



**REGULAR MEETING  
ECONOMIC DEVELOPMENT COMMITTEE  
Wednesday, June 8, 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](mailto: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 MAY 4, 2022 MEETING**
4. **2021-2022 ECONOMIC DEVELOPMENT POSITION REPORT**
5. **NEW BUSINESS IDEAS/ ACTION ITEMS**
6. **OTHER CONSIDERATIONS**
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**



**VILLAGE OF BURR RIDGE**  
**MEMORANDUM**

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

**FROM:** Andrez Beltran, Economic Development Coordinator

**DATE:** June 8, 2022

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

Please find below a brief summary of the agenda items of the June 8, 2022 EDC meeting.

**2021-2022 ECONOMIC DEVELOPMENT POSITION REPORT**

Attached is the 2021-2022 Economic Development Position Report. As part of the mission of the Economic Development Committee, an annual Economic Position Report must be submitted to the Committee and Village Board.

The report includes demographic information from the 2020 census including population and household statistics; Equalized Assessed Values (EAV), property classification distributions, building permits statistics; sales tax revenues; hotel tax revenues and analysis; place of eating tax revenues; business license counts; and other notable economic development achievements. Information is taken from the 2020 census, 5-year ACS estimates, ESRI projections, and internal data maintained by the Village.

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.

**NEW BUSINESS IDEAS/ ACTION ITEMS**

The developer for a possible hotel north of the Marriott has returned with two other possible options for the site. Previously, the Committee voiced its disapproval for a Home2Suites. The developer has offered Homewood Suites or Fairfield Inn and Suites as possible options as well. Staff is requesting the Committee's input on the brands.

**MINUTES**  
**ECONOMIC DEVELOPMENT COMMITTEE MEETING**  
**May 4, 2022**

**CALL TO ORDER:** Chairman Tony Schiappa called the meeting to order at 6:03 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, and Michael Simmons. Paul Stettin (left at 6:50), Mark Stangle (left at 7:00pm), Bhagwan Sharma (arrived 6:10 p.m.), and Luka Kaplarevic (arrived 6:06 p.m.) participated digitally by Zoom. Also present was Economic Development Coordinator Andrez Beltran.

**Absent:** Ramzi Hassan, Debbie Hamilton, Sam Odeh

**MINUTES:** A **MOTION** was made by Mr. Simmons to approve the Minutes from the April 4, 2022 meeting. The **MOTION** was seconded by Ms. Jepsen and approved by a vote of 6-0.

**INTRODUCTION OF NEW ECONOMIC DEVELOPMENT COMMITTEE MEMBER**  
**LUKA KAPLAREVIC**

Chairman Schiappa asked Mr. Kaplarevic to introduce himself. Mr. Kaplarevic stated he is twenty-three years old, a lifelong resident and lives near Harvester Park. He has a Masters in Operations Management and Supply Chains, and works in the city as an Operations Production Supervisor. He wanted to get involved in the community and after speaking with the Mayor he felt that the Economic Development Committee would be a good fit. Chairman Schiappa welcomed him to the Committee.

**PROCLAMATION IN SUPPORT OF ECONOMIC DEVELOPMENT WEEK MAY 9-13,**  
**2022**

Mr. Beltran stated that the International Economic Development Council encourages economic development organizations to celebrate Economic Development week in the second week of May. This recognizes not just the projects but also the people who make them happen. Chairman Schiappa agreed that it was a good to recognize all the hard work that goes into it. Ms. Jepsen suggested creating material to educate who is on the Committee and possibly a sticker for those businesses that are part of it. The Committee agreed that would be something to look into.

Trustee Smith made the **MOTION** to approve the Proclamation and send it to the Village Board. Mr. Simmons seconded. **Approved 7-0**

**NEW BUSINESS IDEAS/ ACTION ITEMS**  
**UPDATE ON TCF PROPERTY**

Chairman Schiappa combined these two agenda items into one discussion. As of this meeting, the development moratorium had expired. Prior to the expiration, the Village Board had rezoned the property to business. He stated that of roughly eighteen bids, the developer has narrowed it to the top four. However, none were solely commercial projects. Additionally, due to lack of clarity of on what type of uses the Village wants, and does not want, there is hesitation on moving forward

with purchasing the property. Chairman Schiappa stated that he wanted to hear from the Committee what they would find acceptable in that location so he could take it to the Board.

Mr. Sharma suggested independent senior living as they tend to have more disposable income. Ms. Jepsen stated her concern would be with snowbirds who are not there half the year. Ms. Jepsen added that any building, including residential, should not be more than four stories as it would be too tall. Mr. Simmons said he would like to see a restaurant and banquet hall, high-end retail, and entertainment options. Trustee Smith suggested an auto showroom, whether it be Tesla or another type. Mr. Stettin agreed with restaurants and entertainment, but not divisive businesses such as a casino or cannabis dispensary. Mr. Kaplarevic agreed with entertainment uses such as indoor golf. Chairman Schiappa said he liked all the ideas. Another he had was building a parking garage, possibly in conjunction with Pace, to help with parking downtown and further utilize the Pace lot. Additionally, a boutique hotel could possibly fit in with other uses.

