

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

May 27, 2010

A meeting of the EDC was held on Thursday, May 27, 2010.

The meeting began at 8:02 A.M.

MEMBERS PRESENT: Joe Penar, Mike Giannelli, Tom Herbstritt, Don Olson, Mike Briggs, and Nick Sisto.

MEMBERS ABSENT: Perry DuBose.

ALSO PRESENT: Jeff Eder- Community Development Director, Nicole Driskell- Community Development Administrator, Barrett Pedersen- Village President, Mark Lawton- Pioneer Press, and Patrick Ainsworth- Community Development Summer Intern.

MOTION TO ACCEPT minutes from last official meeting held on Thursday, November 19, 2009 as presented by Nicole Driskell, was made by Nick Sisto. Tom Herbstritt **SECONDED** the motion. **VOICE VOTE CARRIED.**

New Business:

6b Application

- One 6b application was intended for presentation to the Commission at this meeting (3701 Centrella – CenterPoint Properties), but was cancelled on May 24, 2010 due to property transaction issues. Discussion commenced on why the deal collapsed.
- Discussion commenced regarding the demolition of the Central Grocers building at 3701 Centrella. Mr. Eder informed the members that Central Grocers preferred to retain ownership of vacant land than continue managing vacant buildings, hence the demolition. Discussion furthered on why small partial walls and docks remain on the site.
- Mr. Eder also informed the members that he has already had inquiries about semi parking on the property in the interim which is a permitted use for that property.
- Mr. Sisto inquired about the number of acres on the parcel.
 - Mr. Eder estimated that the parcel contained 19 to 20 acres.
- The likelihood of Central Grocers applying for a vacancy tax rate was discussed as was the likelihood that the parcel will be broken up into roughly 450,000 to 500,000 square foot parcels.
- Mr. Herbstritt inquired as to whether or not there is a chance the initial project proposed by CenterPoint will eventually be resurrected.
 - Mr. Eder informed the members that he does not believe that will happen.
- Mr. Sisto inquired about what caused the problems with this property transaction that subsequently led to the cancellation of the process and the 6b application.
 - Mr. Eder informed the members that the involved parties could not agree on the business terms.
- Mr. Herbstritt clarified that CenterPoint does not currently own the parcel.
 - Mr. Eder confirmed this statement.

- Mr. Penar asked if the 6b application fee had been paid to the Village.
 - Mr. Eder confirmed that the fee had been paid.
- The three Zoning Relief cases applied for and completed by CenterPoint in anticipation of purchasing the property were discussed.
 - All three Zoning Relief cases become null and void since CenterPoint has not purchased the property and does not appear to be purchasing the property within the 90 day time frame set forth by Ordinance.
- Mr. Eder discussed the incentive request letter he received from CenterPoint's potential tenant for the property. Discussion commenced.
- General discussion regarding the proposed/cancelled project commenced.

Old Business:

None

Project Updates:

Mr. Eder informed the members that East Leyden is having the Thompson Steel building (9470 King) demolished shortly to prepare for the 2010-2011 school year.

Mr. Eder informed the members that Hill Mechanical will officially purchase the Central Grocers site on Belmont Avenue on May 28, 2010. The closing was postponed until the last tenant had vacated the facility. Discussion commenced on Hill Mechanical's intended use for the three structures.

Luxury Motors' (3311-33 Charles) bankruptcy was discussed. Discussion also commenced on the company's business practices and the subsequent sales tax losses by the Village. Discussion also commenced on the property owner and his attempt to get another auto sales use in the space. Discussion commenced on the lack of 6b tax incentive for this property.

Discussion commenced on the Elgin O'Hare bypass project and subsequent water storage that may come with construction of the project. Discussion also commenced on the progress of the bypass project itself and the potential direct benefits to Franklin Park. Mr. Eder informed the members that tier 1 engineering has been completed and once additional funds are received, tier 2 engineering will commence. Discussion also commenced on Christopher Burke's proposals for flood improvements in that area.

The old Motorola building (9401 Grand Avenue) was discussed. Mr. Eder informed the members that serious daily fines are being imposed on JDL (current owner) for lack of maintenance on the property. In addition, Mr. Eder informed the members that the bank will likely take ownership of the property within a month if nothing changes. Mr. Eder noted that the bank may refuse to take ownership of the property since it does not know how to handle the maintenance problems involved. Mr. Eder also informed the members that the Building Department has been citing Imperial Realty (owners of the property immediately behind the old Motorola building) for lack of maintenance on that property. Mr. Pedersen posed the question of what would be an appropriate use for these parcels. Discussion commenced.

Other Topics:

Truck Traffic and Infrastructure in the Seymour Avenue Area

Mr. Briggs stated that the Seymour/Centrella/Waveland/Carnation area infrastructure is in desperate need of improvements to help the marketing of properties in that area and improve truck traffic. Mr. Olson noted that improvements will be especially necessary if the Central Grocers property is indeed used for truck parking in the interim. Mr. Pedersen asked the members about their thoughts on how much truck traffic in that area is due to O'Hare Airport expansion. Discussion commenced. Mr. Eder informed the members of a roads grant application for the area in question.

Dust Issues in the Seymour Avenue Area

Mr. Pedersen mentioned two businesses impacted by air contaminants in the Seymour Avenue area: Semler Industries and Sandee Manufacturing and asked the members for their input on how the Village should respond. Discussion commenced on the dust control plans and efforts of Plote and Waveland Recycling and the sensitivity of Semler and Sandee's businesses to air contaminants. The consensus was to first determine the source of the air contaminants by analyzing Semler and Sandee's filters: if the source is within Village boundaries, then the Village can respond to the issue. If the source of the contaminants is outside of Village boundaries, then the Village has limited recourse. Mr. Giannelli led a discussion regarding dust issues affecting his business.

Creek Issues

Mr. Giannelli led a discussion regarding the creek that runs behind/next to his business, his subsequent water issues, and the need for that creek to be dredged.

ComEd

Mr. Pedersen led a discussion regarding problems with ComEd affecting the EDC members businesses. Discussion commenced on brownouts and infrastructure problems. The members agreed that the most common complaint they hear on retention visits relates to ComEd brownouts and shut downs without notice to local businesses. Each member offered insight into his respective issues with ComEd service as it affects his businesses. Mr. Briggs offered insight into how his company rectified ComEd's inconsistencies by installing a power buffer between ComEd's grid power and the company's power system. Mr. Sisto led a discussion regarding ComEd's allowed range of voltage variation. The subsequent losses to businesses due to these brownouts and shut downs were discussed.

Business Attraction and Economic Development

Mr. Penar led a discussion regarding the need for business attraction and more attention being paid to Economic Development in Franklin Park. He noted that development is faltering nationally. Discussion commenced.

Vacant Properties and the Franklin Park Image

Discussion commenced on vacant properties and those properties that need the most attention to improve Franklin Park's image. Multiple properties/areas were discussed including: the Franklin Crossings mall at Mannheim Road and Grand Avenue, the old Motorola building, Franklin Avenue, cleanliness along railroad properties, and vacant retail units in high traffic areas. Discussion commenced on the high turnover of retail facilities due to our constantly advancing technological society. The lack of business direction/identity on Grand Avenue was discussed. A brainstorming forum/focus group was proposed to discuss desired retail in various areas and other improvements that can be made.

Being no further business before the Commission, Mike Briggs **MADE A MOTION** to adjourn. Don Olson **SECONDED** the motion. **VOICE VOTE CARRIED.**

Meeting adjourned at 9:26 A.M.

Respectfully submitted,

Nicole Driskell