

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET
DEVELOPMENT COMMITTEE

**Monday, July 12 2021
7:00 P.M. - Council Chambers**

This meeting is in person

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. May 10, 2021
3. Public Participation
4. Items for Consent
 - A. **Zoning Text Amendment** – Creates a use that allows for non-profit/religious food trucks with the purpose of delivering healthy food options to people and areas of town where it may be more challenging to acquire such food.
5. Items for Discussion
 - A. **Aspen Ventures Townhouses** – On January 11 this year, Development Committee members were given the chance to review and discuss the desirability of townhomes on Block Two, consistent with the Central-Main Street Redevelopment Plan Update. Since then Staff and attorneys have worked on a sales agreement and redevelopment agreement. Also, a parking alignment to satisfy St. Vincent de Paul was achieved and already approved by City Council. The agreements need to be reviewed and recommended for City Council approval.
 - B. **De-TIF/Re-TIF of Downtown TIF District** – With the Aspen Ventures Group townhouse agreements being processed and financing discussions concluding on a downtown apartment building (to be presented first to Finance Committee before the conceptual plans are presented to Development Committee), Kane McKenna and Associates proposed to conduct the needed study to De-TIF and Re-TIF portions of the existing Downtown TIF. The costs are estimated at a not-to-exceed amount of \$45,500.00. Resolution No. 21-R-0056 would authorize the Mayor to sign the contract.
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment