

## VILLAGE OF SCHILLER PARK – COMMUNITY DEVELOPMENT COMMITTEE MINUTES OF 3/17/2016

### Call to Order:

Chairman Catherine Gorzynski called the meeting to Order at 5:06 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, Assistant Village Manager Brian Bursiek, Assistant Village Attorney Frank Abel, Bridge Development representatives Mark Houser and Steve Groetsma

**Minutes:** The Committee approved the record for 2/16/16.

### Business:

- 1) Discussion of Proposed Property Tax Reduction Incentive
  - A. Vacant Hostess Buildings – Bridge Development partners submitted a full application packet for Class 6B property assessment incentive. The owners want to buy the buildings at 9555 Soreng Avenue and 9655 Soreng Avenue. They are planning to demolish both and build new facilities that match the demand for modern industrial buildings in the O’Hare Airport area. They have tenant and secondary buyer prospects, but are willing to construct on speculation. They envision no heavy manufacturing. The occupant is likely to be light assembly with a modest terminal and docking bay component.
  - B. There was considerable discussion with questions and answers. Townsend distributed and described a project proforma analysis he conducted of the site. He found that the 6B would help with feasibility, the applicant would not be enriched by the incentive, and the Village would benefit even with the 6B more than if the property remains vacant. Committee members raised a concern about the applicant potentially appealing taxes even after being granted a 6B. Zalud noted that this can and does happen, but the only opportunity is during the Cook County triennial reassessment process. Groetsma said the old buildings were functional in prior decades with a shorter ceiling and room for maneuvering a 23-foot tractor-trailer. Bridge would submit a plan with blue prints for construction per Village building codes with a 30 foot ceiling and bays to accommodate a 53-foot tractor/trailer. There is some contamination remediation per the IEPA phase 1 study. They will be based upon the concept drawing and artist rendering. Committee members expressed concern about truck movement in and out of the area. The developers said that large vehicles are to travel on Rose Street, not Soreng Avenue
  - C. Consensus of the Committee was to refer the proposed 6B assessment incentive to the Village Board for consideration at the next meeting on 3/17/16.
- 2) Commercial Vehicles in Residential Areas
  - A. Able distributed and reviewed a memorandum on multiple provisions in the Village Code and definitions.

- B. Discussion centered on the merits of revising the definition from over 8,000 pounds to something different. Staff noted that problems can be addressed as a nuisance on a case-by-case basis.
- C. Consensus of the Committee was to hold further discuss until another meeting in April.

**Adjournment:**

The meeting adjourned at 6:28 p.m.

Recorded by: B. Townsend