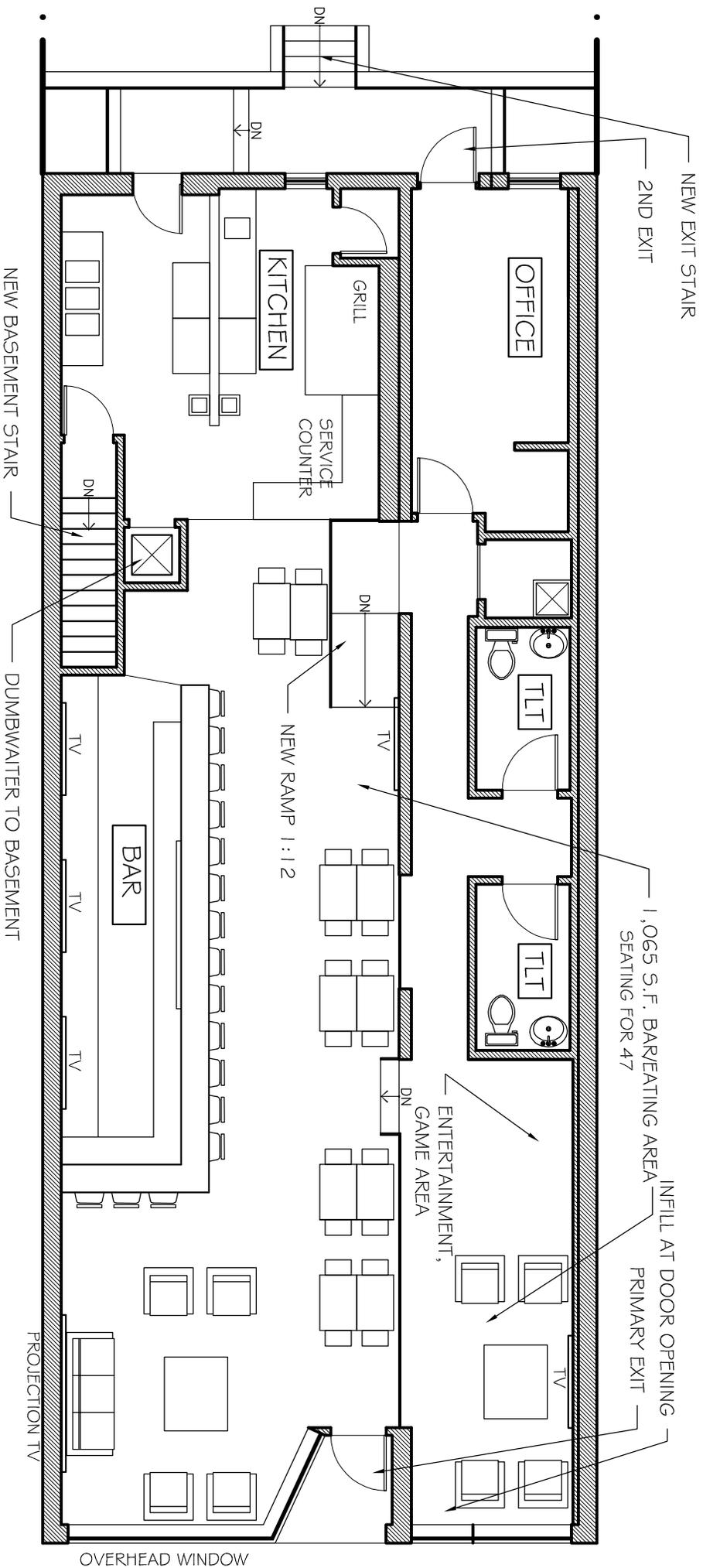
Blitz Sports Bar and Grill
20 North Cass Avenue
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1/8" = 1'-0"

