



VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: December 12, 2012

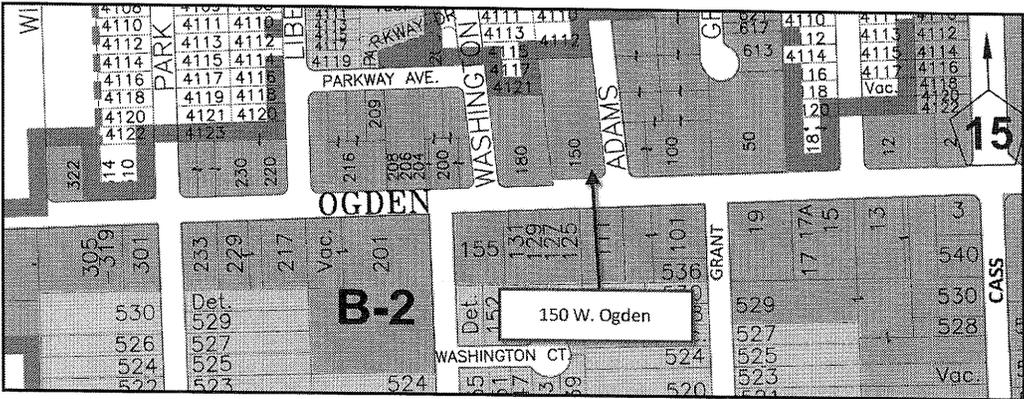
PZ 12-045

TITLE: Kenneth Brom regarding the property located at 150 West Ogden Avenue, Westmont, IL 60559 for the following:

- (A) Special Use permit request to operate an automobile enthusiast center including automobile service, automobile retail sales of used and new automobiles, and an associated restaurant in the B-2 General Business District.
- (B) Zoning Code Variance request to permit auto sales of used and new vehicles within the required 500 feet separation from a residence district (approximately 10 feet of separation is shown where Code requires 500 feet of separation as a special condition for a Special Use Permit).

BACKGROUND OF ITEM

The subject property is located on the north side of Ogden Avenue, west of Cass Avenue. The lot is south of the unincorporated Liberty Park Subdivision, and was itself subdivided as part of the Ogden Chevrolet Subdivision on September 19, 2007.



150 West Ogden Avenue - zoning map

The applicant and his business partner are interested in a unique auto club concept, where members would work on their cars inside the building, have access to high end new and used cars available for sale, and potentially be able to dine at an on-site restaurant. While the applicant does not have restaurant experience, the business partners may collaborate with an experienced restaurant owner to include a small high-end dining establishment inside the

building. If the restaurant were to include alcohol sales, a liquor license would be required.

On November 7, 2012, the Economic Development Committee gave a positive recommendation to the applicant to proceed through the special use request process. The minutes from the Committee meeting are attached to the application materials. The site is the former location of the Chevrolet auto dealership, and has been vacant for several years.



150 West Ogden aerial photo (courtesy of Google Maps)

ZONING ANALYSIS

The subject property is located in the B-2 General Business District. Properties to the west, south, and east are similarly zoned. The property to the north is located in unincorporated DuPage County.

Appendix "A", Section 7.03(A)(8)(d) & (e) requires that automobile sales for dealerships and used cars must receive approval of a Special Use permit prior to operating in commercial space in the B-2 District.

Used car sales have a special use condition "that no buildings or outdoor portions of the lot containing such use are located within 500 feet of a residence district." The automobile

enthusiast center is located adjacent to a residential lot, with approximately 10' of separation. Because the business would be located within 500' of a residential lot, the applicant is also requesting a variation from this requirement.

The auto sales portion of the proposal requires two additional special use conditions that the owner must satisfactorily establish "that there will be no appreciable traffic congestion or hazard to pedestrian safety", and "that there shall be compliance with an approved landscaping plan providing for the screening from view of vehicles awaiting service or customer pickup; or provided that there shall be enclosed storage of all vehicles awaiting service or customer pickup." The applicant has stated that there is sufficient parking available on the site, so traffic congestion will not become an issue, and plans to add tall grasses, deciduous trees and evergreens to front perimeter of the site along Ogden Avenue and Adams Street. A small aerial is marked with potential locations of landscaping, and the Village's arborist and landscape architect could review a more detailed landscaping plan if the special use concept is approved.

The ***Special Use standards*** are:

A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the planning and zoning commission and approval of the board of trustees:

- (1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.

PARKING ANALYSIS

The site has approximately 40 designated private parking space, which would provide for the 36 required spaces.

Auto sales parking requirements are mandated by Appendix A, Section 10.06(K)(4)(c(3) of the Village Code:

(3) Automobile sales, new and used cars.

Restaurant parking requirements are not included because the restaurant would be ancillary to the rest of the auto club use, if the applicant decides to pursue the restaurant.