Chairman Schiappa stated that from what heard that types of businesses the Committee did not want to see were cannabis dispensaries or casinos. He asked if the Committee agreed and it did. He stated that the ideas the Committee were in support of were a boutique hotel, high-end retail, restaurants, and entertainment. He asked if the Committee agreed. Ms. Jepsen stated that as they heard last month and this month, development needs some density with a residential component. Trustee Schiappa asked the rest of their Committee for input on the subject.

The Committee discussed the types of residential that they felt would be appropriate. They quickly decided that single family residential would not be the best use nor bring the desired foot traffic. However, the Committee did not want it to be solely residential either. A mixed-use component, either as a stand alone building in a larger development or within a single building would bring both foot traffic and additional tax revenues.

Chairman Schiappa asked for a **MOTION** to Request the Village Board Develop a consensus concept plan for the TCF Site including favored and disfavored uses for marketing and development purposes. He stated he would also report the Committee's opinion as well. Mr. Simmons made the motion; Ms. Jepsen seconded. **Approved 6-0**

### **OTHER CONSIDERATIONS.**

There were no other considerations.

### **PUBLIC COMMENT**

There were no public comments.

### **ADJOURNMENT**

Mr. Simmons made the **MOTION** to adjourn the meeting to June 1, 2022 at 6:00 pm, **SECONDED** by Ms. Jepsen. **APPROVED 6-0**. The meeting was adjourned at 7:03 pm.

Respectfully submitted:

Economic Development Committee  
Minutes – May 4, 2022

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

Andres Beltran  
Economic Development Coordinator



## MEMORANDUM

TO: Chairman Tony Schiappa; Economic Development Committee  
FROM: Andrez Beltran, Economic Development Coordinator  
DATE: 6/8/2022  
RE: 2021 Economic Position Report

### Executive Summary

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 report includes demographic information from the 2020 census including population and household statistics; Equalized Assessed Values (EAV), property classification distributions, building permits statistics; sales tax revenues; hotel tax revenues and analysis; place of eating tax revenues; business license counts; and other notable economic development achievements. Information is taken from the 2020 census, 5-year ACS estimates, ESRI projections, and internal data maintained by the Village.

### Demographics

According to the 2020 Census, the Village's population is 11,192. This is a six percent increase from the 2010 Census population of 10,559. However, as the population in 2000 was 10,408 over the last twenty years Village annual growth has been 0.37%. Population directly affects revenue shared on per capita basis from the State. The two major per capita revenues are Motor Fuel Tax (MFT) funds for roads and Local Government Distributive Fund (LGDF) which is general use funds. In FY2022, per capita estimates were \$ 37.89 and \$132.73, respectively.

YEAR	POPULATION	CHANGE
1970	1,637	-
1980	3,838	134%
1990	7,669	99%
2000	10,408	35%
2010	10,559	1.5%
2020	11,192	6%

Of the households in Burr Ridge, the generation that is the largest portion is the Baby Boomers. Gen Xers make up the second largest portion, followed by Gen Z. This distribution means the median age of a Burr Ridge resident is 54.2, up from 50 years in 2010. However, older residents have higher incomes, giving Burr Ridge a median household income of \$150,273, a per capita income of \$82,345, and a median net worth of \$1,320,467. Additionally, 89% of Burr Ridge Residents work in white collar professions with 39% in Management/Business/Financial, 31.6% in professional, 11.6% in sales, and 7% in Administrative Support.

GENERATION	PERCENTAGE
Greatest Generation	10.3%
Baby Boomer	35.3%
Generation X	18.7%
Millennial	15%
Generation Z	17.6%
Generation Alpha	3.2%

## **Building Permits**

The number of 2021 building permits application was 450, or a 61% increase over 2020. Additionally, it was 32% increase over five years prior. Significant investment was seen in both residential and non-residential properties as well as several new housings starts. With most of Burr Ridge parcels being developed, new housing construction are either tear downs, or larger parcels turned into smaller subdivisions. This redevelopment will continue to increase Village EAV.

	2017	2018	2019	2020	2021
# of Building Permit Applications	340	299	313	279	450
New Housing Starts	14	40	22	18	25
Additions/Alterations (Res.)	50	42	44	65	91
Additions/Alterations (Non-Res.)	21	11	21	38	44

## **Property Value**

Equalized Assessed Value (EAV) is measured as one-third the fair cash value of a property. EAV is the value that property taxes are levied upon by local governments.

The total 2021 estimated EAV for the Village is \$1.27 billion, an increase of 0.9%. Over the last decade, EAV has increased \$235 million for an average increase of 2.2% per year. In 2021, Residential properties account for 80% of EAV while only consisting of 78% of the zoning.

The total 2021 property taxes levied are approximately \$1,338,669.

