



**REGULAR MEETING
ECONOMIC DEVELOPMENT COMMITTEE
Wednesday, September 7, 2022
6:00 PM
VILLAGE HALL – BOARD ROOM**

The mission of the Economic Development Committee (EDC) is to grow a stronger business climate by being an active partner with businesses, investors, and residents. The EDC shall strengthen economic development in the Village by developing business retention, expansion, and attraction programs; the creation and implementation of economic development plans and policies; being business ambassadors to the community; coordinating with other governments on projects; and submitting an annual Economic Development Position Report to the Village Board at the beginning of the fiscal year.

Attendance and Public Comment Procedures: Public comments will be taken in advance of the meeting via email at abeltran@burr-ridge.gov. Prior to voting on each agenda item, email comments for that agenda item will be read into the record, and the Chairperson will pause to receive any person seeking to address the EDC under Public Comment.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES OF JUNE 8, 2022 MEETING**
4. **TCF PROPERTY UPDATE AND DISCUSSION**
5. **CNH PROPERTY UPDATE AND DISCUSSION**
6. **DISCUSSION ON ECONOMIC DEVELOPMENT PLAN UPDATES**
7. **NEW BUSINESS IDEAS/ ACTION ITEMS**
8. **OCTOBER MEETING RESCHEDULE**
9. **OTHER CONSIDERATIONS**
10. **PUBLIC COMMENT**
11. **ADJOURNMENT**



VILLAGE OF BURR RIDGE
MEMORANDUM

TO: Economic Development Committee (EDC)
Trustee Tony Schiappa, Chairman

FROM: Andrez Beltran, Economic Development Coordinator

DATE: September 7, 2022

RE: **Economic Development Committee Agenda Items Summary**

Please find below a brief summary of the agenda items of the September 7, 2022 EDC meeting.

TCF PROPERTY UPDATE AND DISCUSSION

Staff was asked to give an update on the status of the TCF property. Currently, the owners are discussing purchase with a small group of developers. The Village has not seen any plans put forth in concept or preliminary design. Additionally, there is no known timeframe for any plans to come before the Village.

In a previous discussions at the April 6, 2022 meeting, the Committee had distilled what it would like to see on the parcel to luxury multi-family, dining, entertainment, and high-end retail. High end retail was seen as a goal for the Downtown Business District, as well as dining locations that could possibly host events, and entertainment options for all ages. The luxury multi-family was stated to be needed for the market support a higher price of the TCF parcel, which if not an option would cause the price of the property to be lowered. However, this correction would take a significant amount of time. The Committee was concerned about the density and quality of the housing. Village Center was agreed upon as a comparable starting point for any discussion on a mixed-use project.

As the property is within the Downtown Business District, the Village does have a mechanism to incentivize the type of developments it wishes to see.

CNH PROPERTY UPDATE AND DISCUSSION

Staff was asked to give an update on the CNH property sale. Currently, the owners are in discussions with developers for sale of the property. The Village expects within six months to start having conversations with a new owner of the property on what the site would look like developed.

Staff would ask that the Economic Development Committee consider what development would benefit the Village most.

DISCUSSION ON ECONOMIC DEVELOPMENT PLAN UPDATES

The Village Board is planning on starting the Strategic Planning process for next fiscal year's (May 1, 2023 – April 30, 2024) budget next month and has requested recommendations of goals to consider from the Committee. The Economic Development Plan was last updated in August 2018. With the changes since 2018 including the establishment of the Downtown Business District and the TCF/CNH sales, the Plan is no longer a viable strategy document. Overhauling the 125-page document would take considerable time and attention from the Committee.

To meet the Village Board's request, staff has included some goals discussed previously at the Committee that could be sent to the Village Board as recommendations, or the Committee could create new goals.

Develop a Financial Incentive Policy

A Financial Incentive Policy would guide the Village's efforts and strategy for any financial incentives for development / redevelopment. A financial firm that specializes in development/redevelopment incentives would be contracted to help formulate this policy with funds being paid for by the Business District.

Conduct a Market Analysis

As part of understanding the market dynamics balanced with a positive placemaking environment, a Market Analysis would give data at what types of developments and how much of each could be supported in the District. A firm that specializes in Market Analysis would be contracted with funds from the Business District.

