

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

**Monday, January 11, 2021  
7:00 P.M. - Council Chambers**

*During the COVID-19 Pandemic, those wishing to attend public meetings of the Development Committee are welcome to do so at City Hall. You may attend in person to listen to the audio of the meeting, or via teleconference from home or another location on the Zoom app. Downloading Zoom from zoom.us will provide the audio link to the meeting. Anyone wishing to provide comment on a topic or an agenda item may address the Development Committee by 4:00 p.m. the day of the meeting. You may do so either by an online form on the City's website, email to [jburke@westchicago.org](mailto:jburke@westchicago.org) or voicemail message at (630) 293-2205 x141. Your comment to the Development Committee will be read during the Public Participation portion of the agenda.*

**Meeting ID: 827 6793 9637  
Passcode: 891775**

### AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum – *Mayor Pineda has determined that in-person meetings are not practical and prudent.*
2. Approval of Minutes
  - A. December 14, 2020
3. Public Participation
4. Items for Consent
  - A. **Minor Subdivision** – Property owner seeks to subdivide three properties into two 13,500 square foot lots at 924 and 928 Hahn in the R-5 Single Family District.
5. Items for Discussion
  - A. **Townhouse Proposal / Block Two** – Staff has been meeting with Aspen Venture Group, a developer interested in building the townhouses targeted for Block Two of the Central Mail Street Plan Update. Representatives from Aspen wish to make a presentation to the Development Committee to assure compatibility with the Plan and the City's goals.
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

475 Main Street  
West Chicago, Illinois  
60185

T (630) 293-2200  
F (630) 293-3028  
[www.westchicago.org](http://www.westchicago.org)

Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

**Draft**

## **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

Development Committee Minutes  
December 14, 2020



## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Minor Subdivision  
924 and 928 Hahn Place

Resolution No. 21-R-0001

**AGENDA ITEM NUMBER:** 4.A.

**FILE NUMBER:** \_\_\_\_\_

**COMMITTEE AGENDA DATE:** Jan. 11, 2021

**COUNCIL AGENDA DATE:** \_\_\_\_\_

**STAFF REVIEW:** Tom Dabareiner, AICP

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

**SIGNATURE** \_\_\_\_\_

**ITEM SUMMARY:**

The petitioner, Fabian and Janice Garcia, owns three contiguous parcels of land on Hahn Place. Two of these parcels, located at 924 and 928 Hahn Place, contain single-family homes. The third parcel, located in between the two improved lots, is vacant. The petitioner proposes to split the middle vacant lot and assign the land to each of the two developed lots. In addition, the petitioner intends to expand both homes, taking advantage of the new setback measurements.

At its January 5, 2021 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) reviewed the proposed minor subdivision and found it to be in compliance with the City's Subdivision Regulations Code. Members voted unanimously (5-0) in favor of recommending approval of the minor subdivision.

**ACTION PROPOSED:**

Consideration of the proposed Resolution approving a Minor Subdivision between 924 and 928 Hahn Place.

**COMMITTEE RECOMMENDATION:****Attachments:**

Draft Resolution & PC Report

**RESOLUTION NO. 21-R-0001**

**A RESOLUTION APPROVING HAHN PLACE PLAT OF RESUBDIVISION  
924 HAHN PLACE AND 928 HAHN PLACE**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled as follows:

Section 1. That the Final Plat of Hahn Place Resubdivision, as prepared by Steinbrecher Land Surveyors, Inc., consisting of one (1) sheet attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That the recommendation and findings of fact of the Plan Commission, pursuant to Recommendation No. 21-RC-0001, a copy of which is attached hereto and incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

Section 3. That all resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 4. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2021.

