

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

March 12, 2012

Approved at 04/09/12 Meeting

1. Call to Order, Roll Call, and Establishment of a Quorum

Chairman Pineda called the meeting to order at 7:00 p.m.

Roll call found Aldermen James Beifuss, Sandy Dimas, H. Ronald Monroe, Ruben Pineda, John C. Smith, Jr. and Rebecca Stout present.

Also in attendance were Alderman Nanette Connelly and Interim Community Development Director Robert Hupp.

2. Approval of Minutes

A. Development Committee of February 13, 2012

Alderman Beifuss made a motion, seconded by Alderman Monroe, to approve the February 13, 2012 Development Committee Minutes. Alderman Beifuss noted that on Page 3, last paragraph that “may be” should be one word and the rest of the sentence should read: “that would be a way to fix the problem where someone wants a changeable portion but does not want a very large sign due to line....”. Voting yea: Aldermen Beifuss, Monroe, Dimas, Pineda, Smith and Stout. Voting nay: 0. Motion carried.

3. Public Participation – None.

4. Items for Consent – None.

5. Items for Discussion

A. Amendments to Article XII of the Zoning Ordinance (Signs) regarding changeable copy signs

Chairman Pineda requested staff to provide a brief overview. Mr. Hupp stated that the Committee directed staff to modify the ordinance to allow the type of sign that the church is proposing so they would not have to go through the variance process. He added that at

Development Committee Minutes

March 12, 2012

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the previous meeting a minimum size was discussed. He commented that it made sense to limit it to institutions in residential districts rather than open it up to uses in commercial districts. He noted that the other issue at the meeting was illumination and concerns about the hours of illumination and the brightness. He noted further that the proposed amendments would allow a larger changeable copy area in terms of percentage for institutions in residential districts but restrict the time during which it can be displayed as well as the brightness. Mr. Hupp commented that he came up with a formula that favors the smaller area signs to have a larger changeable copy area and the larger ones to push it down a bit. He added that the table in the packet covers three existing signs and shows the calculations using the proposed formula. He added further that the new formula almost matches what the existing signs are. Mr. Hupp stated that he made the assumption that the three existing signs are acceptable to the community and are not seen as problems as far as percentage of changeable copy. He added that if that is not the case, he can take another look at the proposed amendments.

Alderman Beifuss commented that it seems to make sense. He added that the Plan Commission initially tried to set limits for the illuminated portions of signs but the proposed formula should make going forward with institutional signs easier for everyone. He noted that the formula is for institutional signs in residential districts and that for all other signs the changeable copy portion is limited to a 30% maximum. He noted further that only white lights are permitted in residential zoning districts. Alderman Beifuss questioned what happens to the big signs because the percentage of changeable copy goes down when using the formula. He asked if there is a limit to the changeable copy size for institutional signs. Mr. Hupp responded that there is a limit but it is not within this section. He added that the limit for institutional signs in residential districts is 50 square feet and the commercial sign maximum for a freestanding sign is 84 square feet. Alderman Beifuss commented that it is good there is an upper limit for the amount of illumination on a sign. He noted that the maximum illumination is 5,000 candelas and he asked what that was because it is hard to conceive what it is. Mr. Hupp responded that the language was taken from the DuPage County ordinance. He commented that there are two kinds of measures of brightness: 1) the amount of light being emitted if you are standing in front of the sign, which is what the 5,000 candelas refers to and 2) the amount of light being emitted if you are standing at the property line and pointing the light meter at the sign. Alderman Beifuss asked if adding Paragraph C increased the illumination and Mr. Hupp responded no because it has to meet both standards, Paragraph B and C. He added that Paragraph C measures what you would see if you were driving by the sign. Alderman Beifuss stated that he would like comparative information regarding illumination to be provided to the Plan Commission members, especially for the existing signs. He noted that Paragraph G limits the hours of illumination and Mr. Hupp commented that it is the same as the variance for the Park District.

Alderman Monroe commented that the proposed amendments took care of his previous concerns.

Chairman Pineda commented that this will take care of everyone coming in and wanting a variance. He added that the user will be able to get what they want and the City will be happy too. He added further that he loves the frequency of the message changing every 60 seconds. He asked the members if they wanted to move forward with the proposed amendments and the members agreed to move forward.

