

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: November 5, 2020

This report summarizes the various pieces of economic development-related information staff has forwarded to the City Council since the July 13, 2020, Community Development Committee of the Whole update report, and provides Council members the opportunity to pose detailed questions regarding such individual actions, interactions or information.

Circle K Gas Station (southwest corner Route 59/Batavia Road)

On July 9, 2020, Community Development staff met with representatives of Circle K to discuss their interest in redeveloping their existing gas station with a new 5,200-square foot convenience store and canopy with eight fueling pumps. The exterior of the existing car wash, which was recently remodeled with new equipment, would be updated to match the new building. Staff advised the group of the City's application and approval process, and the developer tentatively plans to appear before the Plan Commission in fall of 2020.

NuMed Adult-Use Cannabis Dispensary Public Hearing (4S120 Route 59)

The Plan Commission held a remote public hearing on July 23, 2020, to consider NuMed Partners LLC's request for a special use permit that would allow operation of an Adult-Use Cannabis Dispensary (medical and recreational) in a former vacant bank building at the northwest corner of Route 59/Ferry Road. The public hearing was continued to the August 20, 2020, meeting, wherein the Plan Commission made a recommendation to the City Council to approve the special use. The City Council accepted the Plan Commission's recommendation at its September 8, 2020, meeting, via Ordinance O2020-32.

Culver's Certificate of Occupancy (3S525 Route 59)

On July 17, 2020, the Building Division inspected and approved a certificate of occupancy for a new Culver's restaurant in the Everton complex. The grand opening took place on July 27, 2020.

M/I Homes Everton Subdivision (Route 59/Duke Parkway)

During the week of July 27, 2020, the permanent traffic and pedestrian signals at the Route 59 and Duke Parkway intersection were installed. Following IDOT inspection, permanent pavement markings were installed.

During the week of August 3, 2020, the traffic signal and turn-lane upgrades at the Everton Drive/Duke Parkway/Route 59 intersection were completed and are fully operational.

On August 27, 2020, the Building Division issued permits for the seventh of 17 buildings in the Everton project's townhome component. The building contains five units and has an estimated construction value of \$784,014.

On September 3, 2020, Everton Apartments was granted a temporary certificate of occupancy for four apartment units that will be used as a temporary leasing office, and four models for prospective residents to view. The owners began showings in mid-September.

On October 8, 2020, the Building Division issued permits for the eighth of 17 buildings in the Everton project's townhome component. The building contains six units and has an estimated construction value of \$965,893.

Wine Shop Grand Opening (28W575 Stafford Place)

On August 3, 2020, Evolet Eve Wine Shop received its certificate of occupancy. A grand opening took place on August 7-9, 2020, wherein wine tastings were offered for an admission fee. Evolet Eve offers unique wines by the glass on premise, and sells bottles for off-premise consumption.

Riverview West (Arden) Apartments (north side of Ferry Road, east of the West Branch of the DuPage River)

The 364-unit Riverview West apartment community currently under construction has been renamed "Arden of Warrenville" for marketing purposes. On September 3, 2020, the developer received certificates of occupancy for Buildings #1 and #2. Guests and residents will be allowed access via Torch Parkway. The owners began showings in September.

Compass Enterprises, Inc., Compass School (27W457 Old Warrenville Road)

On August 12, 2020, the Building Division issued a building permit for a 2,041 square-foot addition to Compass School. When complete, the school will consist of 11,595 square feet. The construction value of this permit was approximately \$500,000, which resulted in the City collecting approximately \$91,894 in permit fees.

Main Event Re-Opening (28248 Diehl Road)

After closing its doors on March 16, 2020, Main Event reopened on August 14, 2020, operating on 14% capacity with a maximum permitted customer capacity of 200 people, compared to 1,200 people pre-COVID-19.

On October 15, 2020, Main Event's Sales Manager reported total center revenue is down 20% compared to last year. The majority of current business is walk-ins, rather than corporate events, birthdays or field trips. Main Event attributes its business vitality to its reputation and commitment to maintaining a clean, sanitized facility. The local Main Event is not aware of any plans to close the Warrenville facility down again, either permanently or temporarily, as a result of the State's new COVID-19 restrictions for food and beverage service establishments.

Regal Theatre (28250 Diehl Road) After reopening on August 21, 2020, Regal announced on October 5, 2020, it is temporarily closing all of its 536 U.S. theaters, suspending 40,000 employees amid the Coronavirus pandemic.