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

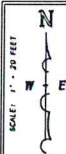
\_\_\_\_\_  
Mayor, Ruben Pineda

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy M. Smith

**EXHIBIT “A”**

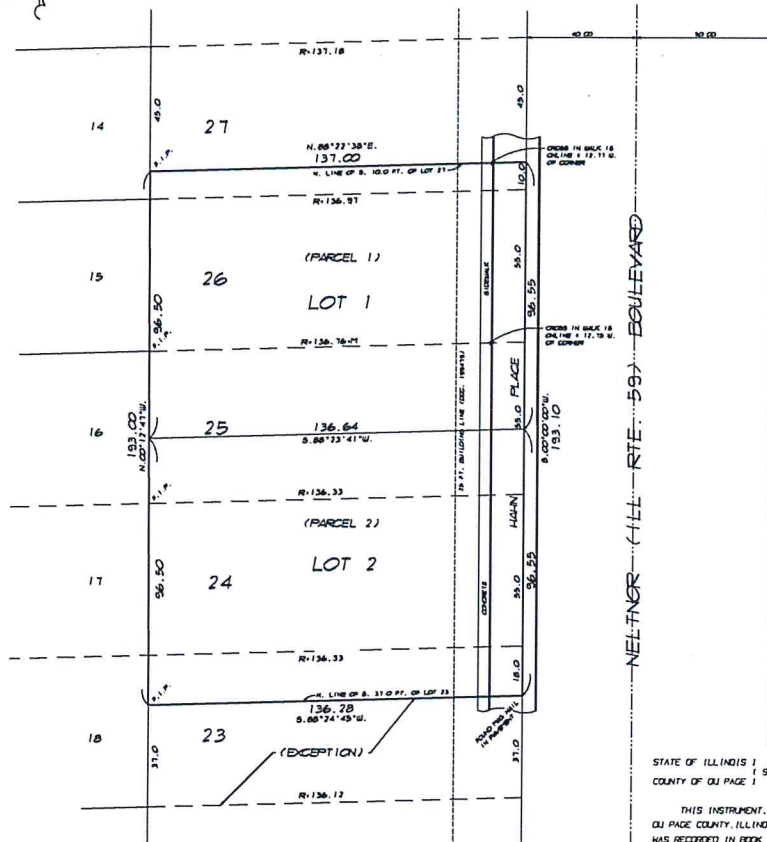
(INSERT PLAT OF RESUBDIVISION HERE)



# HAHN PLACE RESUBDIVISION

IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.  
P.L.N. 84-15-104-B19, 84-15-104-B20, 84-15-104-B21

## Exhibit "A"



STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

### COUNTY RECORDER'S CERTIFICATE

THIS INSTRUMENT, NO. \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF  
DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND  
WAS RECORDED IN BOOK \_\_\_\_ OF PLATS ON PAGE \_\_\_\_.

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

I, JEAN KACZMAREK, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT  
THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED CURRENT TAXES, NO UNPAID  
FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE  
ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION  
WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

COUNTY CLERK

### CITY OF WEST CHICAGO MAYOR AND CITY COUNCIL APPROVAL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DU PAGE, STATE OF  
ILLINOIS, HEREBY CERTIFY THAT THE SAID COUNCIL HAS ONLY APPROVED THIS PLAT OF RESUBDIVISION  
ATTACHED HERETO, BY RESOLUTION NO. \_\_\_\_\_, DULY AUTHENTICATED AS PASSED THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ATTEST: \_\_\_\_\_  
CITY CLERK

MAYOR

### SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

THIS IS TO CERTIFY THAT WE, STEINBRECHER LAND SURVEYORS, INC., LAND SURVEYING DESIGN FIRM  
NO. 184-883126, HAVE SURVEYED THE PROPERTY FOR THE PURPOSE OF RESUBDIVIDING.

PARCEL 1: OF LOT 26 AND THE SOUTH 18.8 FEET OF LOT 27, IN BLOCK 17 IN HILLSIDE ADDITION TO WEST  
CHICAGO, BEING A SUBDIVISION IN SECTIONS 18 AND 15, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1925 AS DOCUMENT 189479,  
IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: OF LOT 23 (EXCEPT THE SOUTH 37 FEET THEREOF) AND LOT 24 AND LOT 25 IN BLOCK 17 IN  
HILLSIDE ADDITION TO WEST CHICAGO, BEING A SUBDIVISION IN SECTIONS 18 AND 15, TOWNSHIP 39 NORTH,  
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER  
12, 1925 AS DOCUMENT 189479, IN DU PAGE COUNTY, ILLINOIS.