B. St. Andrew Lutheran Church – 155 N. Prince Crossing Road, Sign Variance

Chairman Pineda asked if anyone was here from St. Andrew Lutheran Church. Mr. Mike Riebe responded that he is here but he did not hear what was going on. Chairman Pineda explained that the ordinance is going to be amended so the church can get the sign they want. He added that the amendments will clear up the ordinance so variances will not be needed. He added further that the amendments will make the end user and the City happy with the finished product. Mr. Riebe commented that his biggest problem is holding his contractor to the pricing he got six months ago. He added that he might have to pay more for the sign now. Chairman Pineda commented that the amendments should be approved by June. He noted that if the amendments are approved, the church does not have to come back because a variance will not be needed. He noted further that then the permit can be issued. Mr. Riebe stated that he appreciated that.

Alderman Dimas made a motion, seconded by Alderman Stout, to table the sign variance for St. Andrew Lutheran Church to the June 11, 2012 Development Committee meeting. Voting yea: Aldermen Dimas, Stout, Beifuss, Monroe, Pineda and Smith. Voting nay: 0. Motion carried.

C. Seeking Direction to Negotiate a Contract – 151 W. Washington Street

Chairman Pineda stated that DGR withdrew their application today. He commented that originally the City was allowing six months from November for proposals. He asked if everyone would like to keep going forward and allow proposals until the end of May to see if anyone is interested.

Alderman Beifuss commented that there were two developers but it is his understanding that a letter of credit was required. Mr. Hupp stated that staff's review of the two proposals showed that DGR was the only one that evidenced experience with historic structures, although limited experience, and specific evidence of financial capability. He noted that the other proposal is relying on voluntary contributions to a charitable organization and they have not shown that they have anything at this point. He added that their contractor did not provide any evidence of work on historic structures so staff would be concerned about proceeding with that proposal.

Chairman Pineda asked if the second proposal could be considered again if they came up with the information required. Mr. Hupp responded yes, absolutely. Chairman Pineda asked the members if they wanted to allow more time for developers to submit proposals. The members agreed.

Alderman Monroe stated that the City needs to let the residents know that we are really trying to find a developer for the property.

D. West Washington Street Redevelopment Project – Revised Site Plan Presentation

Chairman Pineda requested staff to provide a brief overview. Mr. Hupp stated that he has been working with Brad Winick from URS to pursue the direction given in November to remove the police station from the site plan and to include the amended floor plan for the community center. He added that Mr. Winick is here to make a presentation on the new site plan.

Mr. Winick made a presentation per the attached report titled “Washington Street Redevelopment Project, Development Committee Meeting, March 12, 2012.” His presentation included: Project Recap I, Project Recap II, Guidance from the Nov. 11th Presentation, What We’ve Been Doing Since Nov. 11th, Current Site Plan, Comparing the Nov. 11th & Current Site Plans, Provided Site Plan Components – I, Provided Site Plan Components – II and Next Steps.

Chairman Pineda asked how much parking was in the first design compared to this design. He noted that it looks like a lot more was added. Mr. Winick responded that the parking is between mid-400s to low-500s. He added that it has not changed a lot. Chairman Pineda commented that the retail across from the open green space was eliminated. He added that the retail is important because the area needs to have a draw. Mr. Winick responded that it could be added back in. He noted that it was done in part to maximize the parking and in part to show the entrance to the community center. Chairman Pineda noted that the configuration of the community center is different.

Mr. Gary Major responded that initially the park district designed a building for the corner of Washington and Fremont because they were starting their process for the referendum initiative and they wanted to show people what the components could be as an example. He added that they thought in a perfect world, the corner would be a great location but due to the topography, it turned out not to be a great location. He noted that it became very apparent at this Committee’s discussion in November that the City wanted the big buildings back further. He added that the building for the community center shown on the first site plan was simply a place card designed by URS to indicate an approximately 60,000 square foot rectangle. Mr. Major added further that the specific components for the center would not fit into the rectangle shown on the site plan. He commented that the building shown on the current site plan is the first design for the center. Chairman Pineda asked if the square footage changed and Mr. Major responded no.

