

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

August 8, 2011

APPROVED WITH CHANGES AT THE OCTOBER 10, 2011 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, Nicholas Dzierzanowski, H. Ronald Monroe, Ruben Pineda, John C. Smith, Jr. and Rebecca Stout present. Absent: Alderman Sandy Dimas.

Also in attendance was Community Development Director Joanne Kalchbrenner.

2. Approval of Minutes

A. **Development Committee of June 13, 2011. Alderman Stout made a motion, seconded by Alderman Monroe, to approve the minutes of the June 13, 2011 Development Committee Meeting as amended. Voting yea: Aldermen Stout, Monroe, Beifuss, Dzierzanowski, Pineda and Smith. Voting nay: 0. Motion carried.**

3. Public Participation – None.

4. Items for Consent

Chairman Pineda read the Consent Items:

- A. Viktor Domnenko – 108 Main Street, Façade Grant
- B. Marvin Haneberg – 2N166 Prince Crossing Road, Agreement
- C. City of West Chicago – Text Amendments, Sidewalk Signs
- D. Dan and Pamela Beebe – 479 Colford Avenue, Minor Subdivision
- E. Ball Horticultural – 622 Town Road, Deviations

Alderman Dzierzanowski stated that he would like to remove Item B for discussion.

Alderman Beifuss stated that he would like to remove Item C for discussion.

Alderman Stout made a motion, seconded by Alderman Smith, to move Consent Items 4A, 4D and 4E to City Council on Monday, August 15, 2011. Voting yea: Alderman Stout, Smith, Beifuss, Dzierzanowski, Monroe and Pineda. Voting nay: 0. Motion carried.

5. Items for Discussion

4B. Marvin Haneberg – 2N166 Prince Crossing Road, Agreement

Alderman Dzierzanowski asked if the exterior building improvements were going to be completed by August 15th. Ms. Kalchbrenner responded that Mr. Haneberg has been on track. She added that the brick on the front has been completed and a majority of the outside storage has been removed for the site. She noted that huge progress has been made.

Alderman Dzierzanowski made a motion, seconded by Alderman Stout, to move Resolution No.2011-0082 to City Council, on Monday, August 15, 2011. Voting yea: Alderman Dzierzanowski, Stout, Beifuss, Monroe, Pineda and Smith. Voting nay: 0. Motion carried.

4C. City of West Chicago – Text Amendments, Sidewalk Signs

Alderman Beifuss questioned what constitutes a handwritten sign. Ms. Kalchbrenner responded that it is on a piece of paper in the window. Alderman Beifuss commented that grocery store signs are on paper and well done but handwritten. Ms. Kalchbrenner commented that if it was handwritten, the proposed amendment would not allow it. Alderman Beifuss commented that signs showing today's sales items are not bothersome and are helpful for the merchant.

Alderman Monroe asked if a company was hired to paint a sign on paper, would that be considered handwritten.

Chairman Pineda commented that handwritten sign needs to be defined better. He noted that he has seen some terrible handwritten signs. He noted further that his recommendation would be to require professionally printed signs.

Alderman Dzierzanowski asked if painting on windows, such as for homecoming or the Fitness Center, would be regulated. Ms. Kalchbrenner responded that no one is trying to sell anything for homecoming. Alderman Dzierzanowski commented that some companies go out of business due to bad signage. He added that business owners should portray a professional appearance. Ms. Kalchbrenner commented that businesses who use neon poster board for handwritten signs affect the whole appearance of the downtown.

Alderman Smith stated that the proposed text amendment contains a lot of subjectivity and is vague. He noted that he was displeased with the builder of the first house he bought and he put a sign in the window because of his first amendment rights. He added

that the amendment seems subjective and gives government too much control. Ms. Kalchbrenner commented that the proposed amendment does not take into account good versus bad, it does not permit handwritten signs. Alderman Smith commented that a non-professional can create a good looking sign.

Alderman Dzierzanowski stated that his pet peeve is no English on the signs next to a French, Spanish or Italian sign. He noted that English is the number one language in America and it is the prominent language. Ms. Kalchbrenner commented that that issue is already being looked into. Alderman Dzierzanowski commented that if he cannot read the sign, he does not go into the business.

Alderman Smith asked if this amendment should wait in light of the issue Alderman Dzierzanowski raised as far as language.

Alderman Stout stated that the sidewalk signs should move forward and the window signs can wait.

Alderman Monroe recognized Alderman Murphy.