AS SHOWN ON THE ANNEXED PLAT WHICH TO THE BEST OF OUR KNOWLEDGE AND BELIEF, IS A CORRECT  
REPRESENTATION OF SAID SURVEY AND RESUBDIVISION. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS  
THEREOF. SCALE OF MAP IS 20 FEET TO ONE INCH.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT IS LOCATED WITHIN A  
SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY  
OF WEST CHICAGO, MAP NO. 178080121J, DATED AUGUST 81, 2013.

WEST CHICAGO, ILLINOIS, October 28, 2020

STEINBRECHER LAND SURVEYORS, INC. By:



Richard J. Steinbrecher  
Professional Land Surveyor 3583  
My license expires Nov. 30, 2028

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

THIS IS TO CERTIFY THAT THE FABIAN F. GARCIA AND JANICE M. GARCIA, ARE THE HOLDERS OF  
RECORDED TITLE OF THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT AND HAS CAUSED THE SAME  
TO BE PLATTED AS SHOWN FOR THE USES AND PURPOSES THEREIN SET FORTH, AND HEREBY ACKNOWLEDGES  
AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ELEMENTARY SCHOOL DISTRICT 33 AND HIGH SCHOOL  
DISTRICT 94.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

FABIAN F. GARCIA

JANICE M. GARCIA

### NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORE-  
SAID, DO HEREBY CERTIFY THAT FABIAN F. GARCIA & JANICE M. GARCIA, ARE PERSONALLY KNOWN TO ME  
TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME  
THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN  
FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

Steinbrecher Land Surveyors, Inc.

Professional Land Surveying  
Design Firm Corporation No. 184-00326  
141 S. National Blvd., West Chicago, IL 60185-2844  
708.353.9500

PREPARED FOR:  
FABIAN F. GARCIA  
324 HAHN PLACE  
WEST CHICAGO, ILLINOIS

SUBMITTED BY & RETURN TO:  
CITY OF WEST CHICAGO  
475 WILSON STREET  
WEST CHICAGO, IL 60185



## EXHIBIT "B"

### RECOMMENDATION # 21-RC-0001

TO: The Honorable Mayor and City Council

SUBJECT: PC 20-19  
Hahn Place Resubdivision  
924 Hahn Place and 928 Hahn Place

DATE: January 5, 2021

DECISION: The motion to approve the requested resubdivision passed by a unanimous (5-0) vote.

#### RECOMMENDATION

After review of the proposed Hahn Place Resubdivision, the Plan Commission/Zoning Board of Appeals recommends approval and includes the following findings of fact, per Section 8.7-2(1) of the Subdivision Regulations Code, with its recommendation:

1. That Fabian and Janice Garcia are the owners of record of the following described property:  
  
Lot 26 and the south 10.0 feet of Lot 27 in Block 17 in Hillside Addition to West Chicago, commonly known as 924 Hahn Place, and Lot 23, except the south 37 feet, and Lot 24 and Lot 25 in Block 17 in Hillside Addition to West Chicago, commonly known as 928 Hahn.
2. The plat of said subdivision will be recorded in the Recorder of Deeds Office of the County of DuPage upon approval by the West Chicago City Council.
4. That all matters have been performed by the petitioners required by this ordinance.
5. That a plat of resubdivision is attached hereto marked "Exhibit A" and has been duly attested by Richard J. Steinbrecher of Steinbrecher Land Surveyors, Inc., a registered land surveyor, contains all certifications required by law, is in a condition to record once all signatures have been obtained.
6. That said minor subdivision contains no additional public ways, nor are any public ways vacated therein.
7. That said minor subdivision contains no additional public improvements nor are any public improvements vacated.
8. The purpose of said minor subdivision is to provide each lot with additional land to construct a future addition on each home.

Respectfully submitted,

Barbara Laimins  
Chairman

**VOTE:**

For

S. Hale  
C. Dettmann  
D. Kasprak  
B. Laimins  
T. Devitt

Against

Abstain

Absent

B. Henkin

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Project Concept Review  
Aspen Venture Group  
Proposed Townhome Development  
Downtown TIF / Block Two

**AGENDA ITEM NUMBER:** 5.A.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** Jan. 11, 2021**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Aspen Venture Group, a Chicago based developer, has prepared a preliminary design concept and a financial analysis for an eight unit townhome project that it proposes to locate in downtown West Chicago on land currently owned by the City. Aspen Venture Group is requesting \$175,000 of TIF assistance and donation of the land.

The project will be comprised of eight two-story townhomes of approximately 1,800 square feet each. These will be owner occupied (for-sale) units that include a two-car garage located in the rear of home. Each townhome will have three (3) bedrooms and two-and-a-half (2.5) bathrooms. The developer expects the units to sell for an average price of \$369,000.

Using a series of key assumptions established by the City's TIF consultant, Kane, McKenna & Associates, the project is estimated to generate \$65,000 in annual incremental property tax revenue. At a 4% discount rate, and assuming 100% occupancy, it's estimated that the development would produce almost \$225,000 in cumulative incremental property tax revenue from 2022 (assuming units are completed and sold in late 2021) through 2026, which would more than cover Aspen Venture Group's request for \$175,000 in TIF assistance. However, the City has cash reserves in the TIF that must be used prior to extinguishing the current TIF, or the reserves must be distributed to the other taxing bodies. This is an eligible expense for use of the cash reserves.

With an estimated total development cost of \$2.74 million, the requested financial assistance represents roughly 6% of the project costs, and results in a return-on-cost for the developer of 7.07%. This rate of return is, by industry standards, on the low end for a project of this type.

The Development Committee must weigh in on two primary issues:

- Does the proposed project design fit with the City's established goals for development in the downtown?
- Is the City willing to use TIF incentives?

Representatives from Aspen will be online to explain their proposal and answer any questions.

**ACTION PROPOSED:**

Consideration and discussion



**COMMITTEE RECOMMENDATION:**

Attachments:  
Concept Drawings

---

**Proposal**  
**for the**  
**Development of Eight Townhomes**  
**West Chicago, Illinois**

---



December 16, 2020

## **Introduction**

Aspen Venture Group, Inc. and AUS Construction LTD are pleased to present our proposal for the development of an eight unit townhome project at the northwest corner of High Street and Center Street in West Chicago, Illinois. Aspen Venture Group, Inc. and AUS Construction LTD have a long history of successful development projects throughout the country.

The Development Team together possesses the critical elements required to bring this proposed project to a successful conclusion, the proven ability to execute and an uncompromising dedication to quality design and construction.

## **Written Description of Project/Plans and Sketches**

The proposed project consists of utilizing the site that is currently vacant and constructing one building consisting of eight 'for sale' two story townhomes. Each townhome will consist of approximately 1,800 square feet of living space, plus a basement and two car attached garage. The townhomes will have three bedrooms and 2.5 bathrooms. The project will have an 'urban' look with the garage located in the back of each townhome and the building situated close to the streets. Access to the garages will be from the existing alley located along the west side of the site.

A copy of the schematic site plan and elevations is attached hereto.

## **Schedule for Development**

The Development Team is prepared to begin this project immediately. It is anticipated that pre-development will take up to sixty days to complete engineering and architectural drawings, and that construction will take approximately eight months.

## **Draft Project Financial Pro Forma/Public Financial Assistance**

The forecasted development costs, along with the forecasted sales price of each individual townhome are financially unfeasible for our Development Team, without substantial participation from the City of West Chicago. Our financial model for the project demonstrates the need for the city to donate the land and approve a Tax Increment Financing component in the amount of \$175,000.



### **The Development Team/Contact Information**

The members of the Development Team are as follows:

Aspen Venture Group, Inc., Co-Developer  
AUS Construction LTD, Co-Developer  
Gansari & Associates, LLC, Architect  
CEC Civil & Environmental Consultants, Inc., Civil Engineer  
@Properties, Sales and Marketing

