

City of Warrenville

MEMORANDUM

To: Mayor, City Council, and City Administrator Coakley
 From: Ronald Mentzer, Director of Community and Economic Development ^{RM}
 Subject: ECONOMIC DEVELOPMENT ACTIVITY REPORT
 Date: January 9, 2020

This report summarizes the various pieces of economic development-related information staff has forwarded to the City Council since the September 9, 2019, Community Development Committee of the Whole meeting, and provides Council members the opportunity to pose detailed questions regarding such individual actions, interactions or information.

Economic Development Representatives Meeting

On September 12, 2019, the City's Economic Development Representatives (EDR) met and discussed the following items:

- Status of the Speedway gas station redevelopment at the northwest corner of Route 59 and Batavia Road and the owner's interest in City economic development assistance for the project. The project owner was advised to submit a detailed request in order for the City to provide feedback on their implied need for City assistance.
- Options the City could consider to help mitigate potential service impact costs the Warrenville Horizon senior housing project might have on the Warrenville Fire Protection District.
- The economic development value of an unincorporated residential property currently listed for sale between the west side of Home Avenue and adjacent to the seven acre, City-owned, redevelopment site at the northeast corner of Routes 56 and 59. The EDR determined the property has no economic development value to the City.

Everton Subdivision (Route 59 and Ivan Albright Street)

On September 11, 2019, the Building Division issued permits for the first six units in M/I Homes' Everton townhome project, for a total combined construction value of approximately \$1,855,450. Upon completion, the townhome component of the Everton project will consist of 89 attached single-family townhomes in 17 buildings.

On October 7, 2019, the Building Division issued the building permit for the first apartment building on lot #1 in the multi-family component of the Everton project. This permit involved a construction value of approximately \$6,427,952, and approximately \$184,000 in City-collected permit fees. Upon completion, the multi-family component of the Everton project will be comprised of one clubhouse building, 25seven apartment buildings, and five multi-unit detached garage structures.

On October 16, 2019, the City received a formal preliminary and final planned unit development and final plat of subdivision application for a Culvers restaurant and drive-thru being proposed on the north end of the Everton commercial area. The Plan Commission conducted public hearings for this project and recommended City Council approval of the project at its January 6, 2020, meeting.

On November 11, 2019, the Building Division issued the first full-building permit for an apartment building in the multi-family component of the Everton project, with a construction value of approximately \$6.4 million. The City collected approximately \$184,000 in permit fees. Upon completion, the multi-family component of the Everton project will be comprised of one clubhouse building, 259 apartment units in seven apartment buildings, and five multi-unit detached garage structures.

Cosgrove's Hollow Hill Subdivision (Burk Avenue)

On September 17, 2019, the Building Division issued the building permit for the first of five new detached, single-family homes planned in the Cosgrove's Hollow Hill subdivision on Burke Avenue just south of Warrenville Road. Each home in this project is expected to have a construction value of approximately \$350,000.

Lexington Trace Subdivision (west of Route 59, south of Butterfield Road, north of Estes Street)

On September 20, 2019, the Building Division issued five individual-unit permits for townhouse building #19 in the Lexington Trace subdivision, with a total combined construction value of approximately \$2,010,819. On November 18, 2019, the Building Division issued five individual-unit permits for the fifth townhouse building now under construction in the project. The total combined construction value for this building is approximately \$1,614,000. To date, buildings #1, #2, #10, #19, and #21 have been issued permits and are under construction.

On October 21, 2019, City staff approved the first reimbursement request from Lexington Homes, LLC, as outlined under the Redevelopment Agreement (RDA) between Lexington Homes and the City. A total of \$745,206.45 was requested and approved for payment from the three forms of City assistance provided for in the RDA. This represents approximately 40% of the total maximum payment allowed under the RDA.

Upon completion, Lexington Trace will consist of 21 buildings comprised of 106 attached, single-family townhomes.

Honey Berry Pancakes and Cafe (28361 Diehl Road, Units D & E)

On September 27, 2019, the City issued a certificate of occupancy for Honey Berry Pancakes and Café breakfast and lunch restaurant, former site of Go Roma Restaurant. A "soft" opening was held on October 14, 2019.

Recreational Cannabis Uses

On September 19, October 10, and October 24, 2019, the Plan Commission conducted public hearings to consider potential modifications to the City's Zoning Ordinance related to whether or not recreational cannabis businesses should be allowed in the City. The Plan Commission

forwarded two recommendations for City Council consideration: (i) to allow recreational cannabis businesses in Warrenville, and (ii) to enact a set of regulations that would make these types of businesses a special use in commercial zoning districts, require them to be located along arterial streets, mandate that they be setback a certain distance from specific “sensitive” land uses, and limit the number of adult recreational dispensaries in the City to one. On November 4, 2019, the City Council voted 7-2 to accept the Plan Commission’s recommendation and direct the item to be placed on the November 11, 2019, Community Development Committee agenda, for further consideration and additional public comment.

