

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved September 10, 2018

## MINUTES

### DEVELOPMENT COMMITTEE

**August 13, 2018, 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, Melissa Birch Ferguson, Michael Ferguson, Bonnie Gagliardi, Matt Garling, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. **Approval of Minutes.**

A. **June 9, 2018.**

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

3. **Public Participation.** None.

4. **Items for Consent.**

Items B, C and D were pulled from the consent agenda for discussion.

A. **Garage 360 – 397 Charles Court – Special Use.**

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

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**B. DuPage Airport Authority – Airport Zoning District Text Amendment & Intergovernmental Agreement Amendment.**

Alderman Beifuss stated this would be the 6<sup>th</sup> amendment to the Intergovernmental Agreement (IGA) and he asked what changes are being made specifically this time around. Mr. Dabareiner responded by providing examples of the changes, such as the elimination of the lengthy list of State and/or Federal regulations (Section 10.5-3, (C-1)), which they have no means to measure against, and the simplification of categories in (C-4). He apologized for not including a red line copy of the original Agreement for comparison purposes. Alderman Beifuss asked if a copy was available as it would be helpful to know what was removed so they know what they are agreeing to. He then asked about the waiver of the Public Hearing requirement, and Mr. Dabareiner replied that the requirement was changed from two to one. Alderman Beifuss wondered about tabling the discussion and asked about any pressing matters. Mr. Dabareiner answered that there is a lot going on at the DuPage Business Center, and pointed out that the Airport and Plan Commission/Zoning Board of Appeals (PC/ZBA) has already approved this amendment. Alderman Garling stated that the PC/ZBA had been provided with a red line copy and so he asked if the discussion could be tabled until later in the meeting to allow for a copy to be obtained. The members agreed.

**C. Wojnarowski Residence – 2660 Sandpiper Trail – Easement Encroachment Agreement.**

Alderman Garling stated he is in agreement, but he asked if it would be passed on to subsequent owners. Mr. Dabareiner replied that the agreement would go with the property and not with the owner.

**Alderman Garling moved and Alderman Beifuss seconded the motion to approve Item C for Consent. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Gagliardi, Garling, Sheahan and Stout. Voting Nay: 0.**

**D. Anona West – 129 Fremont Street – Façade Grant Agreement.**

Alderman Birch Ferguson stated that she wanted to discuss this item along with the other façade grant to be discussed under Agenda Item 5.A. She wondered about available funding for the fiscal year, and asked if staff had any information available to confirm that and if there were any other pending applicants. Mr. Dabareiner provided the members with a handout containing information on the current funding available. He stated that there is less money available than what they had thought. So while the façade grant request at hand is eligible, there is currently not enough funding available to fund their entire request. He furthered that there is a policy discussion staff seeks to have with regards to the façade grant request under Agenda Item 5.A. The issue is whether to fund a façade grant for an applicant whose property value has increased dramatically since being purchased and who would be able to secure a loan for repairs through typical means. He



furthered that economic development typically rationalizes awards based on the notion of “but for,” as in “but for” this façade grant funding, the project would not be possible. He added the funding in this case is requested by the temporary owner and not the end user of the property. In addition, staff just received two more new applications, but they have not yet had the chance to review their eligibility.

Alderman Birch Ferguson asked a question about the pending funding, and whether there is a time limit for reimbursement requests made by the applicants. Mr. Dabareiner answered that it can go well into the following year.

Alderman Beifuss asked about the façade grant reimbursement procedure, the amount of funding remaining for the current year vis-à-vis the current number of applicants and what the fiscal year is for TIF funding. Mr. Dabareiner provided the dollar amount remaining, roughly \$4900, and replied that a funding discussion would be held in September, but no new funds would be available until the first of the year. Alderman Stout pointed out the caveat that the funding amount for next year could change.