SUMMARY

The applicant seeks approval of a special use permit in order to operate an automobile enthusiast center including automobile service, automobile retail sales of used and new automobiles, and an associated restaurant in the B-2 General Business District.

A variation is required because auto sales would be located within 500 feet of a residence district.

DOCUMENTS ATTACHED

1. Public notice as published in the November 28, 2012 edition of the Westmont Progress.
2. Application for special use and variation, with associated application materials, dated November 14, 2012.
3. Plat of Survey prepared by Michael E. Hruby, dated 1/12/07.
4. Final Plat of Subdivision, prepared by Roake and Associates, Inc., undated.
5. Economic Development Committee minutes - November 7, 2012

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CHINS #1415

Suburban Life Media



www.ansuburbanlife.com

Address, IL 60101 as:
INDEPENDENT EXECUTOR
 whose attorney is HUNT, KAISER, ARANDA & SUBACH, LTD.
NOTICE TO HEIRS AND LEGATEES
 Notice is hereby given to

on or before May 29, 2013, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten

We have a great Garage Sale Kit That has lots of items to help make your sale a successful one. Call for more information or visit the office nearest you!

Call 1-866-817-3278

880 Legal Notices

880 Legal Notices

880 Legal Notices

LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION NOTICE OF PUBLICATION

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, December 12, 2012 at 7:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider a request from Kenneth Brom regarding the property located at 150 West Ogden Avenue, Westmont, IL 60559 for the following:

- (A) Special Use permit request to operate an automobile enthusiast center including automobile service, automobile retail sales of used and new automobiles, and an associated restaurant in the B-2 General Business District.
- (B) Zoning Code Variance request to permit auto sales of used and new vehicles within the required 500 feet separation from a residence district (approximately 10 feet of separation is shown where Code requires 500 feet of separation as a special condition for a Special Use Permit).

Legal Description:

PARCEL 1: LOTS 12, 13, 14, IN BLOCK "J" IN THE FIRST ADDITION TO LIBERTY PARK, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1925 AS DOCUMENT 204461, IN DUPAGE COUNTY, ILLINOIS TOGETHER WITH:
 PARCEL 2: LOTS 1 AND 2 IN WATERFALLS SECOND SUBDIVISION OF LOTS 9, 10, AND 11 IN BLOCK "J" IN FIRST ADDITION TO LIBERTY PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 1961 AS DOCUMENT 998680, IN DUPAGE COUNTY, ILLINOIS.

P.L.N. 09-04-219-020

More Common Location: 150 West Ogden Avenue, Westmont, IL 60559

- Village Code(s) Applicable:
- Appendix "A", Section 7.03(A)(8)(d) & (e)
 - Appendix "A", Section 13.09
 - Appendix "A", Section 7.04, #4
 - Appendix "A", Section 13.07

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559, or telephone (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION

Ed Richard Chairperson

November 28, 2012
 Suburban Life Media 4060 WSM

LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION AGENDA

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, December 12, 2012 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, IL 60559.

- 1 Call to Order
- 2 Roll Call
- 3 Pledge of Allegiance
- 4 Swearing-in of testifying attendees and reminder to sign in
- 5 Reminder to silence all electronic devices
- 6 Approval of Minutes of the November 14, 2012 meeting
- 7 Open Hearing

New Business

- PZ 12-044** Chamrooun Keang of the Phoenix Nails Spa regarding the property located at 15 East Burlington Avenue, Westmont, IL 60559 for the following:
 (A) Special Use permit request to operate a ground floor nail salon in the B-1 Limited Business District.

- PZ 12-045** Kenneth Brom regarding the property located at 150 West Ogden Avenue, Westmont, IL 60559 for the following:
 (A) Special Use permit request to operate an automobile enthusiast center including automobile service, automobile retail sales of used and new automobiles, and an associated restaurant in the B-2 General Business District.
 (B) Zoning Code Variance request to permit auto sales of used and new vehicles within the required 500 feet separation from a residence district (approximately 10 feet of separation is shown where Code requires 500 feet of separation as a special condition for a Special Use Permit).

- PZ 12-046** Keith Erickson regarding the property located at 11 West Quincy Street, Westmont, IL 60559 for the following:
 (A) Special Use permit request to operate a performing arts studio and live entertainment venue with an associated tavern, in the B-1 Limited Business District.
 (B) Zoning Code Variance request to reduce the number of required off-street parking stalls.
 (C) Zoning Code Variance request to permit a tavern within the required 1,000 feet separation from a school (approximately 500 feet of separation is shown where Code requires 1,000 feet of separation as a special condition for a Special Use Permit).

8. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Mon. through Fri., Village of Westmont, IL, 60559, or (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION

Ed Richard Chairperson

November 28, 2012
 Suburban Life Media 4058 WSM



VILLAGE OF WESTMONT
ECONOMIC DEVELOPMENT DEPARTMENT
630-981-6264

ZSF

Office Use Only
Applicant #: PZ12-045
Submission Date: 11-14-12
Title: auto Enthusiast Center - special use and variation

APPLICATION FOR:

- Annexation/Pre-Annexation Hearing
- Appeal from Decision of Zoning Official
- Map Amendment
- Planned Development
- Right-of-Way Dedication
- Site/Landscaping Plan
- Special-Use Permit
- Subdivision/Consolidation/Lot Split (Preliminary)
- Text Amendment
- Variation from Zoning Requirement/Land Development Code

VILLAGE OF WESTMONT
*** CUSTOMER RECEIPT ***
DATE: 11/19/12 TIME: 12:01:11

| DESCRIPTION | PAY CD | AMOUNT |
|---------------------------------|------------|--------|
| ZSF-ZONE/SUBDVN KENNETH BRON | CK 4100 | 350.00 |
| TOTAL AMOUNT DUE | | 350.00 |
| AMOUNT TENDERED | | 350.00 |
| CHANGE DUE | | .00 |

TRANS #: 43 CASHIER CODE: GN2
BATCH #: C121119 REGISTER ID: 002

PAID
NOV 19 2012

DESCRIPTION OF SITE:

Common Description (Street Address): 150 W Ogden Avenue
 PIN Number: 09-04-219-020 Current Zoning and Land Use: B-2
 Existing Structures: Commercial building & parking lot
 Significant natural amenities (slope, vegetation, water bodies, rock outcroppings, floodplain, and other development restrictions): n/a

PAID
DEC 04 2012

CHARACTER OF SURROUNDING AREA (zoning/jurisdiction and land use):

North: DPC uninc / B-2 East: B-2
 South: B-2 West: DPC uninc / B-2

PETITIONER INFORMATION:

Petitioner: KENNETH Bron
 Corporation: [REDACTED]
 Street Address: [REDACTED]
 City: [REDACTED], IL [REDACTED]
 State and Zip Code: IL, [REDACTED]
 Daytime Telephone Number: [REDACTED]

REDACTED BY LAW

VILLAGE OF WESTMONT
*** CUSTOMER RECEIPT ***
DATE: 12/04/12 TIME: 14:07:16

| DESCRIPTION | PAY CD | AMOUNT |
|--------------------------------|------------|--------|
| ZSF-ZONE/SUBDVN 150 W OGDEN | CK 4120 | 500.00 |
| TOTAL AMOUNT DUE | | 500.00 |
| AMOUNT TENDERED | | 500.00 |
| CHANGE DUE | | .00 |

TRANS #: 47 CASHIER CODE: GN2
BATCH #: C121204 REGISTER ID: 002

Fax Number: _____

Email Address: _____

Relationship of Petitioner to Property: _____

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Names (list all beneficiaries of Trust): SEE ATTACHED (BANK of AMERICA DOCUMENT)

Corporation: _____

Street Address: _____

City: _____

State and Zip Code: _____

Daytime Telephone Number: _____

Fax Number: _____

Email Address: _____

PROJECT STAFF (if applicable):

~~Developer: _____~~

~~Telephone Number: _____ Email: _____~~

~~Attorney: _____~~

~~Telephone Number: _____ Email: _____~~

~~Land Planner: _____~~

~~Telephone Number: _____ Email: _____~~

~~Engineer: _____~~

~~Telephone Number: _____ Email: _____~~

~~Architect: _____~~

~~Telephone Number: _____ Email: _____~~

~~Landscape Architect: _____~~

~~Telephone Number: _____ Email: _____~~

Each Applicant is solely responsible for compliance with the provisions of the Village of Westmont Zoning Ordinance, Land Development Ordinance, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of matters coming before the Planning and Zoning Commission and Village Board. **Should this be an application for a parking variance in the B-1 Limited Business District, the applicant acknowledges that Ordinance No. 10-67 requires the payment of a cash-in lieu fee for waived parking spaces.**

The undersigned request(s) approval of this petition and further certify(ies) on oath that the information contained herein and in all documents submitted in support hereof, is true and correct to the best of my/our knowledge and belief. By signing below, the applicant and/or property owner grant express permission to Village of Westmont staff and officials to inspect the premises as necessary in relation to this application.

