

City of Warrentville

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 4, 2021

This report summarizes the various pieces of economic development-related information staff has forwarded to the City Council since the July 12, 2021, 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.

Everton Subdivision (southeast corner Route 59/Duke Parkway)

On July 20, 2021, the Building Division issued a building permit for the 12th townhouse building, which includes six dwelling units in the Everton subdivision, and has an estimated construction value of \$941,978. The City collected \$59,617, in permit fees in conjunction with the issuance of this permit.

On August 18, 2021, the Building Division issued three Certificates of Occupancy in the townhome component of the Everton project. Upon completion, Everton will consist of 89 attached single-family townhomes in 17 buildings.

On September 9, 2021, Mayor Brummel, Alderman Goodman, Plan Commission Chairman Cosgrove, and Community Development Department staff attended the grand opening/ribbon cutting event for the seven-building, 248-unit, Everton Flats apartment project. Approximately one month following the City's issuance of the certificate of occupancy permit for the last building in the project, the project was 95% leased.

Future of the Chicago Suburbs Real Estate Symposium

On July 22, 2021, Community and Economic Development Director Mentzer attended a half-day symposium, during which architects, municipal officials, and real estate brokers discussed the future of the Chicago suburban commercial real estate market. Noteworthy themes shared by symposium panelists included:

- The pandemic significantly accelerated the pace of change that was already occurring in the suburban commercial real estate market. The future of retail and suburban office remains unclear.
- The entire United States, including the entire Chicago metropolitan area, is over-retailed.
- The segregated nature of large suburban office parks built in the 1980's and 1990's is no longer appealing to the market.
- There is a strong and growing demand for mixed-use projects that provide a wider variety of work, shopping, entertainment, and housing choices. The more integrated these uses are, the more desirable the area is from a market perspective.

- Communities that consistently embrace change, are adaptable and flexible, and have a culture of working collaboratively with the real estate investment and development community to respond to ever changing market demands and preferences will be the most successful and sustainable in the future.

July 2021 Residential Development Leasing and Sales Activity

Project	Units	Leased/Sold Status
Stafford Place	27 Detached Single Family Homes	27 Sold
Warrenville Horizons Sr. Living Apartments	71 Apartments	71 Leased
Arden Apartments	364 Apartments	202 Leased
Everton Flats Apartments	259 Apartments	209 Leased
Everton Townhomes	89 Townhomes	41 Sold
Lexington Townhomes	106 Townhomes	103 Sold
Vanguard Apartments	242 Apartments	0 Leased (under construction)

October 8, 2021 Single-Family Residential Subdivision Building Permit Activity

Subdivision	Total Planned		Permits Issued		Certificates of Occupancy Issued	
	Buildings	Units	Buildings	Units	Temporary	Full
Stafford Place	27	27	27	27	0	27
Everton Townhomes	17	89	14	72	5 (1 Sales Office and 4 models)	44
Lexington Trace Townhomes	21	106	21	106	4 (1 Sales Office and 3 models)	55

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

On September 12, 2021, the Building Division issued five individual-unit permits for the final townhouse building in the Lexington Trace subdivision, with a combined construction value of approximately \$948,367. Upon completion, Lexington Trace will consist of 21 buildings comprised of 106 attached, single-family townhomes.

Airhart Stafford Place Subdivision (Stafford Place/Rockwell Street)

On September 21, 2021, the Building Division issued the final Certificate of Occupancy for the Airhart Stafford Place development, which is comprised of 11 “garden” homes and 16 “cottages.” Construction began in 2018 on the first of 27 homes. By 2020, all garden homes were completed, and most of the cottage homes were completed or under construction. The remaining

cottage homes were completed this year. Currently, 25 homes are occupied, one is under contract, and one is for sale.

Warrenville Horizon (northeast corner Batavia/Butterfield Road)

On September 8, 2021, Mayor Brummel, City Administrator Coakley, and Community and Economic Development Director Mentzer received a comprehensive tour of the 71-unit, age restricted, mixed-income Warrenville Horizon project built by the Alden Foundation. The tour included a visit to the roof of the building to view the solar panels that provide electricity for the building's common areas. The City issued a final temporary occupancy permit for this project on September 9, 2021. Residents moved in on September 15, 2021. All units were leased several months ago, and a waitlist of over 100 individuals exists.

A ribbon cutting took place on October 27, 2021. In attendance were residents, the Mayor, four aldermen, City staff, and representatives from DuPage County, the Forest Preserve District, and the Illinois Housing Development Authority.

Class V (Video Gaming) and Video Gaming Terminal Applications

On September 20, 2021, the new Class V (Video Gaming) and Video Gaming Terminal License applications were loaded onto the City website, and became available for applicants to complete. Three applications for Class V Video Gaming licenses were received the following week. Two Class V liquor licenses were issued--one to KV Shots, the second to Warrenville Towne Tap. No Video Gaming Terminal (VGT) licenses have been issued to either establishment, as the applicants must first obtain their State licensing for video terminals before they can apply for the City Video Gaming Terminal (VGT) licensing.

During the week of October 25, 2021, a Class V Video Gaming license was issued for Tom's Market. To date, the City has not issued any VGT licenses.

Old Town Civic Center Redevelopment Site #2 Update

The bid notice for the asbestos abatement and building demolition of the former Citgo property was published in the newspaper and posted on the City's website on October 4, 2021.

On October 13, 2021, staff and the City's consultant held an on-site pre-bid meeting for the asbestos abatement and building demolition project at the site of the former Citgo gas station, with 14 contractors in attendance. Bids were opened on October 25, 2021. The City Council awarded the project to the low bidder at their November 1, 2021, meeting.

As part of the ongoing preliminary site planning process for this property, City staff and planning consultants conducted a virtual Public Input and Information meeting on October 19, 2021, wherein information on preliminary, in-progress, site redevelopment options for Old Town Civic Center Redevelopment Site #2 was presented. Approximately 35 individuals attended the meeting, and ten asked questions and provided feedback on the information presented. Feedback will be summarized and shared with both the special advisory group created to coordinate preliminary site planning efforts and the City Council at an upcoming committee of the whole meeting.

Hospitality Meeting

On October 14, 2021, Community and Economic Development Director Mentzer facilitated a quarterly meeting of the Warrenville Hospitality Group, with representatives from the Hyatt hotels, the Warrenville Historical Society Museum, Western DuPage Chamber of Commerce, and DuPage County Visitors Bureau in attendance. Grant Bollman of Lee & Associates, spoke on current trends in the local and national office markets, including demand for one-story building flex space, subleasing, and the continuing shift to a hybrid-style (part-time in office and part-time from home office) work re-entry. These trends are leading many building tenants to reduce the amount of office space they lease. Although the office vacancy rate in the Warrenville market is high at 27%, the investment capitalization rate for office space remains healthy at 8%.

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 Warrenville hotel stays are anticipated from this event.

2020 Census Results Certification

The City received a letter from the Illinois Secretary of State this week, certifying the 2020 U.S. Census population count. The population count is now official and effective for state-shared revenue purposes. The resulting population, as of April 1, 2020, is 13,553. While this figure is an increase over the 2010 population of 13,140, it should be noted that the census took place prior to occupancy of most of the recently completed residential developments, including Everton, Lexington Trace, Warrenville Horizons, Arden Apartments, and Vanguard Cantera Apartments.