

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MEETING

September 11, 2012

A special meeting of the EDC was held on Tuesday, September 11, 2012.

The meeting began at 8:05 A.M.

MEMBERS PRESENT: Mike Giannelli, Dan Olson, Kirk Allen, Tom Herbstritt, Sixto Rincon and John Kelly.

MEMBERS ABSENT: Bill Geary

ALSO PRESENT: John Schneider- Interim Community Development Director, Patrick Ainsworth Village Planner, Eric Richard, Assistant Planner, Matt Byrne - Odelson & Sterk, Brian Liston- Liston & Tsantilis, George J Cibula - Darwin Realty, Joanne Elliott – Elliott & Associates, Peter Tsantilis - Liston & Tsantilis, Larry Veneziano, Larry Veneziano Jr., Avni Patel, Harry Patel, Joe Penar and Mark Lawton-Pioneer Press, Mr. Giannelli chaired the meeting.

MOTION TO ACCEPT minutes from last official meeting held on Thursday, June 28, 2012, as presented by Nicole Driskell, was made by Mr. Kirk Allen. Mr. Dan Olson **SECONDED** the motion. **VOICE VOTE CARRIED.**

New Business:

3747 Acorn, BMW Venture, LLC.

Brian Liston and George Cubila appeared on behalf of this application.

Mr. Liston opened by requesting a 6b for the subject property based on special circumstances. He provided details of the property, including its size, building specifics and the improvements made thus far. He mentioned that \$250,000 was invested initially with an additional \$25,000 to repair damages later due to vandalism. Mr. Liston proceeded to detail the history of this building in relation to the 6b process. He also provided information on the history of the potential tenants.

Mr. Herbstritt asked if the building was for sale or lease. Mr. Liston responded by saying the building was up for sale and lease. Mr. Olson referred to a letter provided by the tenant identifying a third possible tenant. Mr. Liston informed the commission that particular lease agreement fell through.

Mr. Herbstritt asked about the properties on Acorn being displaced by the Elgin O'Hare – West Access Project. Mr. Cibula noted that properties on the west will be displaced and the properties on east side of Acorn Avenue will stay. John Schneider confirmed this and general discussion took place on the potential of Acorn Ave. being closed and how this effects the marketability of the subject building.

Mr. Giannelli asked Mr. Schneider for advice on an appropriate motion. Mr. Schneider recommended that approval be made with a stipulation that future tenant talk to staff and EDC before signing lease or purchase to confirm that they meet 6b requirements. This would allow staff and the Village to know who the future tenant is and at the same time gets the overall

approval process between Village Board and County underway. Discussion took place between Mr. Schneider and Mr. Giannelli, Mr. Liston and Mr. Herbstritt on structure of the resolution.

Mr. Schneider recommended to approve resolution with a caveat that once a purchaser or leaser is in place that they return to the EDC and staff to inform them on the specifics of business and occupancy. Mr. Liston issued concerns about meeting the 51% occupancy required for 6b to take effect. Mr. Schneider confirmed that since the building is only able to house one tenant, as long as it is occupied then the 51% occupancy standard is met.

MOTION TO APPROVE the 6b application of BMW Venture, LLC with conditions set fourth in resolution made by Mike Giannelli motion **SECONDED** by Sixto Rincon. **VOICE VOTE CARRIED UNANAMIOUSLY.**

2830 Commerce Street, Veneziano Enterprise

Peter Tsantilis, Larry Veneziano, and Larry Veneziano Jr. spoke on behalf of the applicant. Peter opened by briefing EDC and staff on the history of site and business, H&H Electric Company, which formerly occupied the site. H&H has been in business for over for fifty years. The site covers 37,000 SF with a 6,800 SF building that suffered from a fire in December 2011. Mr. Tsantilis stated that intent is to demolish the building and completely re-build. The 6b application is based on new construction. A total of 24 jobs will be returned to Franklin Park, possibly more depending on work load. The business is currently operating out of a facility in Wooddale, IL. Approximate reconstruction costs were stated by Mr. Tsantilis.

Mr. Gianelli asked if work was to be new construction. Mr. Tsantilis clarified that it would be brand new construction. Part of the building would contain LEED components.

Mr. Giannelli asked about H&H Electric coming back into the building. Mr. Tsantilis confirmed that if 6b is granted, plan is to re-locate H&H Electric back into newly constructed building on former site. Mr. Giannelli proposed to recommend 6b contingent on H&H Electric being the future tenant. Mr. Tsantilis confirmed that the only level of approval needed was Franklin Park and after approval the applicant can go directly to the Assessor's office. Mr. Schneider confirmed that 6b applications, based on new construction, do not have to go to the county for special conditions to the Assessor.

Mr. Giannelli proposed a motion to recommend 6b of new construction with condition that H&H Electric be future tenant.

Mr. Schneider had the applicant confirm that they will comply will Franklin Park zoning and building regulations and all the conditions put fourth in the resolution. Mr. Giannelli had the applicant confirm the number of jobs being brought in by company. Mr. Veneziano Jr. replied by saying that they currently have 24 jobs and the number of employees could expand in future, all workers are union based and work load varies throughout the seasons.

Mr. Giannelli requested a motioned to approve the 6b application based on new construction, with the condition that the tenant be H&H Electric.

MOTION TO APPROVE the 6b application of Veneziano Enterprise was made by Mike Giannelli. Tom Herbstritt **SECONDED** the motion. **VOICE VOTE CARRIED UNANAMIOUSLY.**

Old Business:

11125-11127 Franklin Avenue, Avni Patel

Joanne Elliott, Avni Patel and Harry Patel spoke on the application.

Ms. Elliott opened by briefing the commission and staff on the property and its history. This building is a 8,400 SF facility that has been vacant for over two years. The resolution would not have to go through special circumstances. Ms. Elliott spoke about two future tenants of building, one of which is Home Style Rice Pudding. They currently have a 3 years lease, but have expressed interested in extending it to 5 years contingent upon approval of 6b. The other tenant is Global Recycling; they are in the business of warehousing products and shipping them throughout the world, primarily clothing items.

Mr. Rincon asked if any improvements were made to the building. Ms. Elliot responded by saying that some improvements were made in deferred maintenance, bathroom repairs, cleanups, etc. Costs estimates for improvements are \$20,000.

Mr. Giannelli asked about future tenants and potential health violations with the two facilities being located next to one another. Mr. Schneider confirmed that zoning requirements have to be met. Discussion took place on viability of tenants complying with zoning. Mr. Olson asked if any letters of intents exists from potential tenants. Ms. Ellliott confirmed that each tenant already has signed leases contingent upon receiving a 6b. Mr. Olson asked how many jobs the businesses will bring in. Ms. Elliott replied by saying 12 total jobs will be brought in between the two tenants and hopefully more in the future. Mr. Schneider recommended that both tenants advertise any new jobs on the Village website.

MOTION TO APPROVE the 6b application of Avni Patel was made by Tom Herbstritt. Kirk Allen **SECONDED** the motion. **VOICE VOTE CARRIED UNANAMIOSULY.**

The following topics were discussed during staff updates:

- Hiring of Eric Richard as Assistant Village Planner (Mr. Schneider spoke)
- Research on extensions/renewals of 6b (Mr. Richard spoke on results)
- Recommended conditions to be met by applicants for renewals/extensions of 6b incentive
- Transition in Community Development Department

Public Comment:

Mr. Penar thanked the EDC and staff for their work and proceeded to ask them about complying with the Living Wage Ordinance associated with the 6b applications.

Discussion commenced on public comments.

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

Meeting adjourned at 9:23 A.M.

Respectfully submitted,

Eric Richard