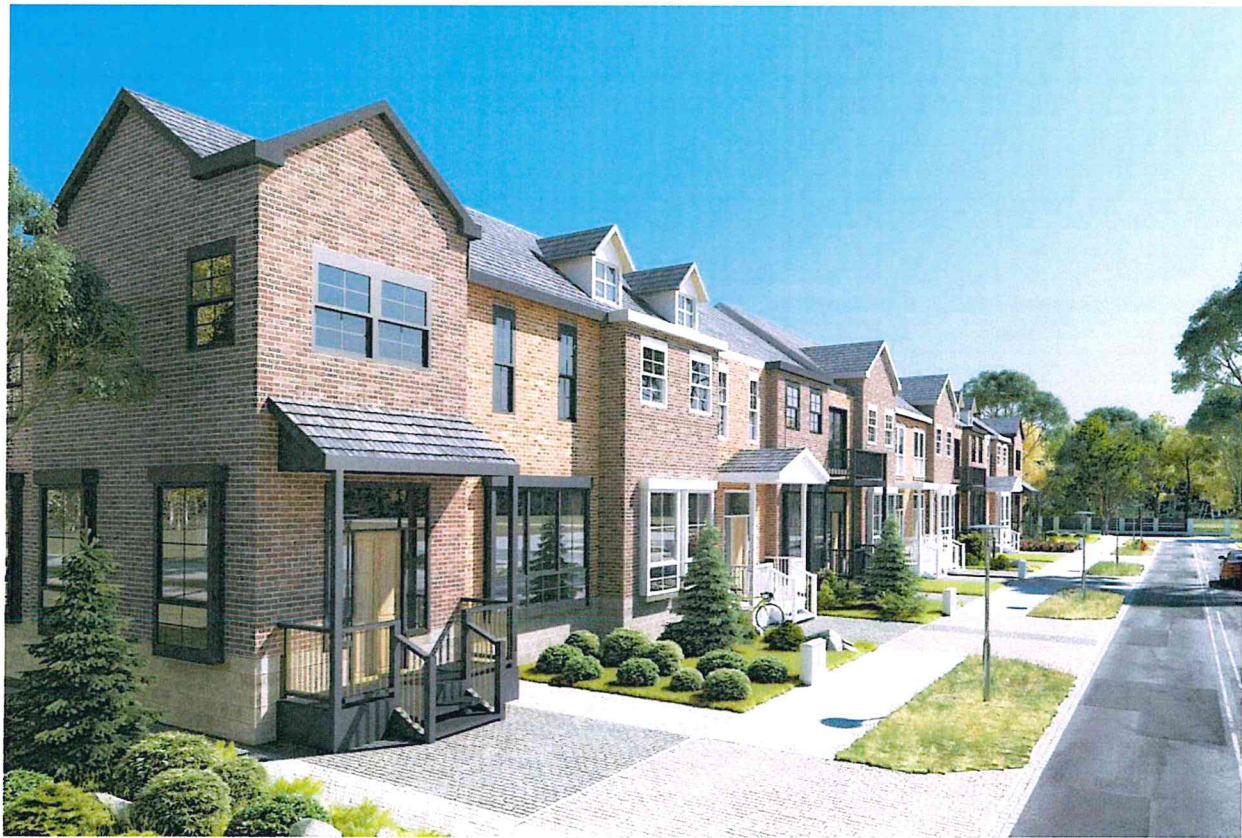
These firms all have extensive experience in real estate, including design, investment, development, financing and sales. The primary contact for the Development Team is:

Philip Richardson  
President  
Aspen Venture Group, Inc.  
1430 N. Astor Street  
Chicago, Illinois 60610  
312-898-3843  
aspenventuregroup@gmail.com

### **Conclusion**

The Development Team would like to thank the city of West Chicago for the opportunity to present this proposal. We are confident that we can work together to provide a worthy addition to the downtown. We welcome a more detailed discussion of our ideas, concept and commitment.