PETITIONER SIGNATURE:

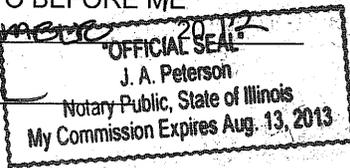
Type or print name: KENNETH Brom

Signature: *Kenneth Brom*

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 9th DAY OF NOVEMBER, 2012

J. A. Peterson
Notary Public



OWNER SIGNATURE:

Type or print name: (BANK owned) (see Attached from Bank of America)

Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME

THIS _____ DAY OF _____, 20_____

Notary Public

Office Use Only

Provisions of zoning or land development ordinances which apply: _____

November 14, 12

Shannon Malik
Community Development Director
Village of Westmont
31 West Quincy Street
Westmont, IL 60559

Subject: Auto Dealer Building, 150 West Ogden Avenue (Index: 09-04-219-020)

Dear Shannon,

In request of zoning approval, the proposed business concept is an automobile enthusiast center providing...

- Service to high-end vehicles and antiques, this would include lifts allowing members to work on their cars, sell specialty automobile accessories, and provide detailing, service (no body work or painting).
- Exotic / luxury pre-owned inventory for sale / consignment.
- Provide a country club like experience where enthusiasts would want to socialize and be involved in their car being serviced.
- Partner, and serve as a resource to the existing and future car dealers to hold events at the facility and for teach-ins on their specific vehicles.
- Experiment with a small upscale restaurant (partnered restaurateur) that looks upon the cars. This restaurant would be positioned in the southeast corner of the existing building.
- Finally we will showcase specialty cars from some of the new electric car manufactures and low volume auto makers that do not yet have dealerships in the Western suburbs / Illinois

Currently, the subject property is in receivership with Bank of America. As we research locations to launch the flagship site, we are considering this property among others. Prior to moving further we would like to get Zoning approval and support from the Village of Westmont.

Please find addendum attached as application for variance.

Regards,


Kenneth Brom
301 Scottswood Road
Riverside, IL 60546
+1-708-308-9989

November 10, 2012

Shannon Malik
Community Development Director
Village of Westmont
31 West Quincy Street
Westmont, IL 60559

Subject: Special Use Permit

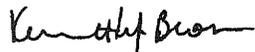
Dear Shannon,

Please find the following statement as required to indicate how the standards and conditions will be met pursuant to the Zoning Ordinance:

- 1.1. Intended use of building and property will be:
 - 1.1.1. New car sales
 - 1.1.2. Used car sales
 - 1.1.3. Vehicle service

This does not change the intended purpose of the original structure or intended location, nor introduce an appreciable traffic congestion or hazard to pedestrian safety. It would be positioned in the southeast corner of the existing building.