Chairman Pineda asked Mr. Winick to discuss the Phase I Environmental Study and what the Phase II Environmental Study will show. Mr. Winick responded that the Phase I investigation looked at every component parcel on the site. He commented that his colleagues found that almost every single parcel on the site had some known or very high

likely potential environmental contamination. He noted that the 151 W. Washington Street site is clean. He noted further that a more in-depth study is needed regarding the environmental issues. Mr. Winick commented that now that they have a sense of what they are looking for, his colleagues have a good knowledge of where they should do some borings and what they should test for because it will vary for each site. He added that further investigation is necessary. He added further that part of the grant application the City has submitted is for some Brownfield funds to help fund the Phase II investigation. He noted that the award has been delayed a little this year. Mr. Winick stated that the City probably will hear something in the next two or three months. He commented that the funds can not be utilized until they are received in October. He added that the investigation could mobilize quickly then as far as the drilling and that the field work should take approximately 14 weeks. He added further that the Phase II investigation could be done by spring of next year. He commented that that is not the same as what we learned from the site or what do we do with the site. Mr. Winick stated that the hope for the site is that you would be able to handle all the remediation on site and not have to haul off material from the site. Chairman Pineda asked if the answers from the environmental study were needed in order to apply for Brownfield Grants and Mr. Hupp responded that the City has already applied for the grants. Mr. Winick noted that the City applied for two Brownfield Grants, one for analysis and one for remediation.

Chairman Pineda commented that his neighbor is here and he had a conversation with her regarding building a green building and ratings you can get for building a green building. Ms. Laura Grodoski commented that she is LEED accredited. She added that she has only begun to research the LEED Neighborhood Development information. She added further that there is a lot of information out there and asked if the City has looked into any incentives. Mr. Winick responded that if URS was hired to design the building, they would encourage the City to go after a certain standard. He added that you can get points for using certain type of materials, using a certain type of air quality system or hauling off the construction debris. He added further that you can get a plaque for points. Mr. Winick noted that there is a new LEED classification for Neighborhood Development, which is more for planning than designing. He noted further that URS would be very supportive of pursuing that and several of his colleagues have the special LEED certification for Neighborhood Development. Chairman Pineda stated that he is very interested in it.

Alderman Beifuss noted that the new proposed site plan shows more commercial closer to the street near the entrance off Washington Street. He asked if the square footage of commercial properties changed and Mr. Winick responded that it is a little bit less. Alderman Beifuss commented that he liked the parking behind the buildings as it is in the rest of the downtown. He noted that it is better for walking downtown. Alderman Beifuss asked if the storm water has changed and Mr. Winick responded that it has not changed but it also has not been designed yet. Alderman Beifuss commented that the location of the parking garage was changed and an access drive to the garage that went through the site has been removed. Mr. Winick commented that when the parking structure was moved, the access drive could not go through the site. He added that the

access drive could not make the drop off from Fremont to the parkway that goes through the site because it is a very short road. He noted that it would make it a very expensive and inefficient garage.

Chairman Pineda asked if the Tastee Freez property is impacted at all and Mr. Winick responded no.

Alderman Connelly commented that for the parking garage, you can get to the upper level off of Fremont and the lower level by the road through the site but you can not go from the upper level to the lower level. Mr. Winick stated that that is correct. Alderman Connelly stated that if you go into the upper level and there is no parking you have to turn around to come out on Fremont to go to Washington or McConnell to get to the lower level. Mr. Winick responded that that is correct. He added that it could be mitigated with a ramp on the site but their feeling was that it would cost money and require taking up some of the green space in the area.

Alderman Monroe commented that since Washington Street is a main road right through West Chicago we should actively search now for some retail or restaurant developers to get their input and possible financial help too. Mr. Winick commented that if there is a recommended plan it could be brought to the ICSC conference as a conceptual plan to find developers with interest. He added that with this level of detail on the site plan, the plan could go outside of this Committee for people to look at all the different parcels and we could have some follow-up discussions. Alderman Monroe stated that he would like to do that because there is a lot of retail space but no one is in it. Mr. Hupp commented that when he was in St. Charles the City did the First Street Redevelopment Project. He added that it was different because it did not have the municipal facilities but St. Charles was faced with a similar problem, they had land and they had a concept but did not have a developer. He added further that they chose to put out an RFQ for developers to show us what their plan would be for the area. Mr. Hupp stated that chances are the developers would do things a little differently. He noted that the City would have limits, such as including the public plaza, but also allow a developer some flexibility. He noted further that would be the approach to take it to the next level to see a) if there is interest and b) what suggestions they would have for this type of development to attempt to move it forward.

