

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

February 23, 2012

A meeting of the EDC was held on Thursday, February 23, 2012.

The meeting began at 8:04 A.M.

MEMBERS PRESENT: Mike Giannelli, Dan Olson, John Kelly and Kirk Allen.

MEMBERS ABSENT: Tom Herbstritt, Perry DuBose and Bill Geary.

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

Mr. Giannelli chaired the meeting.

MOTION TO ACCEPT minutes from last official meeting held on Thursday, January 26, 2012, as presented by Patrick Ainsworth, was made by Dan Olson. Kirk Allen **SECONDED** the motion. **VOICE VOTE CARRIED.**

New Business:

Downtown Development Proposal

Mr. Eder discussed two developers that are interested in developing Phase II of The Crossings at 25th/Rose and Franklin Avenue. Proposals were for senior housing or apartments that will eventually convert to condominiums. Both developers are performing market studies and have the means to complete the project. In addition, both developers wish to use tax credits. Mr. Olson clarified if retail would be included in the plans for Phase II development. Mr. Eder noted that first floor retail space is still being considered, but at a smaller volume than Phase I. Discussion commenced on the remediation efforts taking place on the site and Mr. Eder noted the contaminants that are being removed. Mr. Giannelli inquired about the tax credit system. Discussion commenced. Mr. Giannelli also inquired about the number of residential units planned for Phase II. Mr. Eder informed the members that 75 to 90 units are planned and that he has requested that the parking spaces left out of the Phase I development be included in Phase II development. Further discussion commenced on the two potential developers for the site and their creative ways of financing projects since traditional financing is difficult in this economy.

Mr. Giannelli inquired about any foreclosed units in Phase I. Mr. Eder noted that some units have been foreclosed or transferred via short sale. Discussion commenced on the resulting property tax implications with decreased property sales prices. Mr. Pedersen discussed the tax levy versus value legislation.

Mr. Eder discussed the Phase I retail space and noted that though the developer still owns the units, they are in foreclosure. Mr. Pedersen inquired about the number of real estate brokers that have marketed the retail space on behalf of The DiPaolo Company. Mr. Eder informed the members that one (1) broker has officially had a contract to market the units. He further discussed The DiPaolo's refusal to sell the retail units.

Mr. Eder led a discussion regarding the senior housing market's increase in the region. Mr. Giannelli inquired about the layout and type of senior housing units that are being considered. Discussion commenced. Mr. Olson inquired about whether or not this "affordable" senior housing is Section 8 housing. Mr. Eder noted that "affordable" housing denotes sale prices that are in an acceptable/affordable range for the local market. Mr. Giannelli inquired if this project is similar to the previously proposed River Road project. Mr. Eder informed the members that the two projects are different. Discussion commenced.

Old Business:

Electric Power Challenges to Businesses (Power Quality Survey)

Mr. Ainsworth discussed the Power Quality Survey and the number of businesses he solicited responses from versus the number that actually submitted responses for review. He also discussed the memo distributed to the members updating them on his progress with this project. Mr. Pedersen noted that he will ask the EDC for their input on the incident report sheet attached to that memo. Discussion commenced on John Kelly's company hosting data collection efforts for this project. Mr. Giannelli asked if there were any location trends from the companies that completed the survey. Discussion commenced on the sporadic nature of the data and that the limited number of responses is prohibiting the identification of any trends. Mr. Olson asked if the size of the user is necessary on the survey. Mr. Eder informed the members that this data is needed. Discussion commenced. Mr. Pedersen discussed ComEd's rate increase and his hope that Franklin Park's infrastructure can subsequently benefit.

Project Updates:

Motorola Building/Imperial Realty (9401 Grand Avenue)

Mr. Eder discussed the Motorola building on Grand Avenue. He noted that the front/office portion of the property is bank owned, that it does not have heat or electric and that the building is stripped to the structure. He informed the members that due to the construction of the building, the demolition costs are higher than the land value. Discussion commenced on possible uses for the building, the parking lot across the street and the previous proposal for an urban farm in that building.

Mr. Eder discussed the industrial building (attached to the rear of the office building) and it's owner, Imperial Realty.

Mr. Olson inquired about the size of the whole parcel (office and industrial buildings). Mr. Eder informed the members the parcel is approximately twelve (12) to thirteen (13) acres. Mr. Pedersen asked if that property had rail access. Mr. Eder noted that the parcel previously had rail access before the Grand Avenue underpass and rail spur were built.

Discussion Items:

Elgin O'Hare Western Bypass Project

Discussion commenced on companies that use rail in the path of the proposed Elgin O'Hare Western Bypass project and their eventual need to relocate. Mr. Pedersen discussed the current financial situation of the project. Mr. Eder discussed the Taft Drive connection/bridge. Discussion commenced on the Village's grant application for this project. Mr. Eder discussed the stormwater detention piece of the project being moved up and the amended detention request. Mr. Pedersen discussed the history of the area affected by the proposed Elgin O'Hare project.

Impervious Surfaces

Mr. Pedersen discussed excess impervious surfaces (namely unused parking areas in the parking lots of larger companies) and options to increase water detention at those companies by removing that impervious surface.

Stormwater Pipes

Discussion commenced on clogged stormwater pipes, the Village's water movement study, and other efforts to improve water detention and relocation within the Village including the potential for the Village to purchase land to increase detention in the area.

10800/900 Belmont Avenue/KTR Property

Mr. Eder discussed a potential tenant that will occupy the remaining available space in this building and planned improvements to the building and property.

Spec Buildings

Mr. Eder discussed the increase in proposed spec buildings in the area/region and noted that CenterPoint is discussing the possibility of a spec building for the former Central Grocers property in the Seymour Avenue/Carnation Street area.

Acorn Property

Mr. Giannelli posed a question regarding the private sale of a property on Acorn in the proposed path of the Elgin O'Hare Bypass. Mr. Eder noted that the sale occurred and since the property was bank owned, it was likely sold so the bank could remove the property from their books.

Discussion commenced on the following topics:

- Companies that are affected by the Elgin O'Hare Bypass construction
- Elgin O'Hare Bypass property acquisitions and meetings
- The Village's proposed new police station, the sustainable energy based grants being pursued for the project, the decision against including a basement in the project, and challenges in working with ComEd during the demolition of the current structures
- Activity at Franklin Marketplace (Grand Avenue/Mannheim Road) including potential retailers
- 3/\$50 project

Being no further business before the Commission, Kirk Allen **MADE A MOTION** to adjourn. Dan Olson **SECONDED** the motion. **VOICE VOTE CARRIED.**

Meeting adjourned at 9:03 A.M.

Respectfully submitted,

Nicole Driskell