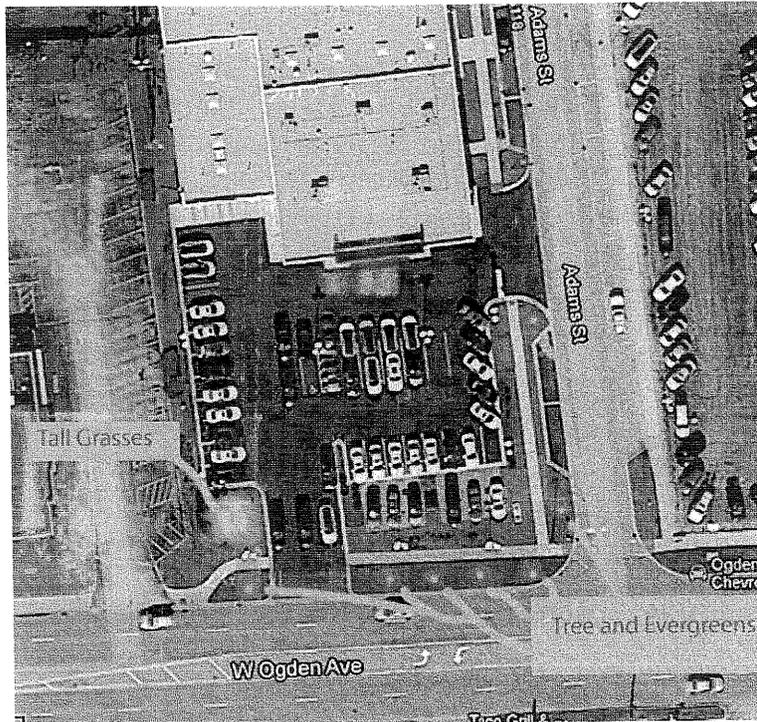
Regards,



Kenneth Brom
301 Scottswood Road
Riverside, IL 60546
+1-708-308-9989

Application for a variance: Addendum to cover letter

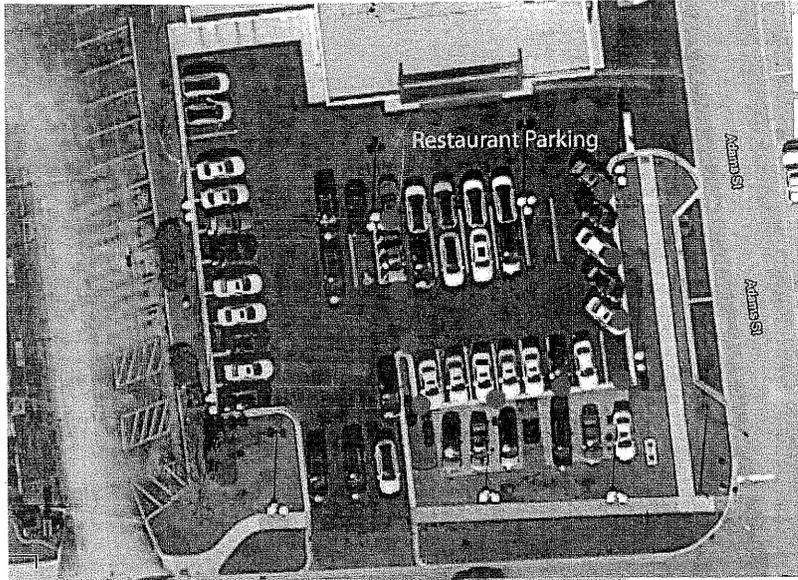
Regarding the request for a variance, planned use of the building is as it was originally constructed and for a similar use, hence we expect no change in traffic patterns. There are currently sidewalks in place that will not be changed and we have no intent to make changes to the current parking or access. Given that this is a new building and the purposed use is similar to prior uses for this building, we will not alter essential character of the locality. We do intend to add some landscaping to beautify the site as described below.



As outlined in our cover letter we may experiment with a small high-end restaurant to compliment the Auto Club theme. The diagram below identifies the section of the building that is most likely to serve as the restaurant.



The diagram below shows the space allocated for the restaurant parking. Other auto related parking will take place in the remainder of the parking lot and inside of the service section of the building.



As required by the Village, we are also including addressed and stamped envelopes for the notification process for the surrounding properties.

front Landscaping.PNG



side Landscaping.PNG



PLAT OF SURVEY

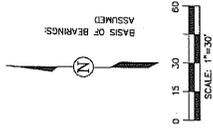
OF

PARCEL 1, LOTS 12, 13, 14, IN BLOCK 7, IN FIRST ADDITION TO LIBERTY PARK BEING A SUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1922 AS DOCUMENT 20461, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 2, LOTS 1 AND 2 IN WATERFALLS SECOND REVISION OF LOTS 9, 10, AND 11 IN BLOCK 7, IN FIRST ADDITION TO LIBERTY PARK BEING A SUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 1981 AS DOCUMENT 98884, IN DUPAGE COUNTY, ILLINOIS.

- SURVEYOR'S NOTES**
1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS
 2. IRON PINS AT ALL LOT CORNERS AND POINTS OF CURVATURE (UNLESS NOTED OTHERWISE)
 3. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE HERETOFORE GRANTED.
 4. AREA OF BOUNDARY = 50,080 S.F. OR 1,150 ACRES



LEGEND

| | |
|-----------|--------------------------------|
| --- | SUBDIVISION BOUNDARY |
| --- | EXISTING EASEMENT LINE |
| --- | EXISTING LOT LINE |
| --- | EXISTING BUILDING SETBACK LINE |
| --- | CENTER LINE |
| --- | EXISTING BUILDING LINE |
| | WALKWAY |
| ○ | CATCH BASIN |
| □ | INLET |
| — — | STORM SEWER |
| — — | SANITARY SEWER |
| — — | WATERMAIN |
| ○ | VALVE & VAULT |
| ● | VALVE & BOX |
| ▲ | FIRE HYDRANT |
| ✱ | LIGHT POLE |
| ⚡ | POWER POLE (CONC. S.W.) |
| ● ● ● ● ● | 2 IRON METAL BOLLS |