## Attachments

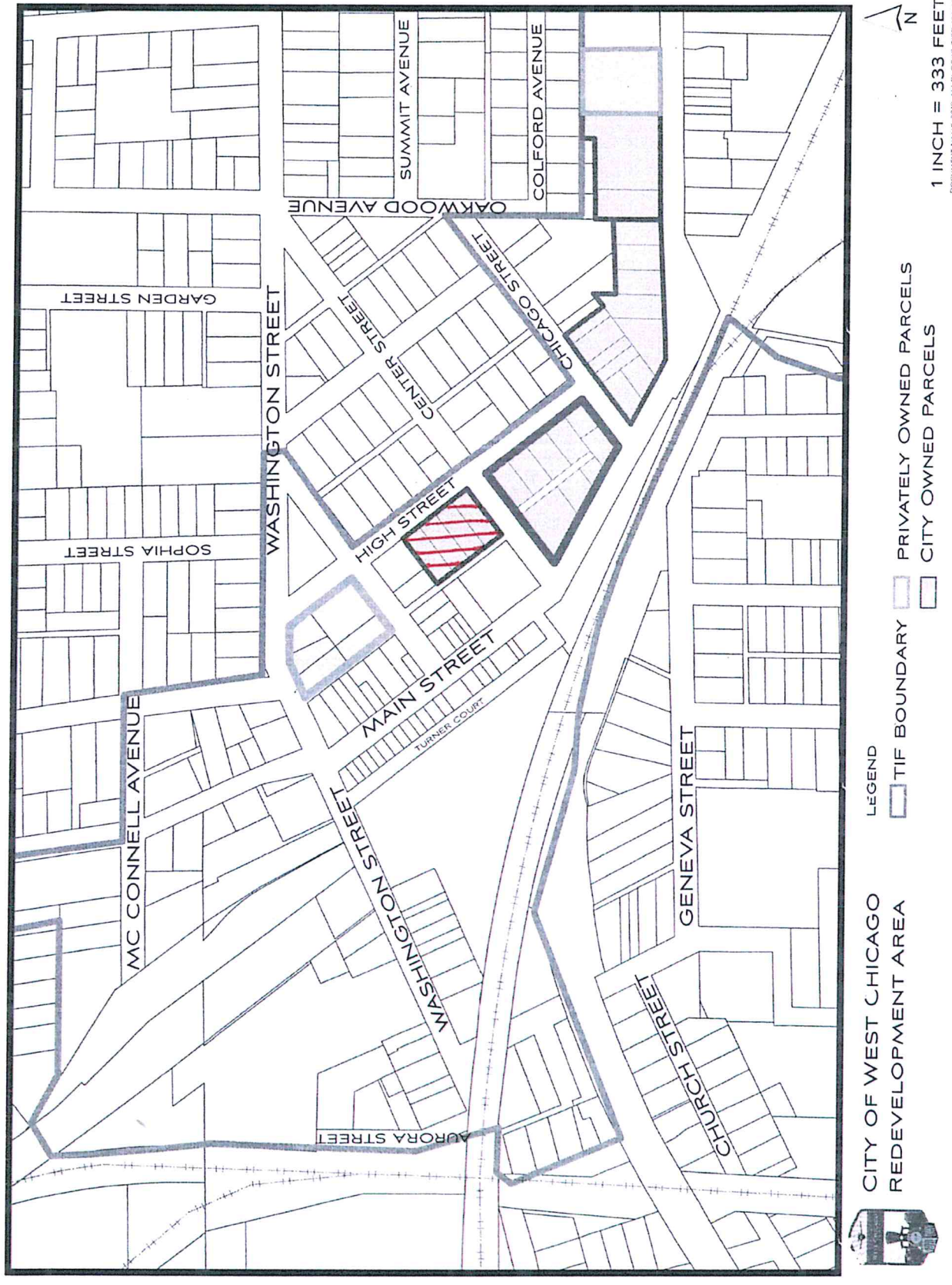


Front Elevation





Rear Elevation

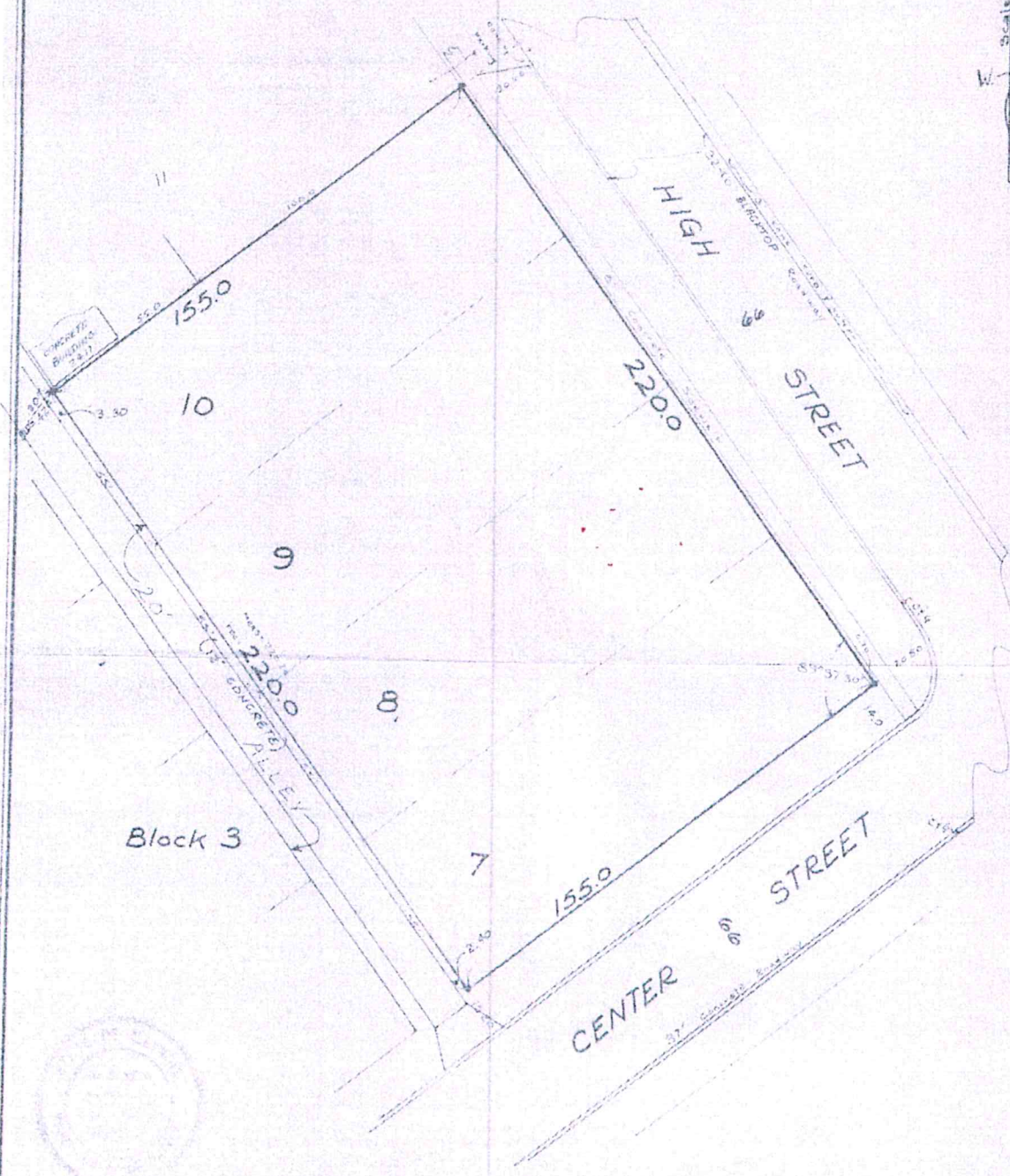
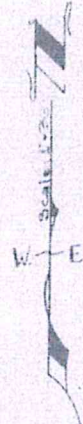


Plat showing location of the site.



# PLAT OF SURVEY

OF LOTS 7, 8, 9 AND 10 IN BLOCK 3 IN THE TOWN OF JUNCTION, (NOW CITY OF WEST CHICAGO) IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE STATE OF ILLINOIS.



ORDERED BY APPLEGATE & THORNE -  
LYONSSEN - CITY'S.

