

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved April 11, 2022

MINUTES

DEVELOPMENT COMMITTEE

March 14, 2022 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 Beifuss, Christine Dettmann, Matthew Garling, John Jakabcsin, Jayme Sheahan, and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. February 14, 2022.

Alderman Garling moved and Alderman Sheahan seconded a motion to approve the minutes. Voting Aye: Aldermen Beifuss, Dettmann, Garling, Jakabcsin, Sheahan and Stout.

3. Public Participation. None.

4. Items for Consent.

A. **348 Charles Court** – Stotan Industrial LLC requests approval of a Special Use Permit for outside truck/trailer parking ancillary to its proposed permitted principal use of a warehouse/distribution facility.

B. **Amendment to the Future Land Use Map** – Several errors were found in the final Future Land Use Map that require correction.

C. **Annual Adoption of the Official Zoning Map** – Compliance with Illinois State Statute requires review and adoption of the Official Zoning Map. No zoning changes

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occurred in the last year but a handful of property lines changed and is updated on the Map.

Item 4. B. was removed for discussion at the request of Alderman Beifuss.

Alderman Garling moved, and Alderman Dettman seconded the motion to approve Items 4. A. and 4. C. for Consent. Voting Aye: Aldermen Beifuss, Dettmann, Garling, Jakabcsin, Sheahan and Stout.

Discussion of Item 4. B. followed. Alderman Beifuss stated they were made aware previously of some errors, which were later corrected on the Future Land Use Map, but he asked about this current set of errors. Tom Dabareiner explained that due to software incompatibility, when they went to make updates, unintentional changes occurred like the color-coding for certain areas of the map. Alderman Beifuss questioned the consultant's attention to detail, as this is the third time they have had to correct errors. They should have done a better job of this. Mr. Dabareiner said they asked for maps to understand better the changes that were made, but the software did not allow for this. He believes that all errors have been corrected, and that they are not being paid for this additional work. Alderman Beifuss pointed out that staff's time is taken up with these changes. He stated it is embarrassing. They are professionals who came highly rated and they should have taken the time to look at these things.

Alderman Sheahan moved, and Alderman Jakabcsin seconded the motion to approve Items 4. B. for Consent. Voting Aye: Aldermen Beifuss, Dettmann, Garling, Jakabcsin, Sheahan and Stout.

5. Items for Discussion.

A. Creating an Economic Development Commission – Both the Strategic Plan and the Economic Development Plan call for creation of an Economic Development Commission. Staff is proposing a text amendment to the Municipal Code to accomplish this.

Tom Dabareiner informed the members that the Strategic Plan of 2016 provided for the creation of an Economic Development Plan and an Economic Development Commission. The proposed text amendment mimics the language already used in the Code for other commissions. Many communities have these types of commissions. This Commission would enhance communication between the business community and the City. They are recommending a seven-person Commission. Staff has some ideas already of who might serve. For example, a representative from the Chamber, the community, a community college and large and small business owners from the City.

Alderman Stout stated it is a good practice to have another body that can evaluate and act as a liaison between groups. This would be a good addition to the existing commissions.

Alderman Beifuss said he is familiar with these, but he asked to know what this Commission would do. Mr. Dabareiner replied that they would rely on the Economic Development Plan, which has a list of economic projects that have been prioritized into four groups. They would help guide and make recommendations as to which projects come next given the marketplace or size of companies. Staff would get some ready feedback from the business community to help plan. For example, they could evaluate specific recommendations from the Economic Development Plan, such as whether a business incubator would work in this community, the timing, the funding, etc. Another advantage is to gain a worldview of what the market pressures are for a community like West Chicago, which will help the City to make better decisions.

Alderman Garling indicated that it is key is to have a combination of local and regional and/or national perspectives, such as trade associations, non-profit organizations or manufacturing alliances. This would provide for a less insular, larger perspective.

Alderman Dettman asked if the members would be invited to serve, and Mr. Dabareiner replied that like the other commissions, the members would be appointed by the Mayor and approved by Council.

Alderman Beifuss stated that getting those other kinds of perspectives would be useful especially when it comes to economic incentives. Mr. Dabareiner agreed, stating that instead of offering incentives more broadly, they could become narrower for projects like infrastructure. He cited the example of where no incentives were given to Amazon and then other subsequent companies followed the same pattern. Commissioner feedback on profit margins may also help to drive down incentive costs.

Alderman Jakabcsin stated that he too wondered what the real purpose of this Commission would be. He spoke with the City Administrator who informed him of Mr. Dabareiner's related experience with this in the past. The City Administrator is excited at the prospect and believes it is worthwhile. They also discussed the scope of candidates. Alderman Jakabcsin said he thinks it is worth a shot.

Mr. Dabareiner pointed out that the Economic Development Coordinator does not have a committee that he routinely reports to. This new Commission would provide for that opportunity.

Alderman Dettman moved, and Alderman Sheahan seconded the motion to approve Item 5.A. for Discussion. Voting Aye: Aldermen Beifuss, Dettmann, Garling, Jakabcsin, Sheahan and Stout.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

9. Adjournment.

Alderman Garling moved, and Alderman Dettman seconded the motion to adjourn the Development Committee meeting at 7:26 p.m. Voting Aye: Aldermen Beifuss, Dettman, Garling, Jakabcsin, Sheahan and Stout.

Respectfully submitted,

Jane Burke

