

## MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

August 25, 2022

An EDC meeting was held on Thursday, August 25, 2022.

The meeting began at 8:13 A.M.

**MEMBERS PRESENT:** Bill Geary, Tom Herbstritt, Michael Giannelli, and Frank Cangelosi

**MEMBERS ABSENT:** Sixto Rincon, Giuliano Petrucci, and Kirk Allen

**ALSO PRESENT:** John Schneider – Director of Community Development, Nicholas Walny – Senior Planner, Ryan Adriatico – Senior Planner, Rudolph Repa - Village Planner, Joe Montana – Village Attorney, Gary Ledvora (CDM), Craig Binney (CDM), Brad Simousek (Lee & Associates), Mark Rogers (Liston & Tsantilis, P.C.)

**MOTION TO ACCEPT** minutes from the June 23, 2022 meeting made by Michael Giannelli

**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 Binney, LLC for the property located at 11533 Franklin Ave., Franklin Park, IL 60131.*

Mr. Rogers opened the discussion by introducing himself and his clients. He is requesting a resolution for a 6b property tax assessment based on occupation of an abandoned structure for the property located at 11533 Franklin Ave.

Mr. Rogers continued by stating that the subject property is approximately 49 years old and currently consists of a vacant 62,185 square foot building located on a 94,564 square foot site. The property has been 100% vacant and unused for approximately ten (10) years. It features one (1) drive-in door, four (4) interior docks with levelers, a wet sprinkler system, 25' x 37' column spacing, 21' clear height and 75 surface parking spaces. The site is zoned I-2, General Industrial, and the project should not require any zoning relief.

Mr. Rogers then gave a brief description of his clients proposed use and said that CDM is a full-service company that specializes in custom point-of-purchase displays, merchandising systems, store fixtures, retail graphics, and signage. CDM plans to utilize the subject property primarily for the manufacturing, warehousing, and distribution of point-of -purchase displays and signs. Specific operations will include metal/wood fabrication, cutting, welding, sanding, and printing. After completion, each product is assembled, put into a finished display and shipped out to the customer. The company's services include an in-house design and engineering team, a number of production and manufacturing processes as well as a full-service fulfillment center. Its expertise in integrating multiple materials into a single project separates Chicago Display from competitors. CDM uses various materials including metal, wire, wood, plastic, corrugated board, and a range of printing techniques to create impactful, eye-catching displays.

Mr. Rogers also said that CDM currently leases a 56,100 square foot property at 2021 W. Street in River Grove and a 34,200 square foot facility in Melrose Park. Assuming the 6b tax incentive is passed, the Applicant plans on vacating its current two facilities and transferring its approximately 50 full time employees to the subject property. The company currently has a total of 30 'Production' employees making between \$17.00 and \$19.00 per hour and eight (8) 'Sales/Creative' positions that make approximately \$3,100 to \$3,400 every other week. CDM also has a total of six (6) 'Shipping/Warehouse'

and 'Maintenance' workers making between \$20.00 and \$31.00 per hour, three (3) 'Project Managers' (approx. \$5,400 bi-weekly), two (2) 'Administrative' (approx. \$4,600 bi-weekly) and one (1) 'IT' employee (approx. \$4,400 bi-weekly). Within the first two years of operating, CDM expects to hire an additional eight (8) 'Production' within the first two years of operations.

Mr. Rogers finished his presentation by speaking about the proposed improvements. He commented that CDM is still in the process of gathering estimates and bids, but expects to spend approximately \$800,000 on building improvements, upgrades, repairs, and beautification. The Applicant has reviewed the pre-inspection report from the building, electrical, plumbing and fire departments and has including bids to cure all known deficiencies. Additionally, the company has pledged an additional ~\$300,000 in equipment to be installed once occupied. As part of the improvements, the Applicant plans to replace interior dock doors, construct a concrete ramp on the South side of the facility, repair or replace all windows and doors, install new energy efficient LED lighting, replace the entrance canopy roof, install new illuminated signage, replace the warehouse flooring, replace office flooring, replace or repair all sprinkler heads to code, replace water heaters, install bathroom exhaust fans, install an acoustical ceiling, perform extensive landscaping and exterior beautification, etc. The Applicant also plans on resurfacing/topping the existing driveway, installing fiber optic phone & network through ATT, and redistributing the power in the building to suit the company's needs. The Applicant plans to start improvements immediately upon closing and expects completion within 1-2 years, with the potential exception of resurfacing (contingent on the timing of IDOT). Additionally, the roof's warranty is up at the end of 2023 and requires constant repair; during the life of the incentive the roof will eventually be replaced in separate phases, adding a significant amount to the Applicant's investment in the property.

Mr. Herbstritt asked about the square footage of the building. He said the application says the building is 62,000 sf and the lease says 57,000 sf.

Mr. Rogers responded by saying they will look into that.

Mr. Giannelli inquired if CDM was in Chicago.

Mr. Binney said they were in Melrose Park then moved to River Grove where they are currently residing and said they want to own.

Mr. Giannelli questioned why they are shrinking their footprint and how they are going about that.

Mr. Binney said that the new machinery is smaller and it requires less man power.

Mr. Cangelosi asked how long until they are operational.

Mr. Binney responded that they want to start building improvements as soon as they can and hopefully be operational by Christmas.

Mr. Schneider said there will be a lot of road improvements in the area.

Mr. Binney said they are aware and like the cul-de-sac design as it quiets down the street.

Mr. Schneider also said to keep on the owner until the deal gets done as the building has been vacant for 10 years. There have been multiple companies in your shoes and the deal has fell apart.

Mr. Giannelli inquired how much of the square footage of the facility is dedicated to manufacturing.

Mr. Binney said 50% manufacturing and the rest is office.

**MOTION TO APPROVE RECOMENDATION** of the 6b incentive resolution made by Michael Giannelli.

**SECONDED** by Tom Herbstritt. **VOICE VOTE CARRIED UNAMIOUSLY** with no conditions.

**Project updates from Staff:** *none*

**Report from the Mayor:** *none*

**Public Comment:** *none*

Being no further business before the Commission, Michael Giannelli **MADE A MOTION** to adjourn. Frank Cangelosi **SECONDED** the motion. **VOICE VOTE CARRIED UNANIMOUSLY.**

Meeting adjourned at 8:33 A.M.

Respectfully submitted,

Nicholas A. Walny