Alderman Murphy stated that prices change every two to three weeks and the cost of professional signs would put him out of business. He added that professional signs would be an added burden. He noted that sidewalk signs are okay. He noted further that one person's ugly sign is someone else's beautiful sign.

Alderman Beifuss made a motion, seconded by Alderman Smith, to move the regulations for the sidewalk signs to City Council on Monday, August 15, 2011 without the regulations prohibiting handwritten signs. Voting aye: Alderman Beifuss, Smith, Dzierzanowski, Pineda and Stout. Voting nay: Alderman Monroe. Motion carried.

A. West Washington Street Redevelopment Project

Chairman Pineda requested staff to provide a brief overview. Ms. Kalchbrenner stated that Brad Winick from URS was here this evening to present the first phase of the West Washington Street Redevelopment Project. She noted that a lot of research has been done. She added that Mr. Winick is seeking input from the Committee and he will present conceptual plans.

Mr. Winick made a presentation of the attached report titled, "Development Committee Brainstorming Session, Washington Street Redevelopment Project" dated August 8, 2011. The presentation covered meeting goals, planning context, site analysis, site planning program confirmation and site planning conceptual plan options. The following issues/concerns/ideas were raised by the Aldermen:

Chairman Pineda questioned how much environmental concerns there are in the area. Mr. Winick responded that there is not enough information at this time and an

environmental analysis is needed. Chairman Pineda asked how wet the site is and Mr. Winick responded that the wetlands and flood plains are mapped and are known. He added that the flood plain could be manipulated and wetlands could be moved.

Alderman Dzierzanowski asked if the Park District had renderings of their building. Mr. Gary Major responded that they have a conceptual floor plan to show components. Alderman Dzierzanowski commented that he would like the buildings to mesh. Mr. Major commented that they are hoping to have different elevations and it will not look the same but compliment each other. Alderman Dzierzanowski questioned what would happen with the park district building if the referendum fails and Ms. Kalchbrenner responded that there are alternatives and additional development would be available then.

There followed a discussions about parking.

Alderman Beifuss noted that the site lends itself to a parking structure because of the drop-off. He noted further that land is valuable and that a parking structure costs money. He added that parking is needed to benefit the merchants. Ms. Kalchbrenner commented that restaurants are hesitant to locate in an area without parking so parking is a critical component. Alderman Beifuss commented that Sycamore has a City Hall with commercial on the first floor and offices, which would help save money.

Alderman Murphy commented that the former Dominick's site had 300 parking spaces if you can visualize that. He added that additional parking can be included with a structure instead of seeing just a lot.

Alderman Beifuss commented that a public square for gathering needs to be included for festivals, concerts, etc. He noted that Sesquicentennial Park is not used. He added that the square could include a band shell, gazebo, temporary seating, fountain, or walkways.

Alderman Dzierzanowski commented that wider steps were constructed in the public square in Park Ridge so they are able to have bands perform on the steps.

Chairman Pineda commented that the depot building was moved once before. He added that it could be used for something or moved again. He noted that 151 W. Washington Street used to be a beautiful building. He noted further that he is not interested in saving the building without a use because of the cost to the taxpayers to repair it.

Alderman Beifuss stated that 151 W. Washington Street is on the State of Illinois Historic Register. He added that opportunity is there. He added further that at this time he does not know the costs to repair the building and he has only seen preliminary numbers to tear it down. He commented that he would like to know the costs to fix it. Alderman Beifuss commented that the project could go out for bid and a developer could rehab the property. He noted that having a developer rehab a building has worked before. He agrees that it is run down and needs work but he said the building fits with the downtown.

Chairman Pineda commented that the previous owner did a lot of research on rehabbing the property and that two years ago it was going to cost over \$200,000 to do the roof and trim. He noted that the interior would have to be redone also at what cost. He questioned what it would be used for.

Ms. Kalchbrenner commented that City staff had estimates from an architect and the it was going to be \$150,000 for the roof. She noted that the information has not been updated.

Alderman Beifuss commented that he would like to preserve the building with a partner. He added that he would also like to get information on costs to rehab the building.

Chairman Pineda asked if there were any bids at the auction for 151 W. Washington and Ms. Kalchbrenner responded no. Chairman Pineda commented that there is not time to get new cost estimates to rehab the building.

Ms. Kalchbrenner asked for clarification on direction for the 151 W. Washington Street property. Aldermen Dzierzanowski, Monroe and Stout do not see a future for the building. Alderman Smith commented that he was not sure of the use or purpose of the building and how it would fit in the grand scheme of the plans. He added that he needs a reason to justify renovating it. Alderman Beifuss commented that he needs more information about rehabbing the property and development opportunities. He noted that it may be possible to rehab it at no cost to the City. He noted further that the City could find an architect or developer to work with.