Existing Floor Plan

10/5/2016





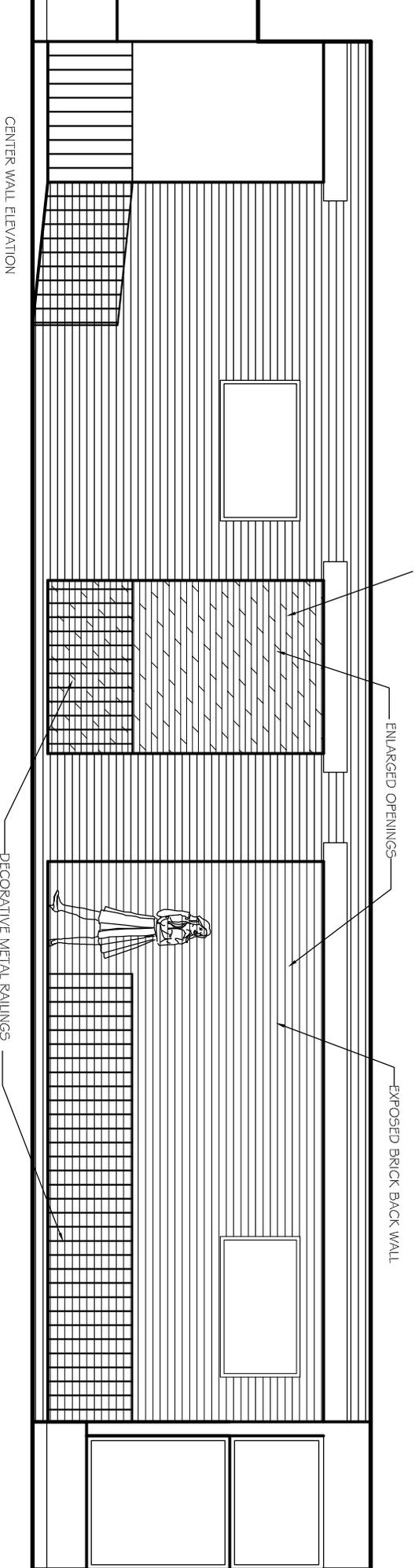
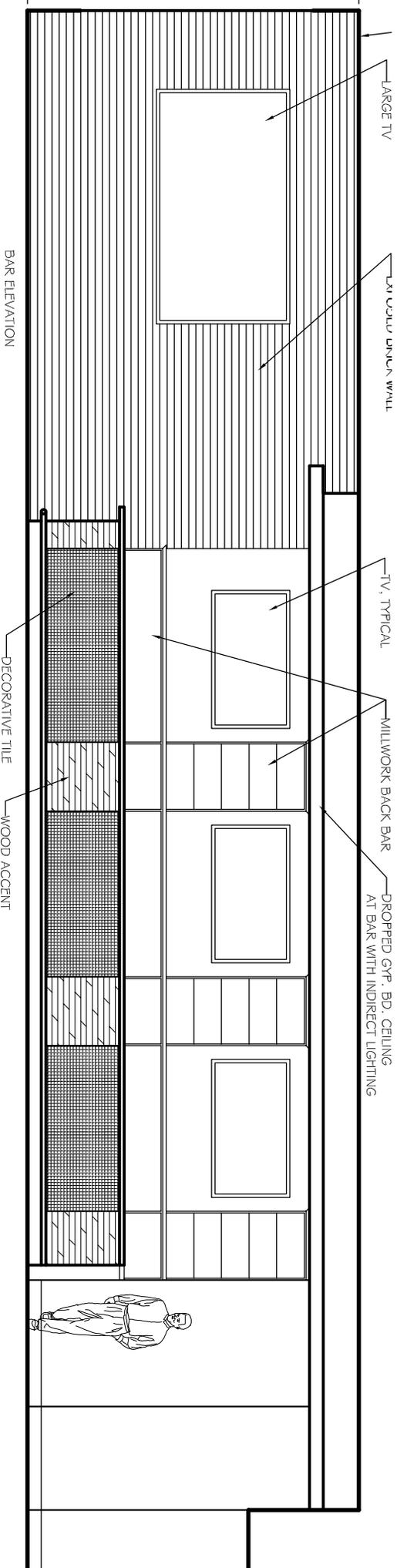
Messerle
Architects

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20 North Cass Avenue
Westmont, Illinois

1/8" = 1'-0"

Proposed Floor Plan
10/5/2016

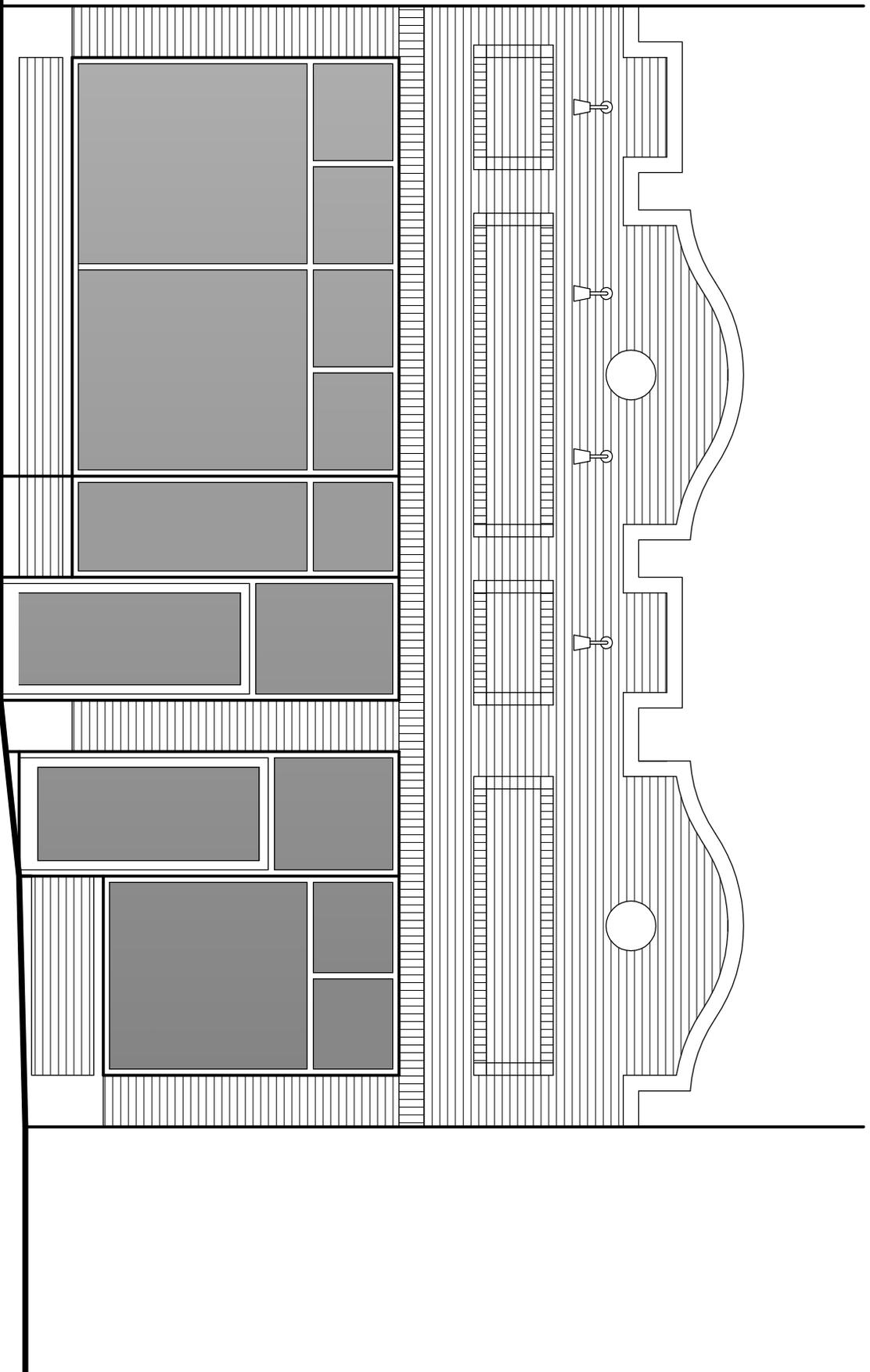




Blitz Sports Bar and Grill
 20 North Cass Avenue