Downtown Sub-Area Comprehensive Plan

Creation of a Downtown Sub-Area Comprehensive Plan would help guide development and redevelopment efforts. The Sub-Area Plan would combine economic data and community input to create a coherent, long-term plan for the Downtown including current and prospective business uses, zoning requirements, and aesthetics guidelines for buildings and signage. A planning and design firm would be contracted with funds from the Business District.

Updating the Economic Development Plan

Reviewing and updating the Economic Development Plan would help guide the efforts of the Village and Committee in the post-Pandemic and TCF/CNH environment. The ED Plan would complement the Village's Comprehensive Plan. This would most likely be a multi-year effort with large coordination with the Village's Plan Commission and Planning staff.

NEW BUSINESS IDEAS/ ACTION ITEMS

Staff has no items for this agenda item.

OCTOBER MEETING RESCHEDULE

The Village Board will be having a Strategic Planning session at the same day and time of the next Economic Development Committee meeting. The meeting will either need to be rescheduled or canceled.

OTHER CONSIDERATIONS

Staff has no other considerations for the Committee.

MINUTES
ECONOMIC DEVELOPMENT COMMITTEE MEETING
June 8, 2022

CALL TO ORDER: Chairman Tony Schiappa called the meeting to order at 6:02 p.m. The meeting was held in person and on Zoom at the Village Hall.

ROLL CALL: **Present:** Chairman Tony Schiappa, Trustee Russell Smith, Kirsten Jepsen, Michael Simmons, Mark Stangle, Ramzi Hassan, and Debbie Hamilton. Sam Odeh participated digitally by Zoom. Also present was Economic Development Coordinator Andrez Beltran.

Absent: Paul Stettin, Bhagwan Sharma, and Luka Kaplarevic

MINUTES: A **MOTION** was made by Mr. Simmons to approve the Minutes from the May 4, 2022 meeting. The **MOTION** was seconded by Ms. Hamilton.
Approved 8-0.

2021-2022 ECONOMIC DEVELOPMENT POSITION REPORT

Mr. Beltran stated that as part of the mission of the Economic Development Committee, an annual Economic Position Report must be submitted to the Committee and Village Board. This is the first Economic Development Position Report as due to the pandemic, a report was not submitted last year, and in years prior to that no report was made to be submitted.

Mr. Beltran went over the information included in the report. He highlighted demographic information from the 2020 census including population stating it affects per capita shared revenue from the State such as Local Government Distributive Funds from income tax and Motor Fuel Tax. He also noted Equalized Assessed Values (EAV) and their property classification distributions with how it affects property tax revenues, primarily with residential providing most of the Village's income tax. He showed historical sales tax revenues though noted with the pandemic there was additional outliers. Finally, he highlighted average hotel tax revenues per room and average place of eating tax revenues per restaurant.

Chairman Schiappa asked for questions. There were some questions on the exact dates covered in the years provided. Mr. Beltran stated that he would double check as not all the reporting years from different agencies were the same. Chairman Schiappa thanked him and said it is a good report to show their current strong condition.

NEW BUSINESS IDEAS/ ACTION ITEMS

Chairman Schiappa gave an update on the TCF property. He stated that almost all the proposals put forth to the owners included a large multi-family residential component of roughly four hundred to five hundred apartments. The Village has let the owners know that while it is open to the idea of some residential on the property, it would be only a portion and not that much density. However, the Village has heard there is a signed deal on the contingency of getting such density approved and the zoning changed.

Mr. Simmons asked what would happen next if they came to the Village. Chairman Schiappa explained that any plans would have to be presented to the Plan Commission and likely be presented to the EDC for feedback. Otherwise, the only thing the Village can do is be clear in their expectations and wait. Ms. Jepsen asked what would happen if the Village did not approve it. Chairman Schiappa stated they would have to wait and see.

Mr. Hassan stated that cycle happens in other towns with developments. Essentially, if the plan does not get approved, the buyers will not buy the property. The owners will go to the next highest buyer they think can get approved and start over. Usually after a few tries, which can take years, they will sell it to someone who can get approved at a lower price and it will get developed. Chairman Schiappa asked Mr. Hassan how he would develop the site as if he got it. Mr. Hassan stated it would be a mixed-use development with a residential component, but smaller than the proposed. There would be retail, restaurant, and entertainment options as well.