Chairman Pineda stated that he gave his word that the plan would be open to the public again. He commented that he would like the public to see this design and have the opportunity to provide feedback. He noted that removing the police station from the original site plan is a big change. Mr. Winick commented that he would be happy to work with Mr. Hupp on the logistics of that meeting.

6. Unfinished Business – None.

7. New Business – None.

8. Reports from Staff – None.

9. Adjournment

Alderman Stout made a motion to adjourn, seconded by Alderman Dimas. The members unanimously agreed. Motion carried. The meeting adjourned at 8:03 p.m.

Respectfully submitted,

Linda Ericksen

Washington Street
Redevelopment Project
Development Committee Meeting
March 12, 2012

This Evening's Presentation

- Project Recap
- Nov. 11th Presentation/Site Plan
- Guidance from the Nov. 11th Presentation
- What we've been doing since Nov. 11th
- Current Site Plan
- Next Steps

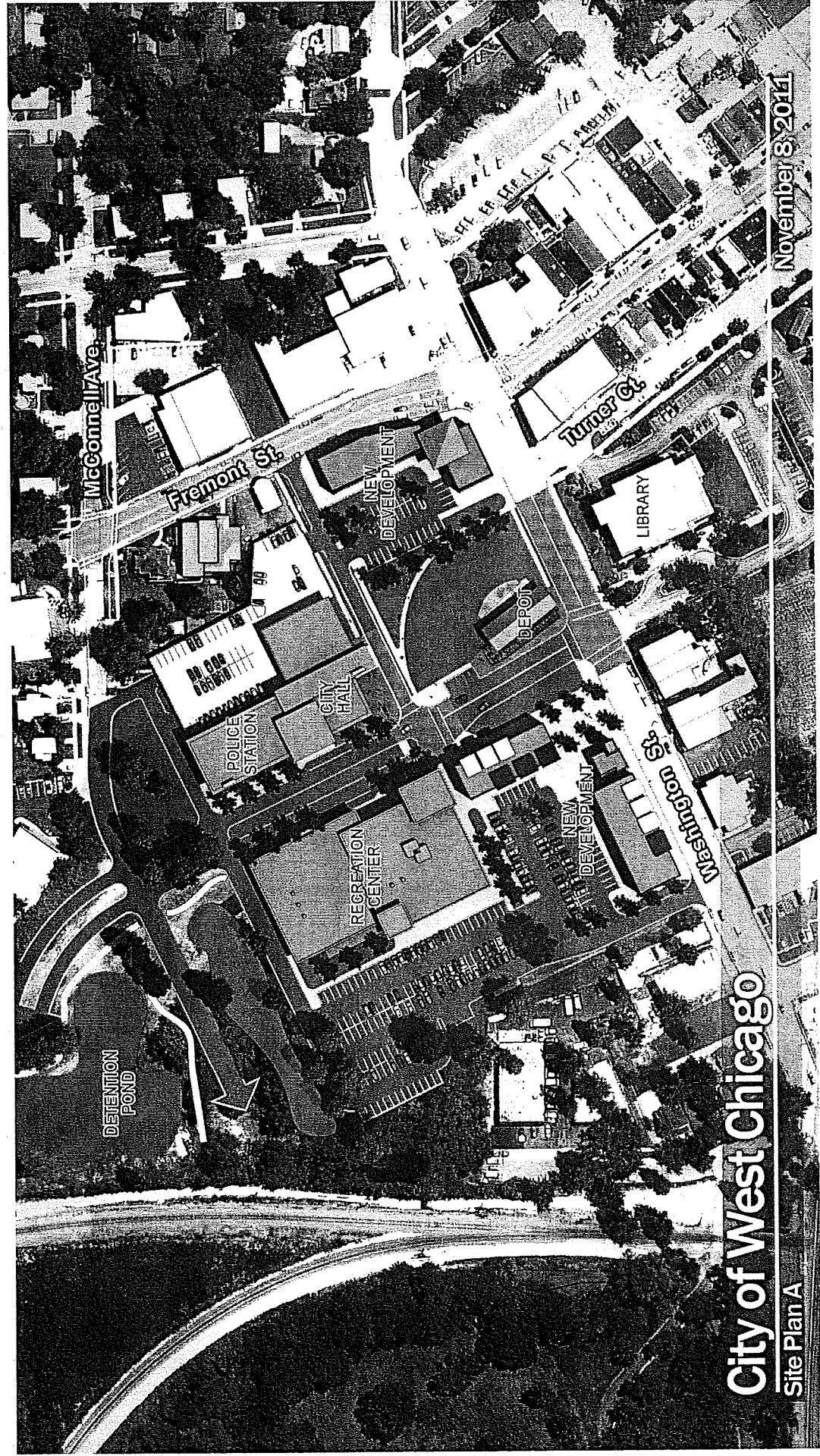
Project Recap -- I

- URS has been working with West Chicago to plan a Municipal Campus on the City's assembled ~14-acre West Washington Street site
- The Municipal Campus will include:
 - City Hall
 - The Park District's Community Center
 - Commercial development opportunity sites
 - Retained historic buildings (the Railroad Depot & the 151 W. Washington Street historic home, if feasible)
 - A large civic green space
 - Shared parking and stormwater detention
 - Site roadways and landscape amenities (incl. the Illinois Prairie Path)

Project Recap -- II

- URS last presented Site Plan alternatives at a Public Meeting held as part of the November 11, 2011 Development Committee meeting
- URS has provided preliminary site environmental analysis, supported the City's USEPA grant application for additional environmental funding, and submitted a proposal for further environmental testing & analysis

