



**Economic Development Committee Meeting
Wednesday, June 6, 2018 at 9:00 AM
Minutes**

- 1. Called to Order:** At 9:00 A.M. by Chairman Harold Barry

- 2. Present:** Mayor Ron Gunter, Village Clerk Virginia Szymiski, Chairman Harold Barry, Village Manager Steve May, Trustee Jim Addington, Business/Resident Representative Bill Kalafut, Business/Resident Representative Gregg Pill, Citizen Representative Frank Brady, Citizen Representative Doug Carmichael, Fire Chief Dave Weiss, Deputy Chief Brian Gruen, CUSD201 Representative Kevin Carey, MSD60 Representative Sue Caddy, Building Commissioner Jason Vitell, Interim Community Development Director Martin Bourke, Village Planner Joe Hennerfeind, Chamber Executive Director Larry Forssberg, Administrative Assistant Erica Perez

Guest: Ed Gebauer, InSite Real Estate LLC

3. Pledge of Allegiance

- 4. Approval of Minutes:** The minutes from May 2, 2018 were motioned for approval by Gregg Pill. Bill Kalafut seconded the motion. Motion passed.

5. Old Business Updates

A. Project Updates

63rd & Cass and 1 West Quincy will be presenting at Planning and Zoning on Wednesday, June 13th. The Harp Group apartment complex project is currently on hold. The Natatorium will be submitting plans for Planning & Zoning for the new location at 660 Blackhawk Drive. One North Cass is currently working on their financial data and intends to submit for the August Planning & Zoning meeting. Sweet and Savory at 15 South Cass is now open for business. 41 North Cass, Scallywag Brewing, will be submitting for a special use and variance.

Chairman Barry asked if applicants can get a variance to not be sprinklered. Vitell responded that staff needs the necessary information to determine if the building would need to be sprinklered. Chief Weiss responded that many aspects will trigger sprinkler requirements. Barry asked if the Village is going to consider a 'zero parking requirement' like Downers Grove. Hennerfeind responded that variances for parking go with the building.

6. New Business

A. 543 - 547 E. 63rd Street Project Development Proposal InSite Real Estate, LLC

Ed Gebauer, InSite Real Estate LLC, provided a brief background on his company. InSite is a tenant driven commercial real estate company. They have completed projects throughout the country. Their staff consists of roughly 80 employees and they competitively bid all of their projects to General Contractors. Gebauer presented their concept for building a daycare center located at 543-547 E. 63rd Street. InSite has been working with Everbrook Academy to develop a concept that would be appropriate for the area. Everbrook Academy is a curriculum based daycare and after-school care center. The center is typically open from 6:00 AM to 6:00 PM and the average enrollment is 175 children. On average, there is a staff of 20-25 employees and the teachers are required to have a four year teaching degree. Everbrook Academy recently opened up a daycare center in St. Charles, IL. They have numerous daycares throughout the area.

Gebauer stated that the proposed development will be built in what is currently unincorporated DuPage County. However, these lots are currently going through the process of being annexed into the Village. Once this occurs, the zoning will automatically default to R-1. InSite is proposing to amend the zoning to B-2 (general business). They would like to amend the entire block to this zoning district. They will also be seeking approval for a special use permit in order to allow for child care use. Gebauer stated that there is a need for daycares in this particular area.

Gebauer stated that the architectural design of the building will be residential inspired on the exterior and will consist of an L-shape floor plan. The play area will be screened in with a six-foot fence. They will also maximize buffering and screening throughout the development. Gebauer stated that DuPage County Department of Transportation may require intersection approval for the location at 63rd and Ridge Rd. InSite will be meeting with DOT to discuss. The proposed cost for the development will be \$3 million for the building and site work. This does not include the land cost. Depending on approvals from the Village, InSite would like to start construction in spring 2019.

Committee Discussion

Pill asked if the center will be operating as a school or a daycare center. Gebauer responded that it will be operating as a daycare center, since it is in line with the language of the special use code. The center is inspired by the school and educational concept. Pill asked why a representative from Everbrook Academy did not attend the meeting as well. Gebauer responded that their headquarters are based out of Michigan, but they are willing to come to future meetings. Pill asked if they have looked at any alternative sites in Westmont. Gebauer responded that they have not looked at anything else in Westmont. They like this site because of the traffic

signal at Ridge Rd. Pill asked if the proposed project location is appropriate due to the large developments in the area. Gebauer responded that they did reach out to the owners to see if they would be interested in a large assemblage, but they were not interested. They have not heard from any other interested developers for the area.

Hennerfeind confirmed that the Village is in the process of annexing the properties. It will be rezoned at a later date. He stated that he consulted with the Village attorney on the difference between schools and daycares based on their use. A daycare is actually not a special use allowed in the B-2. It is only allowed in the O-R district. Hennerfeind stated that they would need to add the use to the B-2 district, which would mean it would be allowed throughout the entire B-2. He asked if the Village is willing to consider just two properties as O-R or should the entire block be zoned as the same thing. Hennerfeind stated that it is important to make sure properties to the east are not cut off for future development.

Kalafut stated that he likes the look of the building, but he is struggling with the surrounding lots. He is not a big fan of splitting the zoning up.

Virginia Szymski made a motion to approve the concept as presented. Frank Brady seconded the motion. Motion not approved. Bob Fleck, Gregg Pill and Harold Barry abstained.

7. Public Comment - None

8. Miscellaneous

A. Residential Real Estate Media Briefing

Forssberg is encouraging residents and staff to push out information about living in Westmont.

9. Adjourn: Gregg Pill motioned to adjourn the meeting at 10:05 a.m. Frank Brady seconded the motion.