YEAR	EAV	CHANGE
2012	1,042,909,000	
2013	984,655,900	-5.6%
2014	1,003,953,000	2.0%
2015	1,008,782,000	0.5%
2016	1,055,358,000	4.6%
2017	1,189,879,000	12.7%
2018	1,200,129,000	0.9%
2019	1,195,171,000	-0.4%
2020	1,266,997,000	6.0%
2021 est.	1,278,236,000	0.9%

## **Sales Taxes**

In 2022, estimated sales tax revenue was \$2,015,000. This is a \$513,269 (34%) increase over 2014 revenues for an average of 3.8% per year. However, as the chart to the right shows, sales tax revenues are highly variable from year to year. Additionally, in 2021 out-of-state internet purchases began using location of purchase for sale tax distribution rather than statewide sales tax disbursement. This will increase the local sales tax number while decreasing Use tax revenue from the state.

YEAR	AMOUNT	CHANGE
FY2014	\$ 1,501,731	-
FY2015	\$ 1,544,600	2.9%
FY2016	\$ 1,499,929	-2.9%
FY2017	\$ 1,558,428	3.9%
FY2018	\$ 1,706,555	9.5%
FY2019	\$ 1,556,484	-8.8%
FY2020	\$ 1,671,996	7.4%
FY2021	\$ 1,470,149	-12.1%
FY2022*	\$ 2,015,000	37.1%

## **Hotel/Motel Taxes**

The Village's current hotel tax rate is 4%. Prior to FY2021, funds were only permitted to be used for the purpose of attracting and promoting tourism and conventions to the Village. The State revised the statute in that year to allow for up to 25% to be used for capital or economic development projects.

There are currently 654 hotel rooms in the Village split between five hotels: Crowne Plaza, Extended Stay America, Hampton Inn & Suites, Marriott, and Spring Hill Suites by Marriott. Prior to 2018 and completion of the Hampton Inn, there were 535. In 2021, revenues were \$286,511; a decrease of 51% from 2020 due to the pandemic. However, historical trends from the last ten years shows an average near to \$550,000 annually. Additionally, in 2021 each room brought an average of \$438.09 in tax revenue per year.

<b>YEAR</b>	<b>TOTAL REVENUE</b>	<b>PER ROOM</b>
2012	\$ 866,690.00	\$ 1,619.98
2013	\$ 494,199.00	\$ 923.74
2014	\$ 501,571.00	\$ 937.52
2015	\$ 513,747.00	\$ 960.27
2016	\$ 529,490.00	\$ 989.70
2017	\$ 486,004.00	\$ 908.42
2018	\$ 551,730.00	\$ 843.62
2019	\$ 677,972.00	\$ 1,036.65
2020	\$ 612,728.00	\$ 936.89
2021	\$ 286,511.00	\$ 438.09

## **Place of Eating taxes**

On May 1, 2012, the Village established a 1% Places of Eating Tax at establishments where prepared food is sold at retail for immediate consumption and on premise where indoor or outdoor seating is provided. There are currently 24 establishments with an additional five planned to open in the next twelve months. Currently, 2021 revenues are

<b>YEAR</b>	<b>REVENUE</b>	<b>POE EST.</b>	<b>POE PER EST.</b>
2012	\$214,788	-	-
2013	\$229,731	-	-
2014	\$230,441	-	-
2015	\$270,450	-	-
2016	\$279,401	-	-
2017	\$336,955	25	\$13,478.20
2018	\$382,939	25	\$15,317.56
2019	\$360,774	25	\$14,430.96
2020	\$261,922	23	\$11,387.91
2021*	\$380,000	24	\$15,833.33

estimated due to all PoE collections not being in at this time. Additionally, staff could not find a list of PoE establishments from 2012 to 2016 so that information is not presented. Finally, the pandemic had significant negative effects on PoE revenue in 2020, but numbers rebounded strongly in 2021.



## **Business Licenses**

In 2020 the Village enacted a business license program required by all non-exempt business in the Village with an annual fee of \$100. The purpose of this program was to compile records on all businesses within the Village to better serve the community. As a result of the pandemic

<b>YEAR</b>	<b>BUSINESS</b>	<b>EXEMPT</b>
2021	150	41
2022	177	45
2023*	132	44

and to provide economic relief, the Village waived the requirement for paying business license fees in most cases for FY2021 (2020-2021 license year) and FY2022 (2021-2022 license year). FY2023 (2022-2023 license year) licenses are at 132 with approximately 40 outstanding. Village staff is aware of businesses that have not filled out a business license application. Staff estimates a total of 250 business licenses, excluding exempt, will be turned this year as staff continues to make contact with them.

## **Economic Development Achievements**

In 2021, the Village implemented a Business Development District encompassing downtown Burr Ridge, the first of its kind in Village history. The revenue generated by the 1% sales and hotel tax this district will be used to will spur new development and redevelopment in the community's core for the next 23 years. Officially established on January 1, 2022, the estimated income from January – April is \$186,744. For FY2023, the first full year it will be in effect, the projected revenue is \$566,378.