

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, December 14, 2020
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 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: 823 0505 9333
Passcode: 909217

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. November 9, 2020
3. Public Participation
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.
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.
 - B. **Draft Economic Development Plan** – Staff drafted the City of West Chicago Economic Development Plan. Discussion will occur on the TASKS section. Staff distributed copies of the Draft Plan in September.

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Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment