

**MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION**

**February 28, 2013**

An EDC meeting was held on Thursday, February 28, 2013.

The meeting began at 8:06 A.M.

**MEMBERS PRESENT:** Mike Giannelli, Dan Olson, Sixto Rincon and Tom Herbstritt

**MEMBERS ABSENT:** John Kelly, KirkAllen and Bill Geary

**ALSO PRESENT:** John Schneider- Director of Community Development & Zoning, Eric Richard, Assistant Planner, Mayor Barrett Pedersen, Matt Welch – Odelson & Sterk, Tom Brimie – Village Trustee, Mark Lawton – Pioneer Press, Jeff Stone – Renzo Company, Robert Stone – Renzo Company, Brian Maher – Weis, DuBrock, Doody & Maher, Mr. Giannelli chaired the meeting.

**MOTION TO ACCEPT** minutes from last official meeting held on January 24, 2013, as presented by Eric Richard, was made by Mr. Dan Olson. Mr. Tom Herbstritt **SECONDED** the motion. **VOICE VOTE CARRIED.**

**New Business:**

*10144 Pacific, Pacific Ave., LLC*

Jeff Stone and Brian Maher appeared on behalf of this application

Mr. Stone opened by briefing on the history of Renzo Company and their current operations at 2351 N. 25<sup>th</sup> Ave. He spoke about their operations and what products they handle. (baby clothes, accessories and toys)

Mr. Herbstritt asked if they manufacture any products.

Mr. Stone responded by clarifying that they do not manufacture products. They import their products and warehouse them for distribution.

Mr. Stone spoke about their need for additional space as they are currently renting a storage facility on Mannheim road.

He proceeded to speak about the subject property, 10144 Pacific Ave. in which they have entered into a purchase agreement. The building is 4,500 SF in size and has been vacant for over two years.

Brian Maher spoke on the benefit for the Village in granting this 6b. It would allow a long time business to say in town, a vacant building would be occupied and current employees would continue to spend money in Franklin Park.

Mr. Dan Olson asked what their budget was for building improvements.

They plan to invest roughly \$30-40,000 in building improvements, including a new roof, floors and security lights. This facility will be used for warehousing of the Zubel toy, sweater and hat line.

Mr Stone confirmed that the majority of the proposed improvements will be for a new roof, flooring and security lights to be installed around the back perimeter.

Mr. Olson asked about the landscaping issues indicated in the application.

Mr. Stone indicated he plans to clean up the shrubbery and landscape the site.

Mr. Olson asked about deliveries to and from the new property with regards to large trucks needing access to the site.

Mr Stone confirmed that all deliveries will be done via UPS. At the most, one large truck will access the site per year.

Mr. Olson asked how many additional employees will be hired.

Mr. Stone confirmed that over time 2-3 additional employees will be hired to work at the facility.

Mr. Giannelli asked why a 6b tax incentive is needed.

In response, Mr Stone indicated that taxes are high in Franklin Park and he needs the additional space.

General discussion took place between Mr. Stone, Mr. Gianelli and Mr. Herbstritt on the purchase of the property, price of purchase, current issues with facility, including potential environmental contamination in the area of the property and the loading and unloading of products on site.

Mr. Stone confirmed that adjacent properties will not be disturbed or hindered by the loading and unloading of their products on site.

**MOTION TO APPROVE** the 6b application of Pacific Ave., LLC made by Dan Olson **SECONDED** by Sixto Rincon. **VOICE VOTE CARRIED UNANIMOUSLY.**

**Discussion Items (Staff updates):**

- February 27<sup>th</sup> joint meeting between Plan Commission and ZBA regarding West Industrial Corridor Study and downtown re-zoning project
- Centrella property
- Elgin O'Hare Western Access project

**Report from the Mayor:**

- Illinois State Crime Commission Award for Excellence in Safety
- Franklin Avenue
- Canadian Pacific noise complaints and potential for an underpass to be constructed

**Public Comment:**

None

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

Meeting adjourned at 9:06 A.M.

Respectfully submitted,

Eric Richard