Since the City council approved Zoning Ordinance text amendments that make it possible for a recreational cannabis dispensary businesses to operate in Warrenville in early December, Community Development staff has had multiple interactions with two different business groups who expressed interest in opening this type of business in the City and are actively pursuing an State of Illinois adult use dispensary license.

Airhart Stafford Place Subdivision

During October, the Building Division issued two Stafford Place building permits, with a construction value totaling approximately \$440,000.

On December 10, 2019, the Building Division issued one Stafford Place building permit, with a construction value of approximately \$211,000. Since February 23, 2018, the Building Division has issued 22 full-building permits and 17 full-certificates of occupancy. Fifteen of the homes are presently occupied. There are five remaining vacant lots in the project along Stafford Place. Upon completion, Stafford Place will consist of 27 detached, single-family homes.

New Residential Subdivision (southeast corner of Winfield and Galusha Roads)

On October 10, 2019, Community Development staff met with a developer planning a new, five single-family home subdivision on the vacant, approximately one-acre lot. Per the developer, the contemplated ranch-style homes would offer first-floor master bedrooms and be priced in the \$400,000 to low \$500,000 range. Staff advised the developer of the City’s entitlement process and recommended the developer present its conceptual subdivision plan at an upcoming Plan Commission courtesy review.

Warrenville Horizon Project (northeast corner of Route 56 and Batavia Road)

On October 21, 2019, The Alden Foundation submitted the final planned unit development application materials for its 71-unit, mixed-income, senior housing project.

Hospitality Meeting

On October 18, 2018, Senior Planner Domovessova facilitated a quarterly meeting of the Warrenville Hospitality Group at Main Event, with representatives from hotels, the Warrenville Library, and the DuPage Convention & Visitors Bureau (DCVB) in attendance. Hotel representatives were anticipating a strong fourth quarter. Discussions included lower occupancy numbers, but a slight increase in the Average Daily Rate. The DCVB continues its focus on the sports and film industry, and outreach to the international community to make DuPage County a destination.

Main Street Homes, LLC (Batavia Road, west of Continental Drive)

On November 1, 2019, the Building Division issued the last of four building permits for new home construction in the subdivision, with a construction value of approximately \$275,000.

Forest Grove River View Estates Subdivision (southeast corner of Batavia Road and Fourth Street)

On November 1, 2019, the Building Division issued the first of four building permits for new home construction in this subdivision. The construction value of each home will be approximately \$350,000. Upon completion, Forest Grove River View Estates will consist of one detached, single-family home along Batavia Road and three detached, single-family homes along Fourth Street.

On November 18, 2019, the Building Division issued the second of four building permits for homes in this subdivision, with a construction value of approximately \$300,000.

Building Division

Through the last week of December, the Community Development Department processed its 1,000th building permit in calendar year 2019. This level of permit activity is 25% higher than any other year in the City's history.

Solar Permit Activity

Since January 1, 2019, the Building Division has processed 18 residential and two commercial solar permits. 18 of the permits of these permits with a total combined construction value of \$1,477,652 have been issued. There are two solar permits ready for issuance.

Vanguard Apartment Project

On November 14, 2019, City staff conducted a pre-construction meeting with Covington Realty Partners, the developer of the Vanguard Apartment Project, planned for the vacant parking area located north of Red Robin and west of the Cantera Regal Theater.

TIF #3 and TIF #4 JRB Meetings

TIF District #3 and #4 Joint Review Board (JRB) meetings were held at City Hall on November 19, 2019. City TIF Attorney Bayer, City staff, and JRB members representing the various overlapping taxing districts and citizen members attended. Staff presented the current and proposed redevelopment projects for each TIF district and answered questions about the annual TIF reports.

Restaurant Closure (28244 Diehl Road)

Chuy's Mexican restaurant abruptly closed its doors permanently at the end of the week of November 16. The closing of this location was just one of a number of Chuy's locations around the country, which were closed through a corporate decision.

Cantera Theater Complex Meeting

On December 11, 2019, Community Development Department staff met with the new asset manager for the owner of the Cantera Theater Complex, EPR Properties (EPR), and a representative of the local commercial property management firm they have contracted with to

coordinate day-to-day property management and maintenance activities on the project. City staff discussed the history of the project, the longstanding property maintenance and improvement deficiencies, and encouraged EPR to actively manage the condition of the property and allocate the funding necessary to proactively maintain the property. The EPR representative acknowledged the need to do these things and stated that it is one of the reasons he was hired. Staff and EPR representatives agreed to meet twice a year to discuss the condition of the property and how to improve the economic vitality of the project.