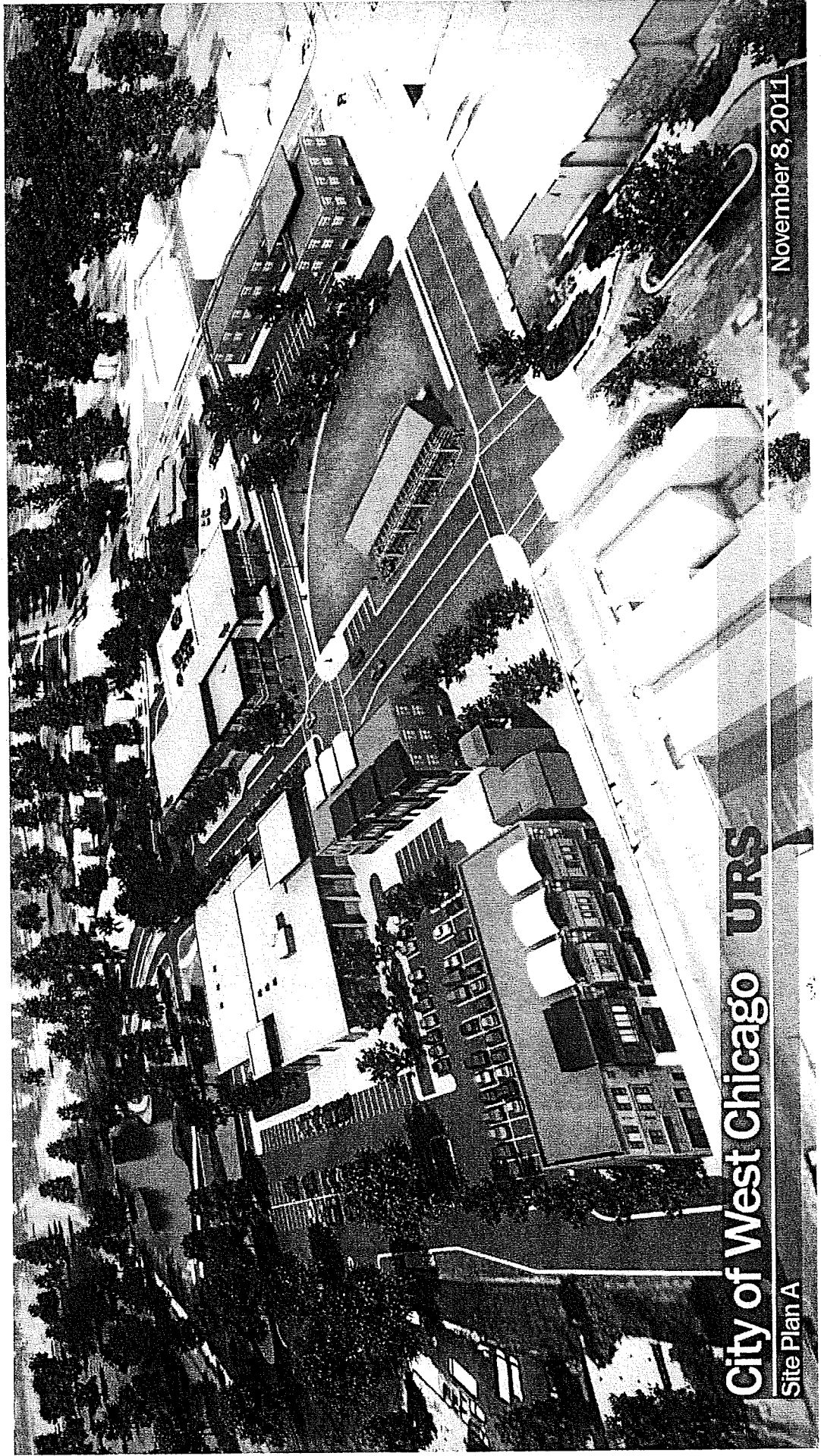
From November 11th: Site Plan A



City of West Chicago

Site Plan A

Site Plan A -- Aerial Perspective



