

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved January 8, 2018

MINUTES

DEVELOPMENT COMMITTEE

October 9, 2017, 7:00 P.M.

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

Alderman Stout called the meeting to order at 7:00 P.M.

Roll call found Aldermen James Beifuss, Michael Ferguson, Bonnie Gagliardi, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Interim Director of Community Development, Bill Ganek.

2. Approval of Minutes.

A. September 11, 2017

Alderman Gagliardi moved and Alderman Ferguson seconded a motion to approve the minutes. Voting Aye: Aldermen Beifuss, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.

3. Public Participation. None.

4. Items for Consent.

A. Frank's Auto Repair – 927 W. Washington St. – Special Uses & Variance.

B. Burrito King – 200 S. Neltnor Blvd. – Façade Agreement.

Alderman Beifuss requested that Item A be moved to Items for Discussion, Agenda Item 5.

Development Committee Minutes
October 10, 2017

Alderman Beifuss moved and Alderman Sheahan seconded the motion to approve Items for Consent B. Voting Aye: Aldermen Beifuss, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.

5. Items for Discussion

A. Frank's Auto Repair – 927 W. Washington St. – Special Uses & Variance.

The item summary was provided by Bill Ganek who explained the applicant is requesting the approval of three special uses for an automobile repair shop, a self-storage facility and outside storage associated with the construction of a new facility to be located at 927 W. Washington Street, along with a variance to reduce the required rear yard landscape setback. The Plan Commission/Zoning Board of Appeals recommended approval of the special uses and the variance with conditions relating to outside storage, which were set forth in the draft ordinance. Mr. Ganek made mention that the parking and landscaping requirements have been satisfied and he briefly described the building's exterior finishing being planned.

Alderman Beifuss inquired about the adjacent properties and a discussion followed among the Aldermen, Bill Ganek and the applicant, Keith Parks. A question was asked about the type of screening and the response was given that it would be 8 feet tall.

Alderman Beifuss moved and Alderman Ferguson seconded the motion to approve Item A. Voting Aye: Aldermen Beifuss, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.

B. Proposed Roosevelt Rd/Fabyan Pkwy TIF District.

Bill Ganek summarized this Item for the Committee. He began by providing a map of the proposed area on an overhead map and then reviewed the purpose of a Tax Increment Financing District (TIF) and stated that the redevelopment plan as a whole needs to conform to the City's long term comprehensive plan. He furthered that all revenues generated by the tax increment must be used within the redevelopment area, and he also provided an overview of the area size and zoning. Mr. Ganek stated that the consultant, Camiros Ltd., concluded that the project area qualifies for designation as a redevelopment project area because it is a combination of an improved conservation area and blighted vacant area. State law stipulates the eligibility factors that must be met for TIF designation and in the case of this area, five of the conservation factors were met and three of the blighted area factors were met. In terms of the approval process, he commented that City's Joint Review Board met in September and it was concluded that the eligibility requirements were indeed met, but the School Districts requested additional time to consider the long term TIF funding implications for their District. The continuation of the Joint Review Board meeting is set for October 10th, 2017, which will be followed by a Public Hearing before the City Council meeting on October 16th, 2017.

A question was asked about School District #33's potential interest in a school property located in the Proposed TIF District and a brief discussion followed with Mr. Ganek. Alderman Beifuss commented on the low EAV estimated for the area and a brief discussion followed about the projected EAV for the area were it to be redeveloped.

Alderman Beifuss moved and Alderman Sheahan seconded the motion to recommend Item B for approval. Voting Aye: Aldermen Beifuss, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.

6. **Unfinished Business.** None.

7. **New Business.** None.

8. **Reports from Staff.**

Bill Ganek informed the members that by their next meeting, they can expect to review the final plan for the Homes for a Changing Region study. He mentioned that they might also be given the Central Main Street Redevelopment Plan for review in December. Finally, he stated that a new Community Development Director was selected for hire and the anticipated start date is November 15, 2017.

Alderman Ferguson moved and Alderman Gagliardi seconded the motion to adjourn the Development Committee meeting at 7:24 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke