

VILLAGE OF SCHILLER PARK – COMMUNITY DEVELOPMENT COMMITTEE MEETING

5/25/16

Minutes

Call to Order: Chairman Gorzynski called the meeting to order at 2:01 p.m.

Roll Call:

Present – Chairman Gorzynski, Trustee Fritz, Mayor Piltaver

Absent – none

Also in attendance: Acting Community Development Director Eric Tison, Village Manager Brad Townsend, Assistant Village Attorney Frank Abel, from Skyline Properties Schiller Park LLC Mike Matushka, Matt Dodge and Attorney Jim Boyle, from Hudson Avenue Capital Chris Wellman and Attorney Zack Kafitz, Nick Teague and Mark

Minutes: The Committee approved the minutes from their meeting of 5/15/2016.

Business:

A. Skyline Properties, LLC (former Atlas Toyota site)

1. 7c Tax Incentive for 5050 and 5040 River Road – Attorney Jim Boyle spoke on behalf of the Skyline Properties, owners, regarding the two buildings on River Road. Skyline Properties received Letters of Intent from 2 different commercial operators for the address on River Road, 5050 and 5040, which the owners felt necessitated a revised tax incentive application for commercial purposes. The leases for the two potential occupants is contingent on receiving the incentive for 5050 and 5040 River Road. Skyline Properties as owner/developer is investing more than \$3M in the entire site.

Mayor Piltaver asked about renovations to the buildings and who completes those improvements? Mr. Boyle responded that the landlord/owner, Skyline Properties will complete all improvements.

Trustee Fritz noted a mistake on the application and that there was no mention of the roof repairs in the lease. It was confirmed by the owners, represented by Mike Matushka and Matt Dodge of Skyline Properties, that the roof repairs will be completed, contingent on the incentive approval.

Trustee Fritz inquired about the brewery. Mayor Piltaver stated that the brewery operators were present, Nick Teague and Mark Duchow, brewmaster.

Trustee Fritz asked about the pro forma from Village Manager Townsend. Mr. Townsend discussed his review and referred to the owners for their equity stake in the project - \$2.7M in capital and \$2.1M financed as interest only, to be converted to conventional. Mr. Townsend requested additional time to review the information, but indicated a positive looking review.

Acting Director Tison commented on the brewery operation as it relates to the Village's Comprehensive Plan update, currently underway and the potential for the brewery to fit in nicely with possible recommendations for the Comp Plan.

Nick Teague and Mark Duchow commented on the brewery concept, with a Tasting Room serving their own beer on site, with a kitchen, package sales of beer product, merchandise and beer production/distribution. Approximately 55 parking spaces are available to the building.

Motion:

Trustee Fritz moved, seconded by Mayor Piltaver to approve the application for a 7c incentive from Skyline Properties. All in favor.

2. Mayor Piltaver inquired about the 6b occupant, Bassler. Skyline Properties responded that this location can double Bassler's current space. Additionally, Mayor Piltaver received an inquiry from Hyperfight Club which may be a good for the smaller building. However, there was no confirmation from Skyline Properties at this time.

B. Hudson Avenue Capital, LLC

1. 6b Tax Incentive for 3999 N 25th Avenue – Attorney Zack Kaftiz spoke on behalf of Hudson Avenue Capital regarding the vacant industrial/manufacturing building at the corner of 25th Avenue and Soreng, a 30,000 square foot building occupying a 60,000 square foot site, formerly occupied by HPC.

The building has been fully vacant for approximately 1 year. Avers Machine would move their operation from Harwood Heights, along with 28 full time employees. Owner Chris Wellman stated that he would be able to add at least 8 additional employees and would be very willing to actively participate within the community.

Mr. Wellman also stated that the purchase of the property is contingent on receiving the incentive and will not go forward without it.

Mayor Piltaver asked about the business. Mr. Wellman stated that Avers Machine is a manufacturer of precision small plastic and metal parts. They are out of space at their current location.

Mayor Piltaver then asked why he was looking at Schiller Park? Mr. Wellman responded that he was interested in properties within a specific radius that would allow him to retain his current employees.

Mayor Piltaver further asked about Lincoln School across the street. Mr. Wellman stated that hours of operation for the business currently fall between 6 a.m. and 5 p.m., they are adjacent to residential and to the best of his knowledge received no complaints. The machines run quietly.

Village Manager Townsend asked about vehicles. Mr. Wellman responded that UPS or FedEx make deliveries and pick ups. They receive 3 LTL truck shipments and this new location provides plenty of parking and functional loading dock space on the property.

Trustee Fritz inquired about the company list provided in the application. Mr. Wellman confirmed that several customers and vendors were within Schiller Park already.

Trustee Fritz commented on the qualifications of the application relative to the dollars spent on improvements. Attorney Kafitz stated that approximately 15% of the purchase price will be spent on improvements. Village Manager Townsend asked about financing. Mr. Wellman stated that Hudson Avenue Capital has 100% equity in the property and is funding improvements.

Mayor Piltaver asked about taxes in Harwood Heights and Mr. Wellman responded that he is renting that location. Additionally, the Schiller Park location affords him plenty of room to grow and he does not plan on going anywhere for a long time.

Motion:

Mayor Piltaver made a motion to approve the request for a 6b tax incentive for Hudson Avenue Capital for the property at 3999 N. 25th Avenue, seconded by Trustee Fritz. All in favor.

The Committee had additional discussion only on items not listed.

Adjournment:

Motion by Trustee Fritz, seconded by Mayor Piltaver to adjourn, all in favor.

Meeting adjourned at 3:18 p.m.