Mr. Winick reviewed the advantages and disadvantages of the four site planning conceptual plan options.

There was a discussion had concerning combining City Hall with the Police Department.

Alderman Dzierzanowski asked if there are future plans for the police department. He added that he would like to plan for the future and not just today. Ms. Kalchbrenner responded that locating the police department on the site has not been brought up.

Alderman Beifuss commented that access and security would be issues and he does not think it would work.

Chairman Pineda commented that he did not think it was a good idea.

Alderman Smith noted that Addison has the police department with City Hall. Ms. Kalchbrenner noted that Bartlett just built a new City Hall that includes the police department.

Alderman Dzierzanowski commented that he does not necessarily want it with City Hall but in the area.

Alderman Smith noted that it is helpful to create a campus of government buildings like the DuPage County complex because there is a lot of interaction with departments. He agreed that the police department should be included in the plan.

Mr. Winick asked which conceptual plan was preferred.

Chairman Pineda stated that he liked Options C and D. He liked D better because it included more buildings to bring in revenue and people could go by businesses to get to City Hall. He added that the square was good too.

Alderman Beifuss commented that he also liked Options C and D. He added that he liked more development but that cost is an issue.

Alderman Monroe commented that he liked Option D. He added that the road extension could be done later for additional development.

Alderman Smith commented that he liked Option D for the reasons already stated. He added that he would like to see the police department included in the area.

Alderman Stout commented that she liked Options C and D. She noted that the plans create a campus feeling, provide great space and there is room for potential business.

Alderman Dzierzanowski commented that he liked Options C and D. He questioned how the recreation center went from sharing space with City Hall to its own 80,000 square foot building. Ms. Kalchbrenner responded that she was not sure.

Alderman Beifuss commented that the recreation center should be a separate building. *He supports including it in the plan* because public uses draw people to the downtown. He added that shared detention could save money also.

Mr. Major commented that he knows of a report but does not know what went into it. He added that with the ~~revolution~~ *evolution* of the Fitness Station an opportunity for more foot traffic was recognized by the City. He noted that several sites were talked about but they came back to this area because of the centralized location. He stated that they are happy with this direction.

Alderman Monroe stated that in Option D, City Hall should be turned 90 degrees so the parking could be put behind it.

Ms. Kalchbrenner asked how the Committee felt about the connection to Aurora. Chairman Pineda noted that Aurora Street is hard to access due to the railroad. He commented that it is not worth it now. Ms. Kalchbrenner stated that the connection could be a long-term plan.

Alderman Beifuss commented that the connection could help traffic circulation on Washington Street.

Chairman Pineda commented that it might work if some of the houses were purchased and a right in/right out was constructed.

Alderman Stout stated that the connection could lead to potential development.

Alderman Dzierzanowski commented that the City needs to think of the future.

Ms. Kalchbrenner commented that thinking and planning for the future is good because when the train depot was built on Main Street no one thought of the possibility of a coffee shop going there. She added that there is no water service or sanitary to the building and it would be costly to add a coffee shop.

Mr. Winick stated that the next step is to continue the dialog with the architects to refine the plan. He added that the parking and number of spaces needs to be further looked into. He noted that a public meeting might be held in October or November. He noted further that the environmental analysis and impact will possibly tweak the plan.

Alderman Beifuss stated that the City may want to go the State of Illinois for Brownfield remediation money. Mr. Winick commented that yes, his company could help with that.

B. Rear Yard Lot Coverage

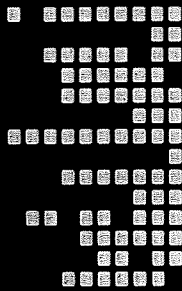
Alderman Dzierzanowski made a motion, seconded by Alderman Beifuss to table the rear yard lot coverage discussion to the next meeting. Voting yea: Alderman Dzierzanowski, Beifuss, Monroe, Pineda, Smith and Stout. Voting nay: 0. Motion carried.

6. **Unfinished Business - None**
7. **New Business - None**
8. **Reports from Staff - None**
9. **Adjournment**

Alderman Stout motioned to adjourn, seconded by Alderman Dzierzanowski. The members unanimously agreed. Motion carried. The meeting adjourned at 9:23 p.m.

