

VILLAGE OF SCHILLER PARK – COMMUNITY DEVELOPMENT COMMITTEE MINUTES OF 1/7/2016

Call to Order:

Chairman Catherine Gorzynski called the meeting to Order at 6:01 p.m.

Roll Call: Present: Trustee Gorzynski, Trustee Larry Fritz and Mayor Barbara Piltaver

Also in attendance: Village Manager Brad Townsend, Community Development Director John Zalud, Trustee Bob Lima, Trustee Russ Klug, Village Attorney John Sullivan, Assistant Village Attorney Frank Abel, Owner of two Shell Gas Stations in Schiller Park, Operator of Top Quality Flooring in Schiller Park, Attorney for businesses proposing to redevelop BP Gas Station, Rent Com Building, and Hostess Building

Minutes: The Committee approved the record for 11/30/15.

Business:

- 1) Discussion of Proposed Property Tax Reduction Incentives
 - A. Vacant Hostess Building – This could be a Class 8 assessment incentive request. A prospective new owner is working on a plan to demolish the existing structure and replace it with two buildings. This would involve higher interior ceilings and different truck docks. A change in access from Rose St. is being considered. Approximate additional investment is \$20,000,000.
 - B. Vacant BP Gas Station – This is expected to be a Class 7B or 7C request. The prospective owners showed plans for upgrade of the façade and a drive through food & beverage window. Traffic would move around the back of the building (west side) and exit on Jill Ln and River Rd. Owners are asking for preliminary approval of a tax incentive. If approved by the Village and Cook County, they would ask the ZPA for a conditional use in existing C-3 zoning area and ask the Village Board for a package beer & wine license.
 - C. Vacant Rent Com Building – This will likely a Class 6B request. Top Quality Wood Flooring owners bought the building on 25th Ave south of Ivanhoe Ave & Rose St. They are planning to have a show room. This would be their second store in the Chicago market.

Adjournment:

The meeting adjourned at 6:43 p.m.

Recorded by: B. Townsend