



1. Call to Order at 12:10 p.m.

Present: Member Paul Hosman  
Member Kim Malecky-Iles  
Member Keith Tadevich  
Chairman Don Vacha  
Community Planner Paul Ruane, staff liaison  
Executive Assistant, Nicole Tormey

Absent: Member Jim Emmett  
Member Patrick Gericke  
Member Patti Griffin  
Member Brian Martello

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2. Approval of Minutes from May 3, 2023.

Chairman Vacha noted one change to the draft minutes was needed. Draft minutes were dated incorrectly. Member Kim Malecky-Iles made a motion to approve the minutes from May 3, 2023 with one proposed change. Motion was seconded by Member Hosman. Minutes were approved by a vote of 4-0, with 4 absent.

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3. New Business

A. Cook County Class 6B Incentive Renewal – Nat Sclafani, 4141-4149 W. 166<sup>th</sup> Street

Community Planner Paul Ruane presented the application via powerpoint for the incentive renewal for 4141-4149 W. 166<sup>th</sup> Street. The petitioner, Nat Sclafani, requested a class 6B incentive renewal request. The original class 6B incentive was approved in 2013. The subject property is a multi-unit industrial building. He is proposing to continue the existing uses as it exists today.

Chairman Vacha inquired as to how many tenants the property has and whether the petitioner will pass along the benefits to the tenants. Mr. Ruane answered 5 tenants. In conversation with the petitioner, it was stated he would not increase the current rent for the tenants.

Mr. Ruane remarked that this is the first renewal.

Member Tadevich inquired as to the taxes and step up program. Mr. Ruane replied a class 6B incentive is long term which would bring in more business and lower taxes.

Member Hosman made a motion to recommend approval of the class 6B incentive renewal for 4141-4149 W. 166<sup>th</sup> Street, as submitted. The motion was seconded by Member Tadevich. The motion passed by a vote of 4-0, with 4 absent.



4. Old Business

Chairman Vacha remarked on the departure of Ed Cage, Director of Community and Economic Development.

5. Project Update

A. Planner Ruane provided updates on various development related projects in town including the following projects:

- i. Advanced Solutions Family Dental, 159<sup>th</sup> Street
- ii. Holiday Inn Express – 4365 Frontage Road
- iii. Cannabis Dispensary
- iv. Culver’s Restaurant – 5410 159<sup>th</sup> Street
- v. New Gateway building – 15850-52 S. Cicero Ave
- vi. 157<sup>th</sup> and Cicero (Mixed Use and Townhomes)
- vii. Aldi – 4250 167<sup>th</sup> Street – Permit close to being issued
- viii. 157<sup>th</sup> and Lamon
- ix. City owned property, former Numero Uno – Car wash user with a PSA
- x. 159<sup>th</sup> x Cicero – LOMR – Southwest corner, LOMR update
- xi. 151<sup>st</sup> Street – Senior Development

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Members thanked Planner Ruane for temporarily fulfilling the responsibilities of the Community and Economic Development position.

Member Tadevich made a motion to adjourn. Motion seconded by Member Malecky-Iles. The meeting was adjourned at 12:42 p.m.

Minutes prepared by: Nicole Tormey, Executive Assistant