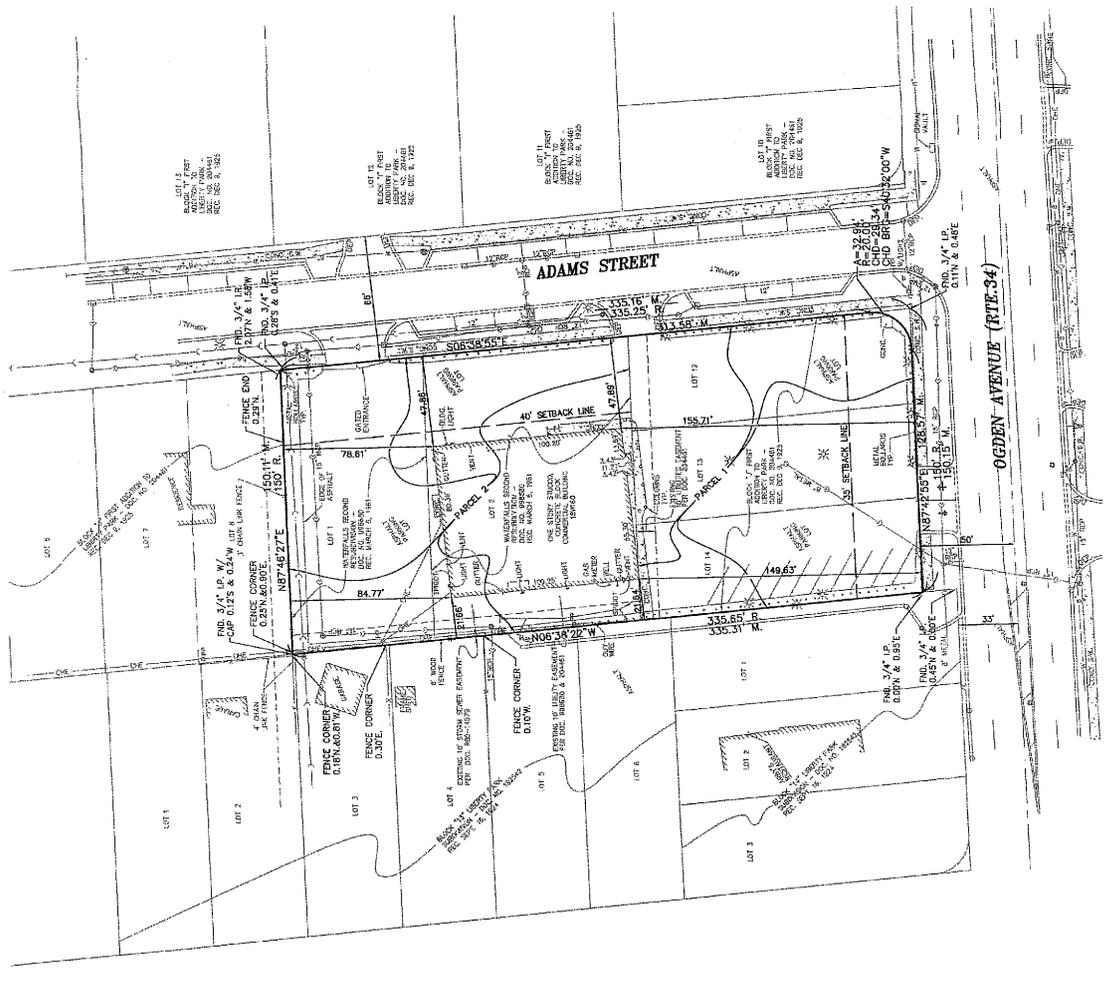
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, **ROCKE AND ASSOCIATES, INC.**, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY AND THAT THE SAME HAS BEEN PLACED IN THE PUBLIC RECORDS IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT AND STATUTE THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
PARCEL 1, LOTS 12, 13, 14, IN BLOCK 7, IN FIRST ADDITION TO LIBERTY PARK BEING A SUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1922 AS DOCUMENT 20461, IN DUPAGE COUNTY, ILLINOIS.
TOGETHER WITH
PARCEL 2, LOTS 1 AND 2 IN WATERFALLS SECOND REVISION OF LOTS 9, 10, AND 11 IN BLOCK 7, IN FIRST ADDITION TO LIBERTY PARK BEING A SUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 1981 AS DOCUMENT 98884, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN PREPARED BY ROCKE AND ASSOCIATES, INC., AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, ON APRIL 30, 2007, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREIN.

DWEN UNDER MY HAND AND SEAL THIS 28TH DAY OF JANUARY, A.D. 2007.

ROCKE AND ASSOCIATES, INC.
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 28763
LICENSE VALID THROUGH NOVEMBER 30, 2008



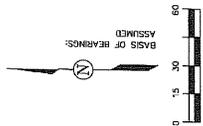
PREPARED FOR:

007 ROCKE AND ASSOCIATES, INC. ALL RIGHTS RESERVED

FINAL PLAT OF SUBDIVISION OF **OGDEN CHEVROLET**

BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4,
 TOWNSHIP 38 NORTH, RANGE 11 EAST OF
 THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY,
 ILLINOIS

AREA OF PARCEL: 50580 SQ FT OR 1.150 ACRES



STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)
 VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON
 APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D.
 20____

NORTHERN ILLINOIS GAS COMPANY
 BY: _____
 TITLE: _____

STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)
 VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON
 APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D.
 20____

COMMONWEALTH EDISON COMPANY
 BY: _____
 TITLE: _____

STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)
 VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON
 APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D.
 20____

AT&T
 BY: _____
 TITLE: _____

STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)
 VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON
 APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D.
 20____