City of West Chicago URS

Site Plan A

November 8, 2011

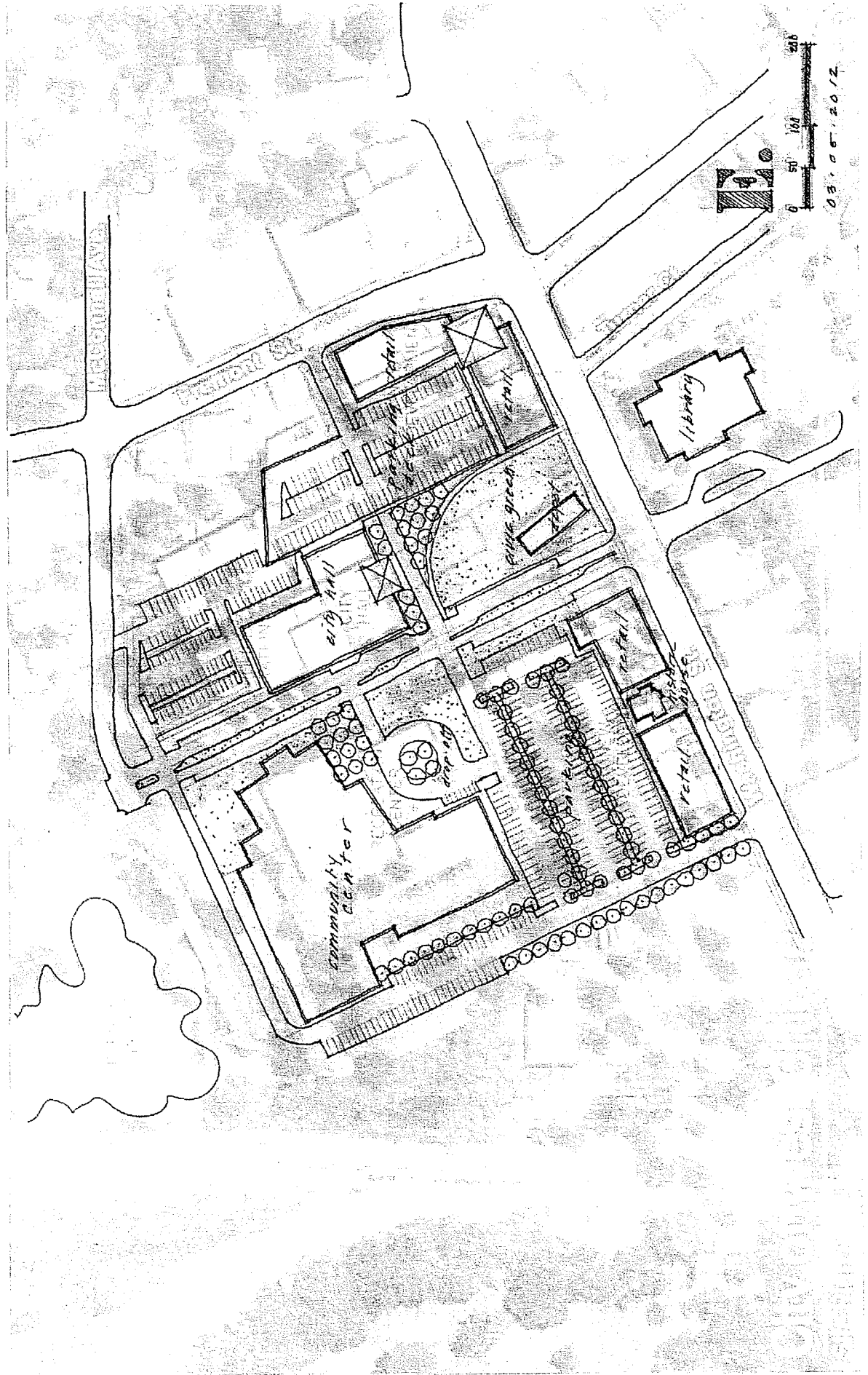
Guidance from the Nov. 11th Presentation

