

## VILLAGE OF SCHILLER PARK – COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES OF 05/10/16

### Call to order:

Chairman Gorzynski called the meeting to order at 6:03pm.

### Roll Call:

Present – Trustee Gorzynski, Trustee Fritz

Absent – Mayor Piltaver

Also in Attendance: Acting Director of Community Development Eric Tison, Community Development Staff Member Kevin McKenna, Assistant Village Attorney Frank Abel, Schiller Park LLC Skyline Properties Schiller Park LLC Mike Matuschka, Skyline Properties Schiller Park LLC Matt Lodge, Attorney for Skyline Properties Schiller Park LLC Jim Boyle.

**Minutes:** The Committee approved the record for 03/17/2016.

### Business:

1. Skyline Properties (Atlas Toyota Properties) 6b Tax Incentive
  - a. Jim Boyle, Attorney for Skyline Properties Schiller Park LLC, spoke introducing the site at the corner of River St. & River Rd which currently lies vacant. There are four buildings on a site of 160,000 sq. ft. Skyline Properties Schiller Park LLC would like to remodel the existing buildings to create a class A Industrial complex on the two rear properties and convert the two buildings on the River Road frontage to be commercial uses. Skyline Properties has multiple interested parties including E.J. Bassler who has expressed interest in occupying the largest industrial building totaling 89,000 sq. ft.

Trustee Fritz noted that the Village is currently undertaking a project tracking the 6b's that have been given out and what the cost is to the Village. Trustee Fritz mentioned that there was talk of a possible commercial use and noted that some Board members are favorable towards that because it would bring a more appealing frontage to one of the busier roads in the Village.

Trustee Gorzynski also noted that the Village is currently looking into where it stands in terms of tax incentives and how this is affecting the residents. Trustee Gorzynski said that she believes that to grow the town there will be a need to be a growth in our businesses. Trustee Gorzynski requested that Village Manager Townsend work up a pro forma for Board Review.

Trustee Fritz mentions that if there were to be a commercial use on River Rd there is potential for a 7c Tax Incentive. Frank Abel acknowledged that the Village Board has been amicable to 7c Tax Incentives. Trustee Fritz further recommended that parcel's 1 & 2 be revisited in a couple of weeks after a pro forma has been presented so that the Committee will have more information available to them.

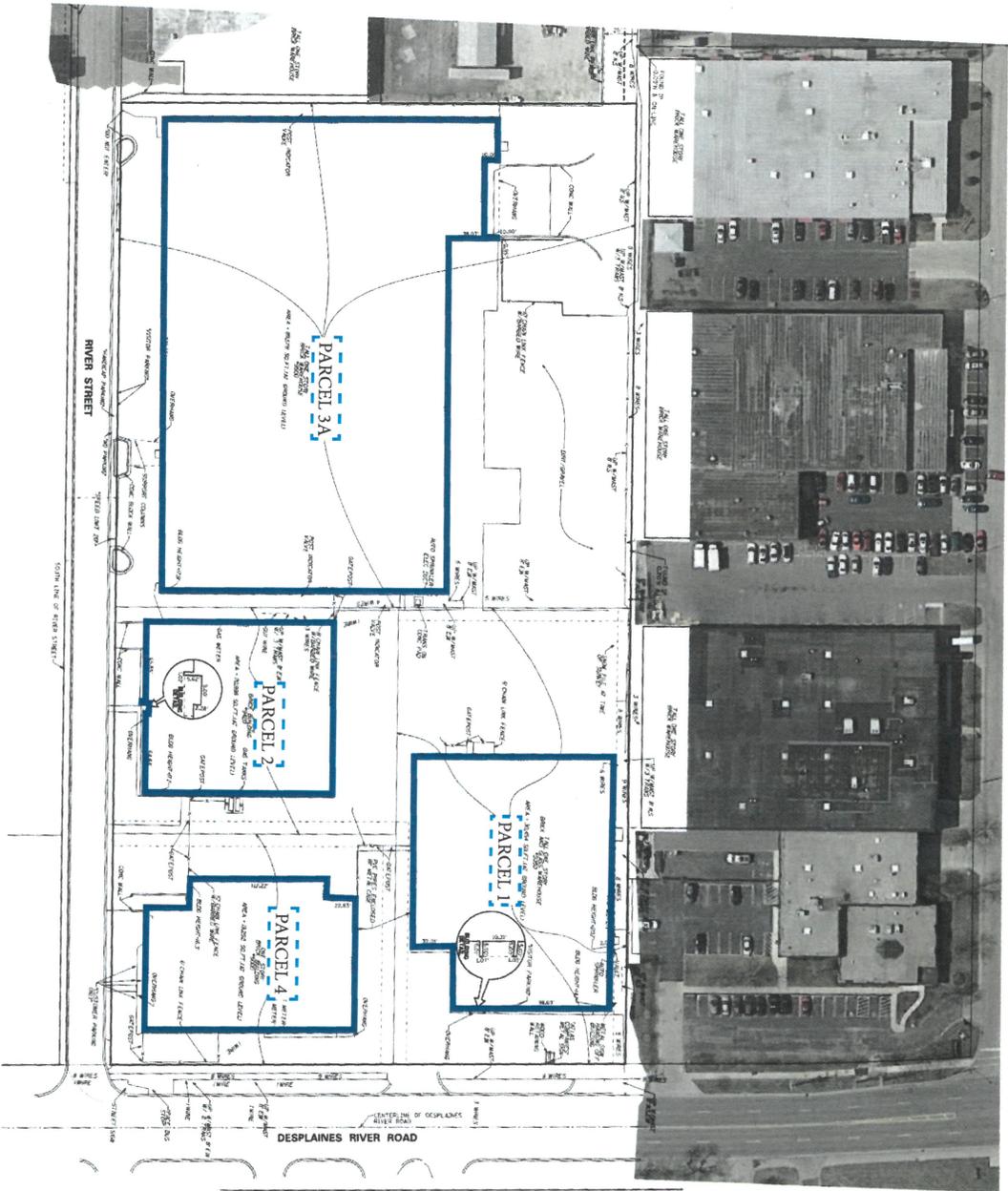
### Motion:

Trustee Fritz motion to approve a 6b Tax Incentive for Parcels 2 & 3 which lie on River St. Seconded by Trustee Gorzynski. Motion approved to bring to Village Board.

### Adjournment:

The Meeting Adjourned at 6:45pm

SKYLINE PROPERTIES SCHILLER PARK LLC  
 SCHILLER PARK, II



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