

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: July 8, 2021

This report summarizes the various pieces of economic development-related information staff has forwarded to the City Council since the March 8, 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.

Future of Marriot Residence Inn (28500 Bella Vista Parkway)

Cantera's Marriot Residence Inn at was sold by auction at the end of February 2021, to Sun Companies (www.sun-companies.com), whose CEO informed City staff it plans to implement a major refurbishment project beginning in November 2021, and finishing in February 2022. The hotel will remain open and operated as a Marriott Residence Inn property during this project.

Two Brothers Tap House Reopening (30W315 Calumet Avenue W)

On March 2, 2021, the Two Brothers Tap House reopened for business. During its temporary closure, Two Brothers Brewing Company performed cosmetic remodeling and updated its food and beverage menus.

Airhart Stafford Place Update

During the week of March 15, 2021, the Building Division issued building permits for the final two new homes in the Stafford Place subdivision. The combined construction value of these permits was approximately \$466,000. The first new home building permit in this project was issued on February 23, 2018.

Riverview West Townhomes (Torch Parkway)

During the week of March 1, 2021, Interforum Holdings, developer of the Riverview West mixed-use project on Ferry Road, submitted its application for final Planned Unit Development (PUD) approval for the next phase of its project, which includes 60 three-bedroom townhome units as rental units. As proposed, the townhomes would have high-end finishes, rooftop decks, and access to the adjacent Arden Apartment building amenities owned and managed by the same developer. Units are projected to rent for approximately \$3,000 per month. The Plan Commission reviewed the project at its April 22, 2021 meeting and recommended City Council approval; the City Council approved the project at its May 3, 2021, meeting. The developer plans to begin construction in 2021.

Evolet Eve Wine Shop (28W575 Stafford Place)

- **Parklet Improvement**

On March 26, 2021, the Community Development Department issued a revised and updated temporary use permit and public right of way license agreement to Evolet Eve Wine Shop, which permits the installation and operation of a temporary wooden “parklet” seating improvement on the east end of the segment of Stafford Place pavement that extends past the adjacent public parking spaces located closest to the wine shop.

The owner worked with staff to develop a parklet design to comply with the City’s Auxiliary Outdoor Seating Area Program Rules and address concerns and requests of the Public Works and Community Development Departments. The parklet sets on top of the Stafford Place pavement, and consists of four, seven square-foot interconnected sections of wooden deck surface, with wooden planters attached to the western edge. A 32-inch tall concrete barrier was placed along the entire west edge of the parklet for added safety.

- **Food Truck Events**

During the week of June 7, 2021, the Community Development Department issued temporary use permits that allow Evolet Eve to offer food truck service (Fernando’s Street Kitchen Taco Stand) in the private parking lot located on the southwest side of the former Oak Brook Bank Building from 6:00 p.m. to 9:00 p.m. on the Fridays of June 25 and July 16, 2021.

Lexington Trace Subdivision (southwest of Route 59 and Butterfield Road)

On March 26, 2021, the Building Division issued two permits for the 15th and 16th townhouse buildings in the Lexington Trace subdivision. The combined construction value of these buildings is approximately \$2,000,000.

On May 10, 2021, the Building Division issued a building permit for the 17th townhouse building (five dwelling units) in the Lexington Trace subdivision. This building has an estimated construction value of \$956,665. The City collected approximately \$48,535, in permit fees in conjunction with the issuance of this permit and has now issued permits for 86 of the 106 townhome dwelling units approved in this subdivision.

On May 19, 2021, the Building Division issued a building permit for the 18th townhouse building (five dwelling units) in the Lexington Trace subdivision. This building has an estimated construction value of \$952,516. The City collected approximately \$42,224 in permit fees in conjunction with the issuance of this permit and has now issued permits for 91 of the 106 townhome dwelling units approved for this subdivision.

On June 28, 2021, the Building Division issued six individual-unit permits for the 19th townhouse building under construction in the Lexington Trace subdivision. The combined construction value of this permit is \$1,019,592. The City collected \$46,325, in permit fees, and has currently issued permits for 97 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.

Electronic Billboard on Schille Property (4S361 River Road)

In fall 2016, the City approved a redevelopment and sign easement agreement with the developer and owner of property located between Ferry Road and I-88, west of Ferry Creek, east of Raymond Drive. The agreement permitted installation of an electronic billboard along the I-88 frontage, and the City was to receive a share of the advertising revenue from the sign. However, the developer has been unable to obtain the IDOT permit required for installation and operation of the sign. As a result, the property owner's attorney has notified the City that his client has exercised his right to terminate the sign easement and redevelopment agreement, without which the sign cannot be installed.

Regal Theater Reopening (28250 Diehl Road)

On April 7, 2021, Community Development Department staff received confirmation from Regal Cinemas that they intended to reopen the Cantera Theater on May 7, 2021.

Quarterly Hospitality Meeting

On April 15, 2021, Community Development Department staff conducted the quarterly Hospitality Group meeting. The meeting was attended by representatives from five Warrentville hotels, who indicated leisure-stay business has been stable. They also noted challenges with recruiting service staff, as well as ongoing issues related to marijuana smoking in the units. DuPage Convention and Visitors Bureau Executive Director Beth Marchetti provided updates on pending State legislation that could impact local hotels, upcoming cultural and sport events, and wedding planning online venues.

Everton Subdivision

On May 20, 2021, the Building Division issued a building permit for the 10th townhouse building (six dwelling units) in the Everton subdivision. This building has an estimated construction value of \$972,927. The City collected approximately \$58,753 in permit fees in conjunction with the issuance of this permit and has now issued permits for 58 of the 89 townhome dwelling units approved for this subdivision. Upon completion, Everton will consist of 17 buildings, comprised of 89 attached, single-family townhomes.

Circle K Redevelopment Proposal

On Thursday, Community Development staff met with a representative of ArcDesign to discuss and provide comment on preliminary concept plans for redevelopment of the existing Shell gas station at the southwest corner of Route 59 and Batavia Road. The concept includes a 5,200-square foot Circle K convenience store building and a new, free-standing, eight-gas pump island canopy. A formal application submittal for this project is anticipated by end of August. This redevelopment project requires a public hearing before the Plan Commission and a new Special Use Permit approval from the City Council.

USA Cycling National Championship Race

On December 7-12, 2021, the DuPage Convention and Visitors Bureau (DCVB) will host the USA Cycling Cyclocross National Championships at Wheaton's Cantigny Park. Approximately 1,800 elite racers are expected to compete in on and off-road riding for national titles. Food trucks and craft beer will be featured in a family-friendly, festive atmosphere, and many Warrentville hotel stays are anticipated from this event.

June Residential Development Leasing and Sales Activity

Project	Units	Leased/Sold Status
Airhart - Stafford Place	27 Detached Single Family Homes	24 Sold
Alden Sr. Living Apartments	71 Apartments	71 Leased
Arden Apartments	364 Apartments	99 Leased
Everton Flats Apartments	259 Apartments	115 Leased
Everton Townhomes	89 Townhomes	32 Sold
Lexington Townhomes	106 Townhomes	98 Sold
Vanguard Apartments	242 Apartments	0 Leased (under construction)