 Westmont, Illinois

Proposed Interior Elevations
 3/16" = 1'-0"
 10/5/2016



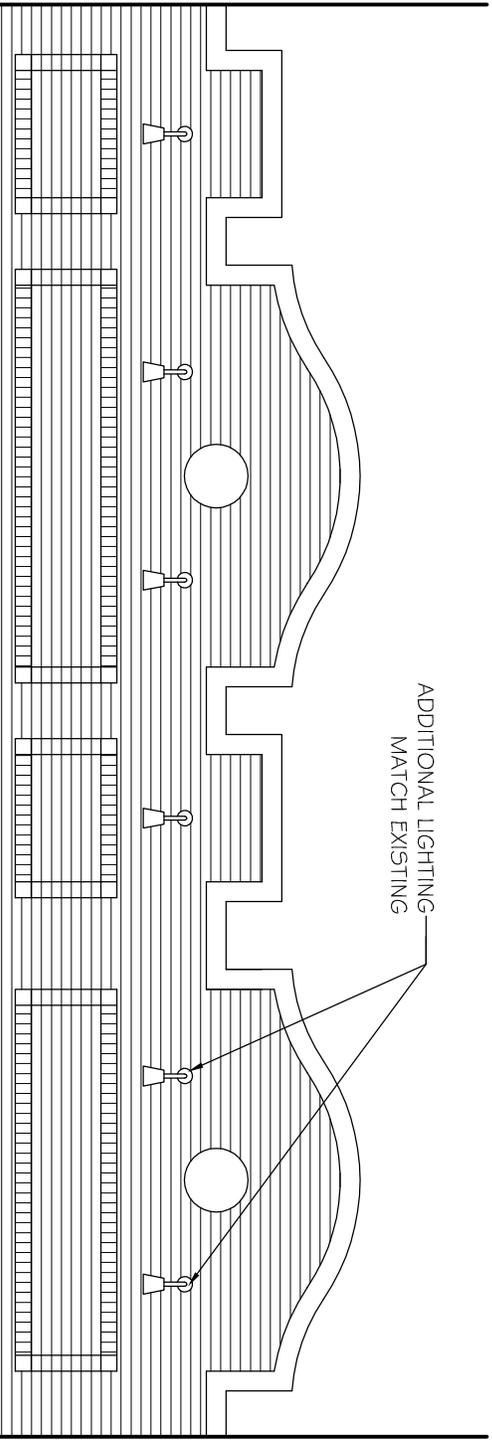


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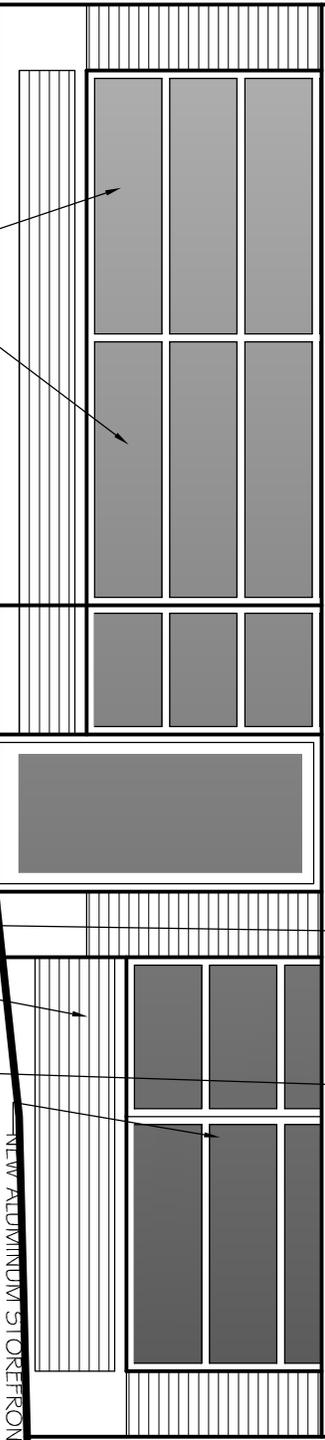
1/4" = 1'-0"