Mr. Hassan stated that while waiting for that development to go through the process, the Village should look at what can be done now to help the Downtown. He stated at one point they had discussed creating a design guide for wayfinding and other signage. Additionally, he asked about looking into placing signs on I-55 or renting a billboard to promote the shops down there. Mr. Beltran stated that signs on I-55 possibly could use Hotel/Motel funds as it promotes tourism, and any comprehensive planning document could be paid for with Business District money. Both would have to be approved at the Board level.

Chairman Schiappa asked for a motion to send the report to the Village Board. A **MOTION** was made by Mr. Simmons. The **MOTION** was seconded by Ms. Hamilton. **Approved 8-0.**

OTHER CONSIDERATIONS.

Mr. Beltran stated that the developer of a possible hotel north of the Marriott has returned with two other possible options for the site: a Homewood Suites or Fairfield Inn and Suites. He asked for input from the Committee. Due to running short on time, after a brief discussion the Committee requested Mr. Beltran bring some examples to the next meeting.

Mr. Hassan stated that he would like to see the EDC participate in more ribbon cutting events as well as having new business spotlights and other types of business events. Ms. Hamilton stated that the Chamber would be happy to partner with those as well.

Mr. Stangle brought up the idea of a trolley shuttle for the downtown for the hotels to help visitors get around. Other towns have had some success and he thinks it could work in Burr Ridge too. A small pilot program on the weekends might be a good first step.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

Mr. Simmons made the **MOTION** to adjourn the meeting to June 6, 2022 at 6:00 pm, **SECONDED** by Mr. Stangle. **APPROVED 8-0.** The meeting was adjourned at 7:03 pm.

Respectfully submitted:



Andrez Beltran
Economic Development Coordinator

**UNOFFICIAL MINUTES
ECONOMIC DEVELOPMENT COMMITTEE MEETING
August 3, 2022**

CALL TO ORDER: Chairman Tony Schiappa attempted to call the meeting to order at 6:10 p.m. The meeting was held in person and on Zoom at the Village Hall. With No Quorum, the meeting could not be called to order.

ROLL CALL: **Present:** Chairman Tony Schiappa, Trustee Russell Smith, and Michael Simmons. Mark Stangle, and Debbie Hamilton. participated digitally by Zoom. Also present was Economic Development Coordinator Andrez Beltran.

Absent: Paul Stettin, Bhagwan Sharma, Ramzi Hassan, Sam Odeh, Kirsten Jepsen, and Luka Kaplarevic

MINUTES: With No Quorum, minutes could not be approved.

Chairman Tony Schiappa decided to hold the unofficial meeting to discuss the agenda, noting that no decision could be made or anything voted upon.

CNH INDUSTRIAL PROPERTY SALE

Mr. Beltran stated On June 16th, the Village was made aware that CNH Industrial was relocating and selling the 110-acre property. There had been no plans put forth to the Village, but that staff had a good relationship and would continue to work with them. Chairman Schiappa thanked him and noted that it was a big opportunity for the Village.

DUPAGE COUNTY HOTEL RELIEF GRANT

Mr. Beltran stated that DuPage County recently created a Hotel Relief Program with \$2 million in federal ARPA funds for eligible DuPage County hotels. Each hotel would receive a one-time payment based on total number of hotel rooms, at **\$112 per room**. Last week, staff informed the four hotels located within DuPage County by email and plans to do further in-person and telephone outreach in the coming weeks.

Chairman Schiappa asked Mr. Stangle if Hampton had applied. Mr. Stangle said they had, and it was a simple and easy process. They were working with other hotels to make sure they knew about it and are able to take advantage of the program.

TOWNHOME DEVELOPMENT AT 901 MCCLINTOCK DRIVE

Mr. Beltran stated on June 20, 2022, the Plan Commission heard a proposal from Cornersite, LLC to create Planned Unit Development at 901 McClintock Drive to construct a 30-unit townhome development called the Village Center Townhomes. The Plan Commission provided feedback and the proposal will be heard again on August 15, 2022. Information on the proposal can be found on the Planning Commission Agenda and Minutes page on the Burr Ridge website in the June 20th Packet, and the minutes from the meeting are also available. He noted that the Economic Development Committee generally did not discuss residential developments; however, as the development was in the Business District, he wanted to bring it to the Committees attention.