Pete Otto Eastman Properties, Ltd. (Curtis Avenue)

On August 21, 2020, a new single-family home permit with a construction value of \$250,000 was issued for construction on a vacant lot.

Little Friends, Inc. (27555 Diehl Road)

On August 18, 2020, the Building Division issued an interior demolition permit to Little Friends, and on August 27, 2020, a building permit was issued for interior buildout and site modifications, which include student drop-off areas and an outdoor playground. The construction value is approximately \$3,600,000.

Food Cart (2S781 Route 59)

On August 31, 2020, a food cart began operating in the parking lot in front of To the Next Level sports training facility from 10:00 a.m. to 2:00 p.m., via the City Council’s August 17, 2020, Temporary Use permit approval.

Thorntons Gas Station (Route 59 and Duke Parkway)

On September 3, 2020, Thorntons Gas Station and Mini Mart was issued a temporary certificate of occupancy to allow for stocking of the store, training employees, and opening to the public. On September 16, 2020, the Building Division issued a full certificate of occupancy to Thorntons.

New Residential Building Activity Update (11/3/20)

Subdivision	Total Approved Buildings/ Units	Permits Issued		Certificates of Occupancy Issued	
		Buildings Under Construction	Units	Temporary	Full
Stafford Place	27/27	25	N/A	N/A	21
Everton Townhomes	17/89	8	47	5 (1 Sales Office and 4 models)	20
Lexington Trace Townhomes	21/106	9	54	4 (1 Sales Office and 3 models)	16

Airhart Construction (27W560 Central Avenue)

On September 23, 2020, a building permit, with a construction value of \$234,000, was issued to Airhart Construction for a new single-family home.

Redevelopment of Former BP Training Center at 28301 Ferry Road

During the week of September 28, 2020, Senior Planner Domovessova met virtually with the new owner of the former BP Training Center to discuss their plans for the site. The owner plans to remodel the existing office and training facility into shared co-working office space, and redevelop approximately 4.4 acres of the existing parking lot with 58 townhouse units. The initial redevelopment plan was presented for a Courtesy Review before the Plan Commission in April 2020. The updated proposal reflects many revisions recommended by the Plan Commission and staff. The owner plans to make a formal application for multiple zoning and subdivision approvals in the near future.

Lexington Trace Subdivision

On October 15, 2020, the Building Division issued the building permit for the 10th townhouse building (five dwelling units) in the Lexington Trace subdivision, with an estimated construction value of \$857,303. The City collected approximately \$23,429 in permit fees in conjunction with the issuance of this permit.

On October 30, 2020, the Building Division issued the building permit for the 11th townhouse building (four dwelling units) in the Lexington Trace subdivision, with an estimated construction value of \$759,916. The City collected approximately \$16,947 in permit fees in conjunction with the issuance of this permit, and has now issued permits for 63 of the 106 townhome dwelling units approved for this subdivision. Upon completion, Lexington Trace will consist of 21 buildings, comprised of 106 attached, single-family townhomes.

Speedway Development Update (2S540 Route 59)

During the week of October 19, 2020, Speedway informed staff that they will be delaying the redevelopment of their gas station and convenience store by another year. This delay is related to the acquisition of Speedway by 7-Eleven, as well as challenges associated with a shortage of resources due to COVID-19. The City Council approved the Speedway project in February 2019, and it included consolidation of three lots, redevelopment of the existing gas station with a new 3,900-square foot convenience store, 16 automobile fueling stations, three truck/commercial fueling lanes, and associated parking, lighting, landscaping and stormwater management improvements. At the request of Speedway, due to financial challenges, this approval was previously extended by the City Council until February 2021. Speedway plans to request another year-long extension from the City Council.

Warrenville Hospitality Meeting

On October 29, 2020, Senior Planner Domovessova facilitated a quarterly meeting of the Warrenville Hospitality Group, with various restaurateurs, hoteliers, Main Event, the Warrenville Historical Society Museum, Warrenville Public Library, Western DuPage Chamber of Commerce and DuPage County Visitors Bureau (DVCB) in attendance. Hotel representatives reported challenges with securing new hotel stays and cancelations of previous bookings due to many canceled events in the area and new COVID-19 mitigation restrictions. Extended-stay hotels reported more bookings resulting from temporary relocations and remodeling projects. The City, DVCB and Chamber of Commerce shared various informational resources available to businesses to help navigate through challenges during the pandemic.