ORDER NO. 88-11

FILE NO. 78923

STATE OF ILLINOIS } ss  
COUNTY OF DU PAGE }

RESURVEYED APR 13 1908  
Adolf J. Lambert

STATE OF ILLINOIS } ss  
COUNTY OF DU PAGE }

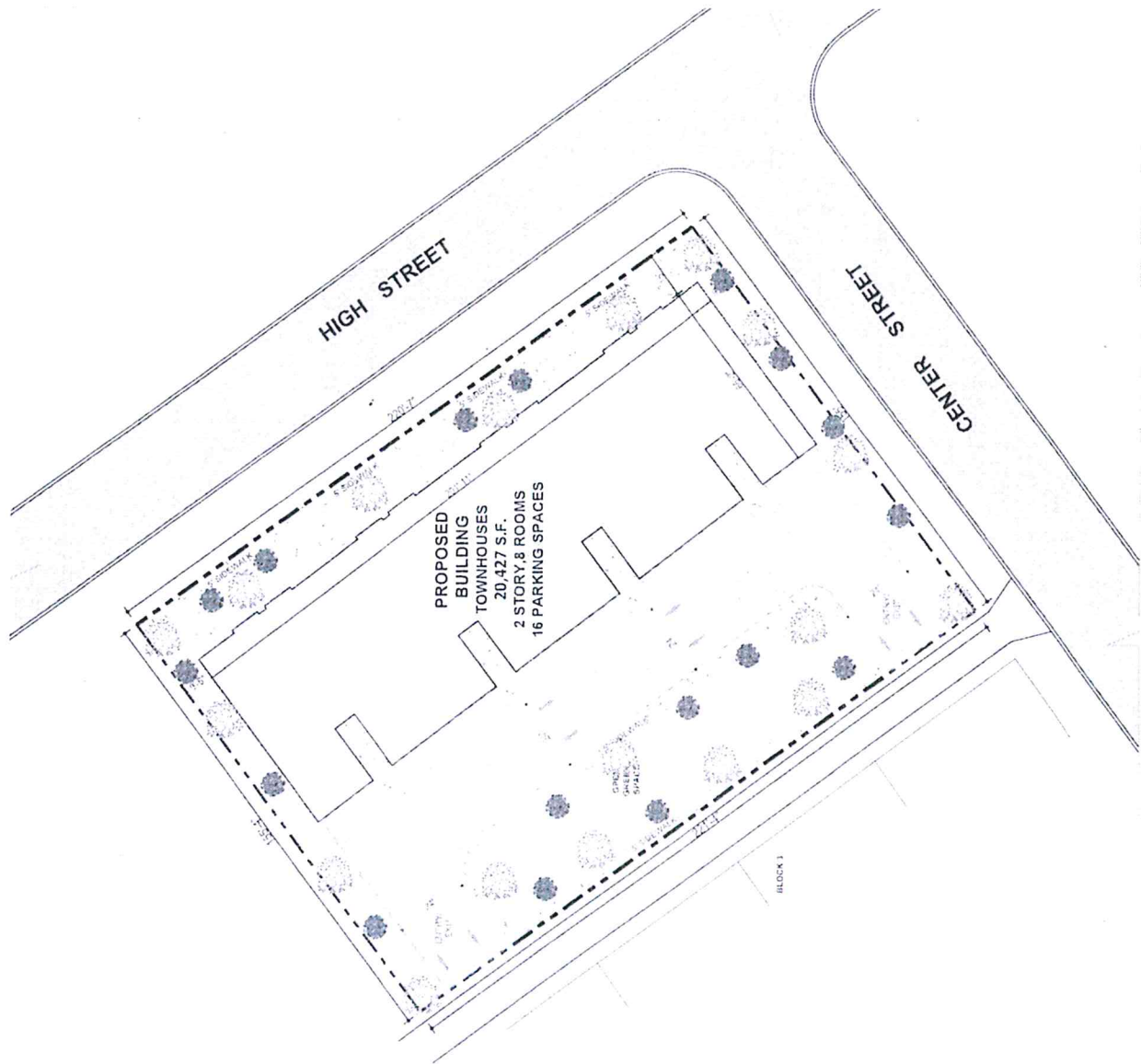
BUILDINGS LOCATED AS SHOWN ON  
THIS DAY OF APRIL A.D. 1908

THIS IS TO CERTIFY THAT I, AN ILLINOIS  
LAND SURVEYOR, HAVE SURVEYED THE  
PROPERTY DESCRIBED ABOVE AND THAT  
THE ANNEXED PLAT IS A CORRECT REP-  
RESENTATION OF SAID SURVEY  
GIVEN UNDER MY HAND AND SEAL AT  
WHEATON, ILLINOIS THIS 27th DAY OF APRIL  
A.D. 1908

8 JOHN STARK FOUND  
0 FOUR STARK S&C  
Chicago, Ill. January 26, 1908

AMBERT AND ASSOCIATES





Site plan.