COMCAST OF ILLINOIS N. INC.
 A DIVISION OF NORTHERN ILLINOIS, INC.
 BY: _____
 TITLE: _____

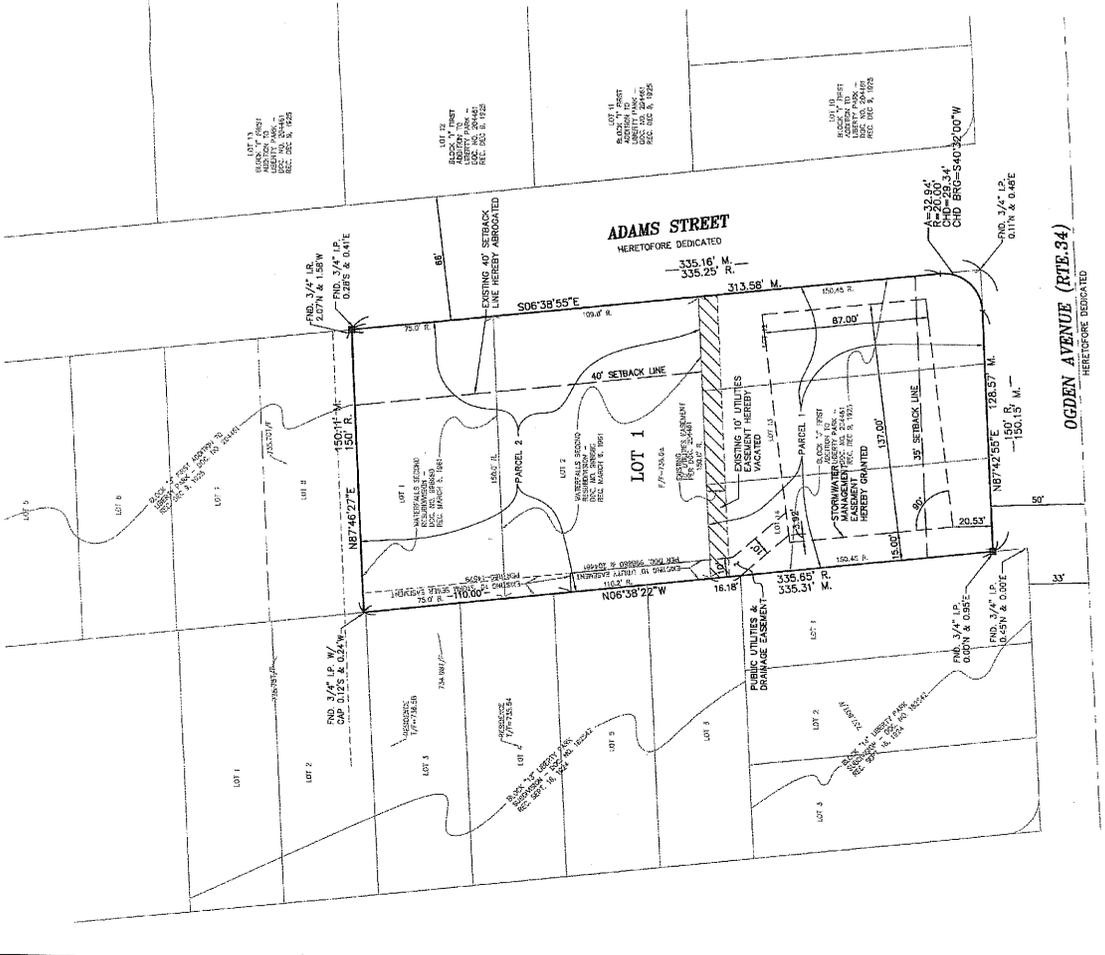
STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)
 VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON
 APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D.
 20____

VILLAGE OF WESTPONT
 BY: _____
 TITLE: _____

- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT BOUNDARY
 - EXISTING EASEMENT LINE
 - EXISTING LOT LINE
 - EXISTING BUILDING SETBACK LINE
 - CENTER LINE
 - PROPOSED EASEMENT LINE
 - P.U. & D.E. PUBLIC UTILITIES & DRAINAGE EASEMENT

SURVEYOR'S NOTES

1. ■ DENOTES CONCRETE MONUMENT SET
2. 3/4" LD. X 94" LONG IRON PIPE PLACED AT ALL LOT CORNERS TO CONFORM TO ALL COMPILED STATUTES CHAPTER 765 ILCS 265/1 REGARDING PLACEMENT OF MONUMENTS



MINUTES

**Village of Westmont
Regular Meeting
Economic Development Committee
Wednesday, November 7, 2012, 9:00 A.M.
Westmont Village Hall Executive Session Room
31 West Quincy Street, Westmont, IL**

Call to Order:

Chairman, Bob Scott called the meeting to order.