Chairman Schiappa noted that there were members of the audience that wished to speak on the topic. He invited them to speak. Members of the public at the meeting to express concerns over the density of the project, the stormwater runoff and whether a townhome development was the best use in an area currently zoned for offices and hotels. Chairman Schiappa thanked them for their input.

Chairman Schiappa stated that looking from it from an economic standpoint, townhomes would not be the best use of a vacant parcel in the Business District. The Committee overall agreed, noting how it would not bring increased sales or hotel taxes, which was a key objective of the Downtown Business District. As there was no quorum, the Committee could not vote or come to a consensus on the item, and so moved on after there was no more discussion.

NEW BUSINESS IDEAS/ ACTION ITEMS

Mr. Beltran stated that during the June 8th meeting, Mr. Hassan stated that he would like to see the EDC participate in more ribbon cutting events as well as having new business spotlights and other types of business events and Mr. Stangle brought up the idea of a trolley shuttle for the downtown for the hotels to help visitors get around. Due to the time constraints, neither idea was able to be discussed fully. It is provided here if the Committee wish to continue the discussion.

Chairman Schiappa asked agreed he would like to see the Village and Committee be present at more ribbon cuttings. He asked Mr. Beltran about why the Village did not seem to know about more with giving a business license. Mr. Beltran stated that not all businesses have a ribbon cutting nor do they inform him if they do. Mr. Simmons stated that as an officer of the Willowbrook-Burr Ridge Chamber of Commerce he would help notify the Village when they are having ribbon cuttings. Ms. Hamilton agreed to assist as well. Chairman Schiappa thank them both.

Chairman Schiappa asked Mr. Stangle about the trolley. Mr. Stangle says he knows it has been effective in other downtowns and it could be a good use of Business District funds. Trustee Smith expressed concerns over cost of purpose and operating a trolley. Ms. Hamilton stated that Elmhurst runs a trolley and that she believes it is a contract with a company. She offered to send the information to Mr. Beltran. The Committee agreed that it would be good to investigate. Mr. Beltran stated he would do so and research if Business District funds were eligible to be used for a trolley. Chairman Schiappa thanked him.

Trustee Smith asked Mr. Beltran to see if there was some way the Village Board and Economic Development Committee could do a walkthrough of the TCF building. He stated that it would be helpful to get an understanding of the potential reuse of the property. Chairman Schiappa agreed and noted Village Administrator Evan Walter communicated with the selling agent on the property regularly. Mr. Beltran stated he would work with Mr. Walter to see if a walkthrough could be arranged.

BUSINESS LICENSE LIST AND UPDATES

Mr. Beltran stated that he enclosed in the packet is the current Business License list for the Village as well as outstanding business license payments. He noted that the payment notifications went out by email, and these were businesses that did not respond to multiple reminders. He continued stating that in the coming weeks he was looking at sending letters to the businesses in case the email was not reaching its destination. He finished that if the Committee knew any of the

businesses that were no longer operating to please let him know so he could check, or if they had a good relationship with one to let them know to reach out to him.

PUBLIC COMMENT

There were no further public comments.

