

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MEETING

June 1, 2012

A special meeting of the EDC was held on Friday, June 1, 2012.

The meeting began at 8:00 A.M.

MEMBERS PRESENT: Mike Giannelli, Dan Olson, Kirk Allen and Tom Herbstritt.

MEMBERS ABSENT: Bill Geary, Perry DuBose and John Kelly.

ALSO PRESENT: John Schneider- Interim Community Development Director, Nicole Driskell- Community Development Administrator, Tom Brimie- Village Trustee, Barrett Pedersen- Village President, Brian Liston- Liston & Tsantilis, George Dabrowski- Volart, LLC, Hubert Bieniewski- Volart, LLC, Ken Zurek (left at approximately 8:25 A.M.) and Juan Acevedo (arrived at approximately 8:02 A.M. and left at approximately 8:25 A.M.).

Mr. Giannelli chaired the meeting.

MOTION TO ACCEPT minutes from last official meeting held on Thursday, May 24, 2012, as presented by Nicole Driskell, was made by Kirk Allen. Tom Herbstritt **SECONDED** the motion. **VOICE VOTE CARRIED.**

Old Business:

6b Application: 10101-10113 Pacific, Volart, LLC

Mr. Liston gave a brief review of the project and additional submitted items as requested by the EDC at the May 24, 2012 meeting.

Mr. Giannelli asked if the building was listed for sale. Mr. Liston informed the members that the building is listed with Cushman and Wakefield. Mr. Giannelli also asked about the previous occupant of the building. The members were informed that the previous occupant was a machine shop. Mr. Giannelli further confirmed that the applicants will complete the proposed improvements to the property. Mr. Dabrowski confirmed that the improvements will be made.

Discussion commenced on the additional materials received for this meeting.

Mr. Liston discussed the 6b process review committee he serves on.

Mr. Schnieder asked for a clarification of the number of jobs associated with the project. Mr. Dabrowski clarified the number and type of jobs. Mr. Schnieder also inquired as to whether or not the company's Chicago facility is leased. Mr. Dabrowski informed the members that the Chicago facility is leased and that they will own the Franklin Park facility.

Mr. Olson inquired about the increase in square footage from the Chicago facility to the Franklin Park facility. Mr. Dabrowski clarified the size of the space occupied in Chicago. Mr. Olson also inquired about the company's growth projections. Mr. Dabrowski noted that he hopes the company will double in size in the next few years. Discussion commenced on the company's previous growth and the future. Mr. Olson further inquired about the Chicago real estate taxes

versus the Franklin Park real estate taxes with the 6b in place. Mr. Dabrowski discussed the issue.

Mr. Giannelli and Mr. Dabrowski discussed the company's growth and characteristics of the Franklin Park property, namely the low ceilings.

Mr. Olson asked for further clarification of the ceiling heights at the property in question. Mr. Dabrowski informed the members that the ceiling height varies from 12 feet to 18 feet. Discussion commenced. Mr. Olson also inquired about the roof and proposed repairs. Mr. Dabrowski and Mr. Bieniewski informed the members that they intend to repair approximately 14,000 square feet of the roof and perhaps have a new roof done in the future.

Mr. Giannelli and Mr. Dabrowski discussed the proposed security system for the building.

The members voiced their support for the 6b.

MOTION TO APPROVE the 6b application of Volart, LLC was made by Kirk Allen. Tom Herbstritt **SECONDED** the motion. **VOICE VOTE CARRIED.**

The following topics were discussed:

1. Mr. Pedersen and Mr. Liston discussed the 6b process review committee.
2. Mr. Herbstritt discussed protesting property taxes under a 6b.
3. The EDC being a recommending body.

Mr. Giannelli informed the applicants that the EDC members would like to tour the facility once the company has settled in and improvements have been made.

Public Comment:

Ken Zurek, 3229 George – Commented on the special meeting, 6b, and Cook County Living Wage Affidavit.

Juan Acevedo, 3534 Britta – Commented on the EDC, tax breaks to businesses, the special meeting and 6b.

Discussion commenced on public comments.

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

Meeting adjourned at 8:29 A.M.

Respectfully submitted,

Nicole Driskell