Roll Call:

William Rahn, Mayor - Absent
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
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 - Absent
Bob Fleck, Landscape Architect - Present
Thomas Mulhearn, Police Chief - Absent
Jill Ziegler, Village Planner - Present
Karen Remkus, Administrative Assistant - Present

Pledge of Allegiance:

Minutes:

The Minutes from the October 3, 2012 meeting were reviewed. A motion was made to accept the minutes and was approved.

Old Business:

New Business:

150 W. Ogden - Ken Brom and Dave Habiger came to the Committee to discuss a launch site for their Auto Club that would be a unique business to the area. Twenty percent of car dealerships are not going to exist. We will have fewer car dealerships and empty dealerships standing. We are interested in a dozen of these properties in a 30 mile radius. We need your support and zoning for this facility which would include a restaurant with car sales and service. We need your feedback to find where we will have resistance or zoning problems. We need to know what adjustments will be necessary. We are thinking outside the box with this project.

One location they are enthusiastic about is the old Chevrolet dealership at 150 W. Ogden Avenue. Their concept would be for car owners to service their cars and have a facility to do their work. It would be a restaurant with patrons that would enjoy the culture of cars. There would be higher end cars or antique cars as the Model T or A on display with some cars that are for sale. We would also sell specialty items such as Fuze products and BMW aftermarket products such as exhaust systems. We would also sell brands of cars that don't want to open a big dealership. They could service their cars and have their own mechanic and lease a 20' x 20" section and a lift. We would like to have 20 or 30 lifts to lease. Eventually, it will be a marketplace for upscale cars.

They have reached out to a celebrity to see if there may be an opportunity to partner. Some Ferrari dealerships had a similar concept for customers of their cars. There is also a Nascar restaurant in Orlando and there is also a Chopper facility.

They will have 1 or 2 mechanics that would be able to service customers' cars. They don't want to be a shop for mufflers. A mechanic with his own tools and equipment may want to work on Ferraris. Customers would pay to have a membership and could work on their own car at the facility. There would be parking for only 30 cars but they feel that would not be a problem as they will not be a traditional car dealership. Local car dealers will recommend this business with specialized mechanics that can install components that are not from the manufacturer. They want to be around other car dealerships.

The restaurant would have a big glass window to Ogden Avenue. We don't know how to run a restaurant but would lease the space. They have had several discussions with restaurant chains. There would be no painting or bodywork as it would not be set up for that type of work.

They would need zoning for new and used car sales. There would be sales tax generated for Fisker sales. There would be niche car sales with 2 or 3 cars sold a month. It would attract people to work on these type of cars. They can put cars in a glass area to sell by the restaurant. They would have 10 vehicles, such as Ferraris, Mustangs and Jaguars, that they would lease for

a month and would hope to sell. These 10 cars would be rotated. There would be a membership fee of \$100. They can show unusual cars as a Fiskar or Tesla for the Chicago area. Members can clean their cars or work on their car. There will be cars there overnight but it would not be a restoration facility.

Why is Westmont attractive? They have talked to a lot of people and we know who the customers are. The convenience to expressways makes it attractive. Car traffic on Ogden Avenue is significant. It is easy to get there and this would be a warm place to work on a car. They don't want a warehouse as it has to look great. Ferrari could hold events or customer overflow could be handled at this location. It would be close to car dealerships. For an unveiling they could have 50 parking spaces in front and 20 for the restaurant. It has close proximity to residential areas.

They asked what the Village would want from them. Would the zoning work or would they need a new Special Use Permit.?

The restaurant would be a draw to the area. The business would have a museum feel where people can walk around and view the cars. It will be attractive and well landscaped.

The business model has several components. The business would consist of: sales in performance parts - 20%, 5 - 10% in used and new car sales, and balance would be restaurant - 70%.

They want to know if they can get Village support and then they will pursue this idea. They wanted to know the Village timeline as they would have liked to get started 2 months ago.

Comments

How do we make sure there is no car restoration eventually?

The Committee will give an informal recommendation. They could request a Special Use Permit as long as the business is not strictly used car sales. They would may have conditions attached to it. It will take 45 - 60 days to go through Planning and Zoning since it's not new construction.

I like the idea but they must tighten up their ideas.

Nice business model on Ogden Avenue.

For custom parts, this would be a good market.

Motion was made in favor the new business. Motion was passed.

Updates:

Canyon Burgers has opened at the Westmont Yard.

Pets Supply Plus is under construction and hopes to open in January.

Jimmy's Island Grill is working on their permits. They will have a seafood emphasis.

Muddy's Theater did not meet their fundraising goal. They are now interested in 9 and 11 W. Quincy Street and it may be a good option.

Mia from the Cash Closet has obtained permits for 37 W. Quincy Street.

Cake in the Box is a great shop. They may change their name. They are open in the evening.

The Downtown TIF meets state statutes for a TIF district.

A motion was made to adjourn the meeting at 10:35 a.m. Motion was passed.