

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## MINUTES

### Development Committee

September 19, 2013

#### APPROVED AT THE NOVEMBER 11, 2013 MEETING

##### 1. Call to Order, Roll Call, and Establishment of a Quorum

Chairman Stout called the meeting to order at 8:00 a.m.

Roll call found Aldermen James Beifuss, Laura Grodoski, Alan Murphy and Rebecca Stout present.

Also in attendance were Alderman Don Earley, City Administrator Michael Guttman, Director of Community Development John D. Said and City Planner Jeff Harris

##### 2. Approval of Minutes – None.

##### 3. Public Participation – None.

##### 4. Items for Consent – None.

##### 5. Items for Discussion

Chairman Stout stated that Item 5B would be discussed first.

##### B. Downtown TIF District - Extension

Chairman Stout requested staff to provide a brief overview. Mr. Said provided an update in accordance with the Agenda Item Summary. He noted that Michael Guttman, Jeff Harris and he collaborated to update the Redevelopment Plan based on current conditions. He noted further that the update included a review of the buildings in the area, updated maps, costs, statistics and land prices.

Mr. Guttman commented that some of the Committee members were not on the Council when the City first started talking about the extension in 2004/2005. He stated that the City got the State approval first before the taxing bodies. He added that then they had to wait for the end of the term so the plan could be updated. He added further that there will also be a public hearing before the City Council.

Chairman Stout stated that it looks great to her and the extension with the support of the other taxing districts is good. She asked the members if staff should go forward with the extension and the members unanimously agreed.

A. West Chicago Community Center – Draft Agreement for 151 W. Washington Street

Chairman Stout requested staff to provide a brief overview. Mr. Said noted that Mr. Sabathne is not here but a few interested people who are a part of the West Chicago Community Center are here. He noted further that he and Michael Guttman met with Dave Sabathne concerning 151 W. Washington. He added that the agreement was developed starting with terms and then once the terms were agreed to, the draft agreement was developed. Mr. Said commented that the draft agreement focuses on the building exterior as a top priority to secure the building and make it weather tight. He added that the West Chicago Community Center stated that securing the building is a first priority for them as well. He added further that upon conclusion of the work, the City could then sell ownership of the building to the Community Center. He noted that there are some qualifiers, a time limit, a list of violations or major issues that need to be resolved and terms in the draft agreement. Mr. Said stated that this was our effort and collaboration with the Community Center to prepare this agreement and move it forward for the renovation and restoration of that building. He added that he is appreciative of Dave and his group stepping up to do the project. He added further that the cooperation and attitude have been very nice to see.

Alderman Beifuss stated that he is pleased that the West Chicago Community Center stepped up to take on this project and pleased that City staff has been able to work with them. He added that it looks like a winning project.

Alderman Murphy commented that it is a win-win for the community and for the Community Center. He added that it is great that they stepped up and it will preserve the Wiant House. He added further that it will not have to use public money, which is one of the things he was concerned about. He stated that it is a great deal and a win-win for everybody.

Alderman Grodoski stated that she is happy it is moving in this direction.

Chairman Stout commented that she agrees with the Aldermen's comments. She stated that it is a win-win for the community and it is preserving an asset to the community. She added that she is pleased that we are at this point and this is the direction she would like to move.

**Alderman Beifuss made a motion, seconded by Alderman Murphy, to place Resolution No. 13-R-0075 on the October 7, 2013 City Council Agenda. The members unanimously agreed. Motion carried.**

**6. Unfinished Business – None.**

Mr. Said commented that this meeting is a reschedule of the October meeting so there will not be a meeting on October 14<sup>th</sup>. Mr. Guttman added that the payment for this meeting will not be issued until October.

**7. New Business – None.**

**8. Reports from Staff**

Mr. Said stated that a recommendation was given to staff by a City Council member concerning reviewing zoning for Elm Road, which is a short street off of North Avenue. He noted that the area was annexed into the City about ten years ago and zoned ORI. He noted further that City staff has been working with some landowners who have inquired why the property is zoned ORI when it is all residential. He added that staff will be reviewing it and providing further updates.

**9. Adjournment**

**Alderman Beifuss made a motion, seconded by Alderman Murphy, to adjourn. The members unanimously agreed. Motion carried. The meeting adjourned at 8:11 a.m.**

Respectfully submitted,

Linda Ericksen