

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved January 11, 2021

## MINUTES

### DEVELOPMENT COMMITTEE

December 14, 2020 7:00 P.M.

The Development Committee meeting of December 14, 2020 was held part remotely and partly in person due to the Coronavirus pandemic.

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

Alderman Stout called the meeting to order at 7:00 p.m.

All Aldermen in attendance were present remotely unless indicated otherwise. Roll call found Aldermen James Beifuss, Melissa Birch Ferguson, Michael Ferguson, Matthew Garling, John Jakabscin, Jayme Sheahan and Rebecca Stout (in person) present.

Also in attendance was Community Development Director, Tom Dabareiner.

Alderman Stout announced that Mayor Pineda has determined that in-person meetings are not practical and prudent.

#### 2. Approval of Minutes.

##### A. November 9, 2020.

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

#### 3. Public Participation. None.

#### 4. Items for Consent.

##### A. Zoning Text Amendment – The amendment would provide a definition for the

use of “Private Garage Vehicle Condominiums” and would add this use to the B-2 General Business District as a Special Use.

- B. Special Use Permit Amendment** – Frank’s Automotive seeks an amendment to their recently approved Special Use to replace the approved wood screening fence with an already installed chain link fence.

**Alderman Garling moved, and Alderman Birch Ferguson seconded the motion to approve Items 4. A. and 4. B. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Garling, Jakabscin, Sheahan and Stout. Voting Nay: 0.**

## **5. Items for Discussion**

- A. Mosaic Shopping Center TIF Disbursement** – The owner seeks Tax Increment Financing reimbursement for a portion of their costs for repaving and other repairs to the parking lot. Previously, Committee Members sought evidence of a lease for a new tenant and the issuance of a building permit prior to consideration and both have occurred.

A staff update was provided by Tom Dabareiner. He stated that at the Committee’s meeting on September 14, 2020, the members asked staff to obtain a copy of the lease with the new tenant, Planet Fitness, and that the building permit be issued for the remodeling work. Those items have been completed and staff is recommending approval to award \$58,061.60 to the owner of Mosaic Crossing Shopping Center for the parking lot improvements completed.

**Alderman Beifuss moved and Alderman Ferguson seconded the motion to approve Item 5. A. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Jakabscin, Sheahan and Stout. Voting Nay: Alderman Garling.**

- B. Draft Economic Development Plan** – Staff drafted the City of West Chicago Economic Development Plan. Discussion will occur about the SWOT section. Copies of the Draft Plan were distributed in September.

Tom Dabareiner provided this staff update. He shared a PowerPoint presentation with the members to discuss the Tasks that were proposed in the Economic Development Plan. The Tasks are organized by priority and by cost. He introduced the first category of High Priority/Low Cost Tasks. He discussed the tasks within this category, highlighting Tasks such as developing an Economic Development Task Force as an important way to gather information from local community experts and embracing manufacturing as the predominant sector within the City. Next, Mr. Dabareiner discussed the High Priority/High Cost Tasks and highlighted formal business retention, recruitment and support programs. These activities may require incentives, which is why they come at a higher cost to provide. The third category of Tasks discussed were the Low Priority/Low Cost, where he highlighted the Task of linking training programs with local community colleges and encouraging development of a healthcare sector of the community. He also mentioned updating Zoning and Building Codes in the near future and making sure that local amendments are business-friendly. The final category discussed were the Low Priority/High Cost Tasks, with such ideas brought forth as creating business incubator spaces, mid-range plans for the development of the former General Mills site and citywide



façade improvement program, among others. He concluded the presentation by discussing the Next Steps of making final updates to the Draft Economic Development Plan and then potential adoption of it. Concerning a previous question raised about finding out where West Chicago residents work outside of the community, staff has looked into buying the data, but they have not found a source yet. They will continue to search.

Alderman Garling asked if General Mills should be called out as a specific business in the Draft Plan and he wondered if there is not another way to phrase this. Mr. Dabareiner replied that the current owners are not exactly sure what they plan to do with the site and the hope is they will be discussing options with the City soon. Alderman Garling also asked if the City should consider prioritizing the top Tasks since they cannot do all of them at once equally. He also asked about who would handle the prioritization. Mr. Dabareiner replied that the Plan names what staff believes to be the High Priority Tasks, but ultimately, the prioritization would be considered on an annual basis by the Economic Development Task Force, especially as it relates to any funding needed.

Alderman Beifuss asked about the expansion of the façade grants. He stated they typically look to the TIF funds to provide that funding, and he wondered if that would be the source for a citywide program or if there is another source. Mr. Dabareiner replied that they have not specifically identified the source. While TIF funds can be used for façade grants, they cannot overdo the number of TIFs they have in the community. There may be a need to find other sources of funding, such as creating Special Service areas whereby additional taxes in a particular area fund projects strategically. Alderman Beifuss also asked about business incubators and if an underserved sector such as healthcare might work for this in the future. Mr. Dabareiner stated he has not seen this sector in business incubators. He has seen restaurants more commonly. Finally, Alderman Beifuss added that he recognizes the City's strength in manufacturing and that is something they should continue to promote.

6. **Unfinished Business.** None.
7. **New Business.** None.
8. **Reports from Staff.** None.
9. **Adjournment.**

**Alderman Birch Ferguson moved, and Alderman Ferguson seconded the motion to adjourn the Development Committee meeting at 7:35 p.m. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Garling, Jakabscin, Sheahan and Stout. Voting Nay: 0.**

Respectfully submitted,

Jane Burke