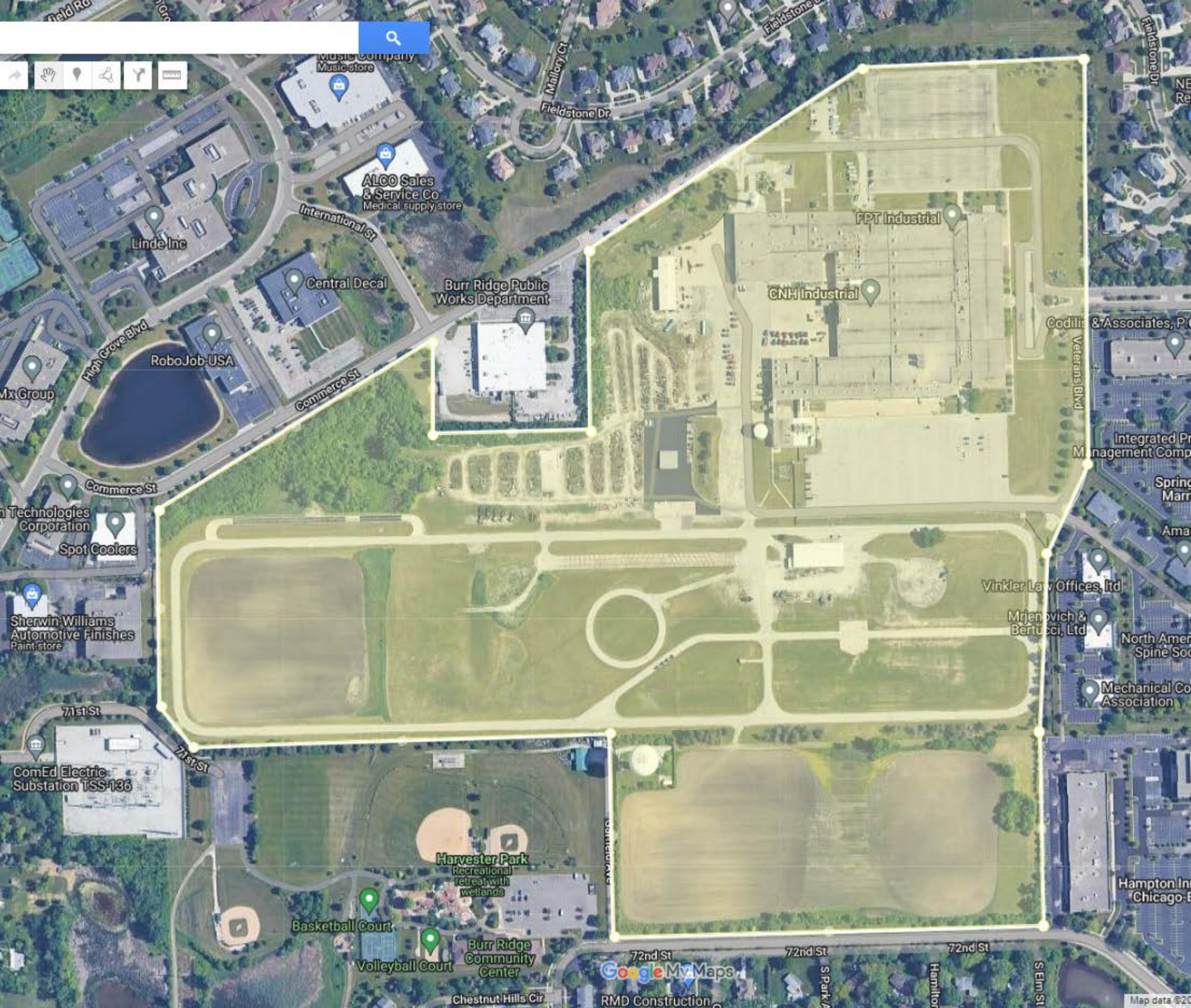
ADJOURNMENT

As the meeting was never called to order, there was no adjournment.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Andres Beltran". The signature is fluid and cursive, with the first name "Andres" and last name "Beltran" clearly distinguishable.

Andres Beltran
Economic Development Coordinator



Music Company Music store

ALCO Sales & Service Co Medical supply store

Linde Inc

Central Decal

Burr Ridge Public Works Department

FPT Industrial

CNH Industrial

Codilis & Associates, P.C.

RoboJob-USA

Integrated Project Management Company

Mx Group

Springfield

Am...

Technologies Corporation

Spot Coolers

Vinkler Law Offices, Ltd

Mrijenovich & Bertucci, Ltd

North American Spine Society

Sherwin-Williams Automotive Finishes Paint store

Mechanical Contractors Association

71st St

71st St

ComEd Electric Substation TSS-136

Harvester Park Recreational retreat with wetlands

Basketball Court

Volleyball Court

Burr Ridge Community Center

Google My Maps

72nd St

72nd St

72nd St

Chestnut Hills Cir

RMD Construction

S Park /

Hamilton

S Elm St

Hampton Inn Chicago-E