

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

July 6th, 2016

A Special EDC meeting was held on Wednesday, July 6th, 2016.

The meeting began at 8:00 A.M.

MEMBERS PRESENT: Frank Cangelosi, Kirk Allen, Mike Giannelli, Sixto Rincon, Dan Olson and Bill Geary (8:10am).

MEMBERS ABSENT: Tom Herbstritt

ALSO PRESENT:

John Schneider, Director of Community Development & Zoning, Eric Richard, Zoe Heidorn – Village Planner, Matt Welch – Montana Welch Law, Steve Griffin – Eugene L. Griffin & Associates, Ltd., Brian Herbstritt – Chicago Hardware & Fixture, Patrick Kilmer-Lipinski – The Law Offices of Liston & Tsantilis, Mark LaRose – JSL Building Restoration

MOTION TO ACCEPT minutes of the May 26th meeting made by Kirk Allen

SECONDED by Frank Cangelosi. **VOICE VOTE CARRIED.**

Old Business: *none*

New Business: *Discussion on and consideration of a 6b real estate tax assessment application by JSL Building Restoration Group, Inc. or its Nominee for the property located at 10208-10212 Franklin Avenue, Franklin Park, IL 60131.*

Mr. Kilmer-Lipinski opened by introducing himself and his client, JSL Building Restoration. The applicant is requesting a 6b resolution supporting a tax assessment for the property located at 10208-10212 Franklin Avenue. The property is a 10,700 square foot industrial building that the petitioner is planning to purchase.

Mr LaRose proceeded to give an oral history of the company in Franklin Park. They currently occupy two other properties in the Village, at 10201 Franklin Avenue (since 2000) and 9245 Parklane (since 2009). JSL Building Restoration is a building restoration contractor that specializes in masonry of commercial and residential buildings including high-rises and historic buildings.

Mr LaRose indicated that they will move the majority of their office and sales employees to the new facility and use it for warehousing purposes. They will invest approximately 219,000 in improvements to the facility to rehabilitate it, including installation of a sprinkler system and new roof. They plan on creating 5-8 new full time jobs at the new location over the first three years of occupancy.

Mr. Cangelosi asked if any environmental conditions exist at the site?

Mr. LaRose stated that they did have the property tested and the report indicated no environmental issues that needed addressing.

Mr. Olson asked if they would continue to operate at their existing facility.

Mr. LaRose indicated that they would continue to operate their two existing facilities in Franklin Park and that they hope to continue to grow.

Mr. Rincon asked how many new employees will be at the facility.

Mr. LaRose stated that the office and sales workers are the only regulars at the facilities. The contractors are all mostly on job sites. He indicated they hope to hire 5-8 new full time positions as a result of the expansion.

Mr. Giannelli asked about the size of his current facilities.

Mr. LaRose stated that they two current facilities are about 5,800 square feet each.

Mr. Olson inquired about the landscaping budget.

Mr. LaRose proceeded to talk about his plans to upgrade the landscape on the Franklin Avenue parkway to make the property more presentable.

**Additional information on the petitioner's intents can be found in the complete application submitted to the Department of Community Development & Zoning.*

MOTION TO APPROVE RECOMENDATION of the 6b application by JSL Building Restoration Group, Inc. or its Nominee made by Dan Olson. SECONDED by Kirk Allen. **VOICE VOTE CARRIED UNANIMOUSLY.**

New Business: *Discussion on and consideration of a 6b real estate tax assessment application by 9130 Parklane, LLC (Chicago Hardware & Fixture Company) for the property located at 9130 Parklane, Franklin Park, IL 60131.*

Mr. Griffin opened by introducing himself and his client, Chicago Hardware & Fixture Company. They are requesting a resolution in support of a 6b tax assessment for the property located at 9130 Parklane. The property is adjacent to their current facility at 9100 Parklane. The former building on the property was demolished in early 2016 and currently consists of vacant land. The applicant plans to construct a new 18,914 square foot facility and expand their business operations. The total costs of the project is in excess of \$2,00,000.

Mr. Herbstritt proceeded to introduce Chicago Hardware & Fixture to the Company and its history in Franklin Park. The company was founded in 1912 in the City of Chicago by his grandfather. They moved to Franklin Park in 1947 to a 25,000 square foot building on Parklane and continued to build property additions west along Parklane over the next several years. They also were at one time located across the street at the current site of the West Suburban Special Recreational Association property. The property was acquired from them to build the former East School. Additionally, Chicago Hardware gifted land to the Village along Elm Street to build a fire station (which is currently not utilized).

Mr. Herbstritt proceeded to indicate that they also own the facility at 3431 Wolf Road and formerly owned the vacant land to the north of that property until it was acquired by the Illinois Tollway recently for future construction of a detention pond.

Mr. Cangelosi inquired about the business operations at each site.

Mr. Herbstritt stated that the company is a manufacture of drop-forged, overhead lifting products and fasteners fabricated from steel wire. The Wolf Road facility is used solely for wire drawing with the majority of their business operations taking place at the Parklane facility, including manufacturing, assembly, packaging, and shipping.

Discussion took place between the EDC members and the petitioner regarding their current business operations.

Mr. Schneider stated that the petitioner has been working for the Village for a while regarding their expansion plans. They had intended to expand their building at the wolf road site, but when the Tollway notified them about acquiring the property, they had to look elsewhere. The subject property had been vacant for several years and was in no condition to be occupied. The most logical solution for all parties was for the adjacent company (Chicago Hardware) to explore purchasing it due to its proximity.

Discussion took place on the Illinois Tollway acquiring the petitioner's property.

Mr. Olson asked about the construction timeline.

Mr Herbstritt indicated that they are ready to start building now, assuming the 6b is granted.

Mr. Rincon asked about new employees being created as a result of the project.

Mr. Herbstritt stated that they will create approximately 2-4 new full time positions, along with the temporary construction jobs. They currently employed 89 people in Franklin Park.

Mr. Giannelli inquired about environmental issues at the site.

Mr. Herbstritt said that a Phase I and Phase II was conducted on the site and no environmental issues were present.

**Additional information on the petitioner's intents can be found in the complete application submitted to the Department of Community Development & Zoning.*

MOTION TO APPROVE RECOMENDATION of the 6b application by 9130 Parklane, LLC (Chicago Hardware & Fixture) made by Kirk Allen. **SECONDED** by Frank Cangelosi. **VOICE VOTE CARRIED UNAMIOUSLY.**

Project updates from Staff: *Discussion took place on the following items*

- July 14th Workforce Forum

Report from the Mayor: none

Public Comment: none

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

Meeting adjourned at 8:40 A.M.

Respectfully submitted,

Eric Richard