Existing Elevation
10/5/2016





20 NORTH CASS



Blitz Sports Bar and Grill

20 North Cass Avenue
Westmont, Illinois

1/4" = 1'-0"

Proposed Elevation

10/5/2016



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6. Economic Development Impact:

a. Westmont Comprehensive Plan

The development of this property as a bar/restaurant is in line with the objectives of the Westmont Comprehensive Plan. We strive to strengthen downtown Westmont and enhance its role as the Village's center and a destination for surrounding communities. This establishment addresses the communities desire to improve the downtown and Cass Avenue area by providing new development, enhancing the community appearance and maintaining the historic character of Westmont. Blitz will be the first step in the village goal of creating a village-wide base of economically viable and attractive commercial areas to capitalize on the regional market and provide necessary goods and services for local residents.

b. Municipal Codes

The project will comply with the current municipal building codes and regulations.

Due to the current moratorium, fire sprinklers will not be added.

Accessibility upgrades will be completed including building access and restroom grab bars.

General life safety corrections will include the replacement of the basement stairs, replacement of parking area stairs and repair/replacement of interior finishes.

c. Economic Benefits

According to the American Restaurant Association, the food industry drives four percent of the United States' GDP, and the industry employs 10 percent of the nation's workforce. At a local level, every dollar spent in a restaurant results in two dollars of spending in other industries, generating greater tax revenues and supporting other local businesses.

Johnny Blitz's owner, John Dasoqi, holds a free and clear title to the property at 20 North Cass Avenue. In order to create the right atmosphere, John will renovate the building and upgrade its interior and exterior to accommodate the vision outlined above. John will make sure the building meets current building codes and ordinances. Improving the building will increase its property value and make the Downtown Westmont a more attractive location for small businesses. Additionally, Johnny Blitz's will benefit the Village and its residents through taxes paid on food and bar purchases.

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7. Variance Status

Continuation of existing parking variance for 14 total spaces
No additional parking variance.



Chicken wings - 8-Hand tossed with Buffalo, BBQ sauce or Dry Rub , served baby carrots ,celery and ranch or blue cheese)- \$6

Veggie plate –Cucumber, Celery; Carrots, broccoli, tomatoes –Blue Cheese or Ranch dressing \$4

Chips and Salsa – hot, medium, mild \$4

Chips and fresh homemade guacamole - \$5

Nachos –loaded with beef, cheddar, Jalapeños. Sour cream and salsa \$6

Cheddar Fries- topped with freshly grated aged Wisconsin Cheddar Cheese over house cut Idaho Potato Fries \$4

House cut Idaho French fries with sea salt -\$3

Smoked Salmon with Caviar on 6 pieces of toast -\$9

Burgers –All - \$10

Select a 9oz, Angus beef patty, grilled and served with house cut Idaho French fries, pickles, and your choice of lettuce, tomatoes and red onion. Choose your temperature (Well, Medium)

Blitz & Blue –Soldier Field

Grilled to perfection, Cajun spices served with blue cheese crumbles

Carlin Vengeance –Wrigley Field

Grilled to perfection, spiced to perfection, topped with pepperjack ; slices of crisp jalapeno peppers

Poppin Robbin –Comiskey Park

Grilled to perfection, perfectly spiced, served topped with Cheddar cheese, Onions, Steak Sauce and Mushroom

Cheese Blitz –United Center

Grilled to perfection, perfectly spiced; topped with provolone, pepperjack and Swiss cheese

Topped with spicy mayonnaise sauce- Check your heart rate

American Blitz – Toyota Park

Grilled to perfection, topped with American cheese served with BBQ-Steak sauce

Build Your Own-Out of the Park

House made Mayonnaise, Dijon mustard, spicy siracha and spices always available

House made Mayonnaise, Pesto Sauce and spices always available

Desserts and Buns Delivered by local bakeries daily