- Remove the Police Station from the Municipal Campus
- Continue to work with the City's project leadership to refine the site plan (*work in sketches for now, rather than 3-D visualizations*)
- Continue to collaborate with the Park District and other key stakeholders
- Continue to work collaboratively with URS' internal environmental experts

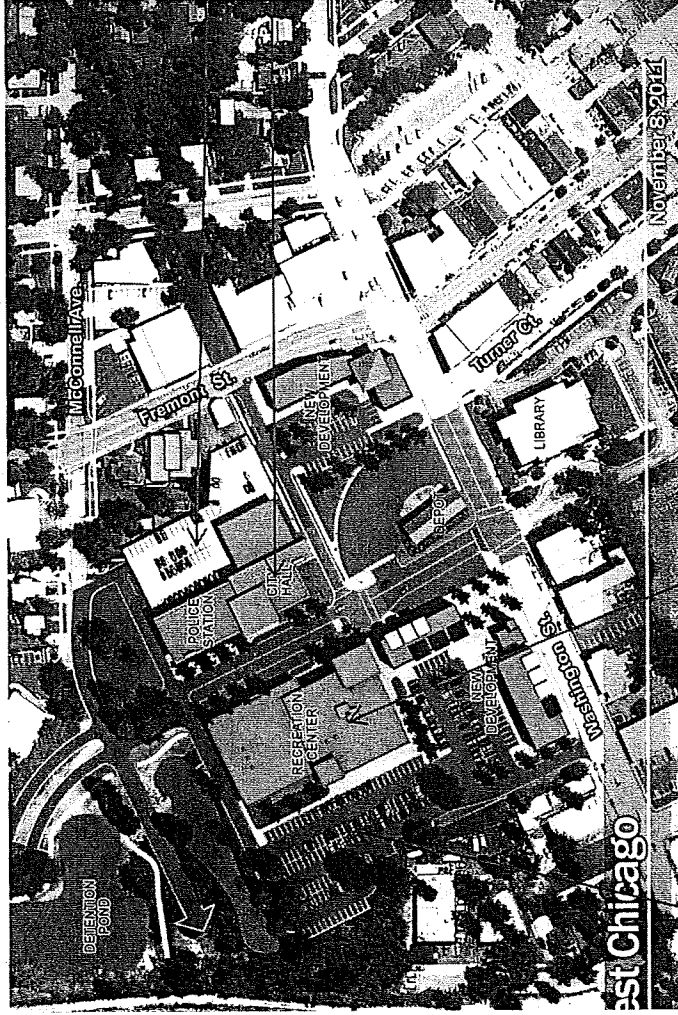
What We've Been Doing Since Nov. 11th

- Prepared & reviewed with City & Park District staff a series of sketch Site Plan alternatives
- Incorporated the most current Community Center building footprint
- Worked to maximize the amount of parking at the south portion of the Municipal Campus to better support Downtown
- Developed the Current Site Plan