Alderman Garling asked about the best options for allocating the remaining funding, such as first come, first serve. He commented that with regards to 151 W Washington, he does not recall ever seeing need as a factor for previous awards and therefore considered it irrelevant at this time. He then asked for clarification on what was meant by an end user, and Mr. Dabareiner replied that the end user of the property would be the restaurant. If the owners were to complete the work and then receive the grant award, they would benefit by reselling the building to the end user for a higher price due to the renovations.

Alderman Beifuss provided some history on 151 W Washington, indicating that it is owned by the Fox Community Center, which is a non-profit that also owns the former train station on Main Street (now being used as a community space and office for the Chamber of Commerce). Were it not for the funding they provided, the historic building at 151 W Washington would have been demolished. It has never been about “flipping” this property, but rather improving a building in the TIF District. The current value of this building if sold is probably irrelevant. He asked if the repairs proposed are eligible for funding, and Mr. Dabareiner confirmed that they are. Alderman Beifuss said that typically the awards have been awarded on a first come, first serve basis and in terms of a policy stance, he expressed support to continue this practice. Had more funding been available as was believed, he would have suggested splitting the amount between the two applicants.

Alderman Birch Ferguson expressed that had more funding been available, she would have suggested funding Anona West first and then offered the idea of doing and funding half of the project at 151 W Washington this year and the remainder for the next year. She agreed with Alderman Beifuss that they should continue to base awards on a first come, first serve basis and fund Anona West’s application. Alderman Stout concluded that there was general consensus among the members.

**Alderman Birch Ferguson moved and Alderman Gagliardi seconded the motion to approve Item D for Consent. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.**

**5. Items for Discussion.**

**A. West Chicago Community Center – 151 W. Washington Street – Façade Grant Agreement.**

Discussion of this Item continued from the previous Agenda Item above. Alderman Stout indicated that since no funds remain for 2018, this applicant could reapply next year. Alderman Beifuss asked if a motion was needed and Alderman Stout remarked that it would not as it was an Item for Discussion. Alderman Beifuss asked if there was agreement about the policy discussed and if the project proposed is an eligible use. Tom Dabareiner responded that it is the prerogative of the members to make these decisions. He mentioned his work in other communities where if a loan could be secured through other means, applicants were encouraged to do so rather than using the municipality's funds.

Alderman Garling said he was not opposed to that idea; however, he felt it would be more appropriate to explore any policy changes at the beginning of the year. Alderman Birch Ferguson asked that staff look into other communities' programs, such as other criteria for grant awards so that with that information, the members would be in a better position to evaluate applications. She asked when the amount for funding would be set for next year, and Mr. Dabareiner replied when the 2019 budget is approved. Alderman Stout surmised that for the time being, research can be carried out so that when the amount is known for the new fiscal year, the policy stance can be revisited.

**4. B. DuPage Airport Authority – Airport Zoning District Text Amendment & Intergovernmental Agreement Amendment.**

At the request of Alderman Stout, a five-minute break was taken at 7:29 p.m. to provide time to obtain a copy of the previous Amendment for review.

Discussion resumed and copies of the existing Amendment were distributed among the members. Mr. Dabareiner pointed out which portion of the Amendment was eliminated, from Section 10.5-3, (C-1), maintaining the City does not have the ability to measure nor enforce those specific State and Federal regulations. Furthermore, the Performance Standards of the City are in effect the same as the State and Federal regulations. Beifuss asked if there are any City regulations that are in excess of State and/or Federal laws, and Mr. Dabareiner confirmed there are not. Alderman Beifuss asked about the changes to (C-2)-Permitted uses and (C-3)-Special uses and Mr. Dabareiner replied there were some minimal changes. It was noted as an example that the term automobile vehicle repair was replaced with the broader term of motor vehicle repair.

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

**6. Unfinished Business.** None.

**7. New Business.** None.

**8. Reports from Staff.**

**A. Project and Economic Development Updates.** None.

**9. Adjournment.**

**Alderman Birch Ferguson moved and Alderman Beifuss seconded the motion to adjourn the Development Committee meeting at 7:46 P.M. The Committee members unanimously agreed and the motion carried.**

Respectfully submitted,  
Jane Burke