Current Site Plan

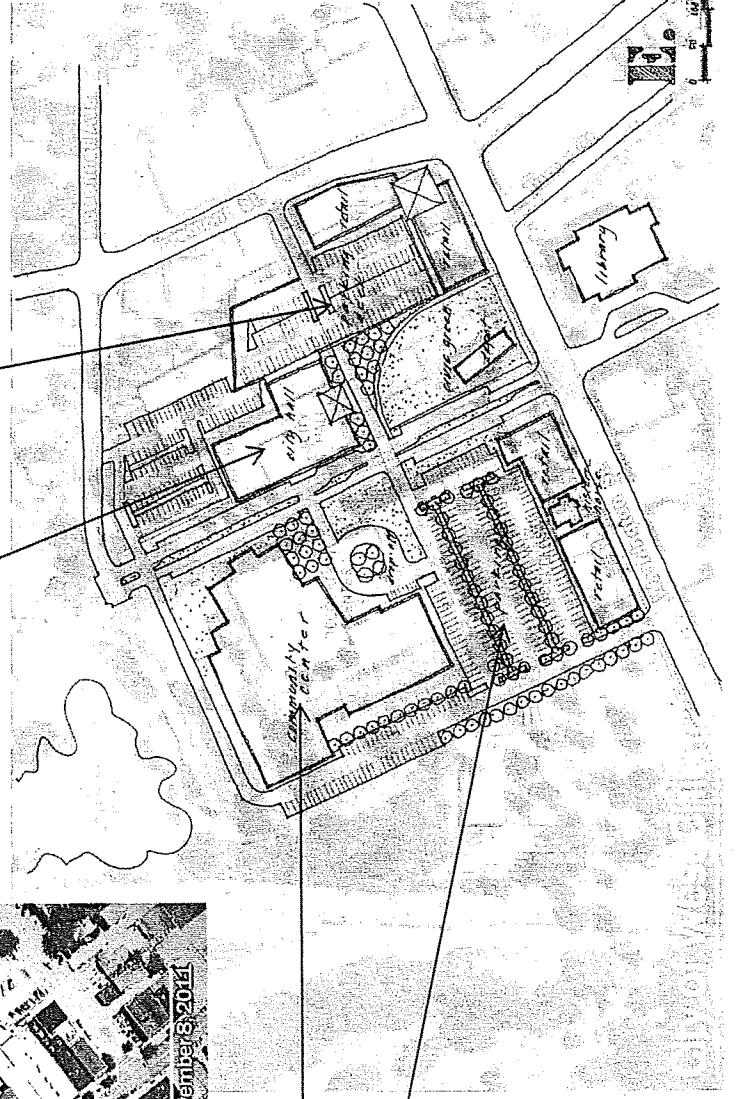


Comparing the Nov. 11th & Current Site Plans



2-level parking deck
City Hall

Community Center
Large surface parking area



Provided Site Plan Components -- I

- City Hall -- ~20,000 sf footprint/~40,000 sf total building
- Community Center -- ~ 60,000+ sf footprint/~80,000+ sf total building
- Two Washington Street commercial development areas
 - Total ~30,000 sf building footprints with >90,000 sf usable space (*Note: sf does not include the 151 West Washington Street building. If this building is not renovated, the commercial development building footprint could increase by ~10,000 sf and ~25,000 sf usable space*)

Provided Site Plan Components -- II

- The Rail Depot is retained and envisioned for commercial use
- City Square is a new ~1-acre civic gathering space
- Shared Parking -- the Current Site Plan includes ~525 parking spaces total -- ~180 in a 2-level deck at the southeast corner and ~345 surface parking spaces scattered throughout the Municipal Campus
- Site access roadways, including a new Municipal Parkway
- Shared stormwater detention ponds incorporated into the landscape

Next Steps

Short-Term

- Finalize the Site Plan based upon the feedback received this evening and in the coming weeks
- Continue to collaborate with URS' internal environmental experts

Longer-Term

- Finalize the City Hall conceptual building images
- Develop 3D visualizations of the Final Site Plan
- Develop conceptual level implementation cost estimates
- Work with the City to develop an implementation plan and schedule
- Receive City Council approval of the Site Plan & conceptual building images
- Document the entire project