Respectfully submitted,

Linda Ericksen



Development Committee Brainstorming Session

Washington Street Redevelopment Project
– August 8, 2011

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Presentation Agenda

- Meeting goals
- Planning Context
- Site Analysis
- Site Planning program confirmation
- Site Planning conceptual plan options

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Meeting Goals

- Brainstorm on project/site objectives & opportunities
- Articulate the Site's Planning Context
- Identify Key Issues from the Site Analysis
- Confirm the Site Planning Program
- Review conceptual Site Plan options
- Get direction on preferred Site Plan options

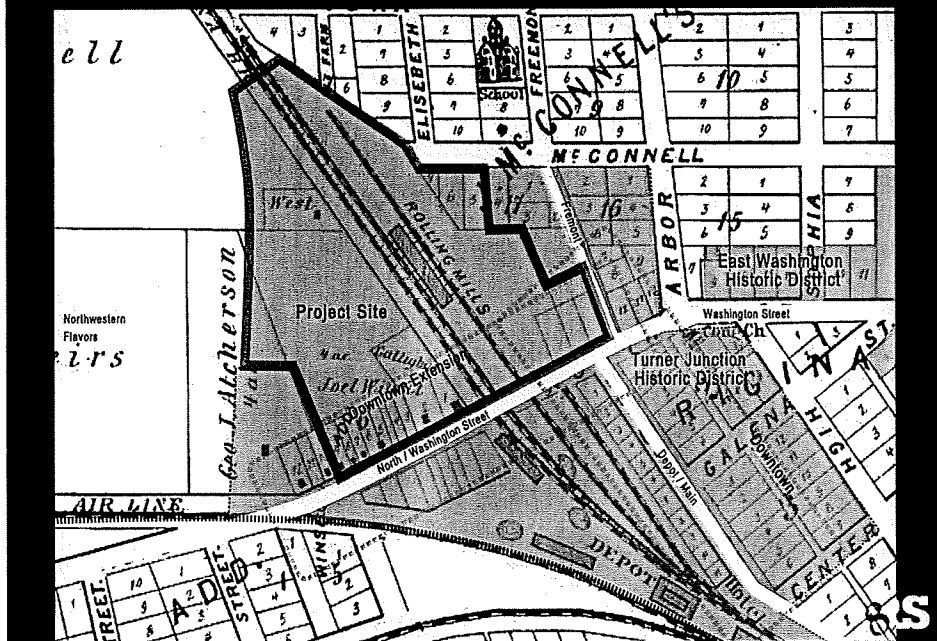
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Planning Context

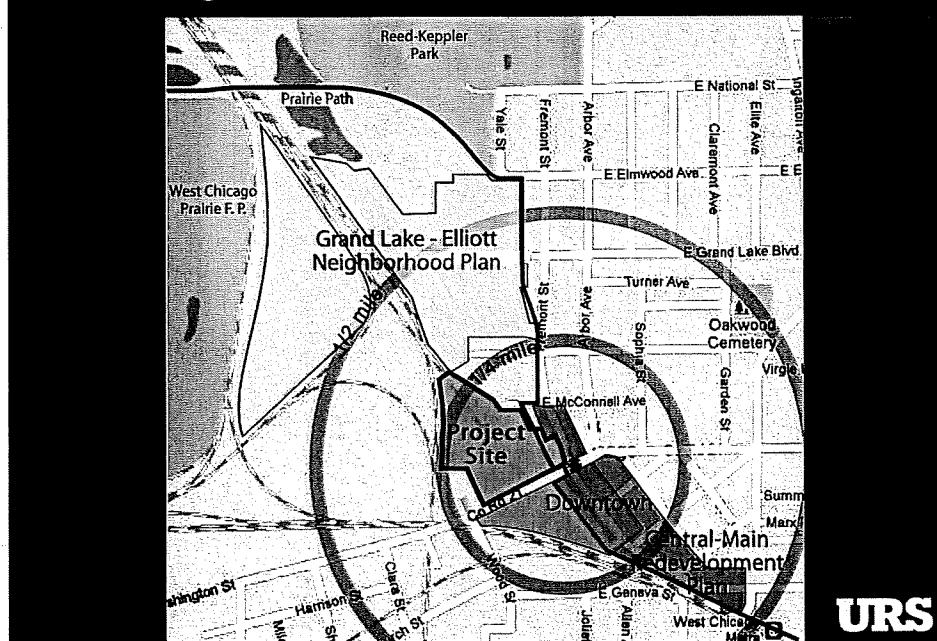
- Coordination with Park District
- Facilitate Washington Street redevelopment
- Supportive of Central Main Street Redevelopment Plan
- Enhance future downtown area redevelopment options
- Leverage downtown area amenities

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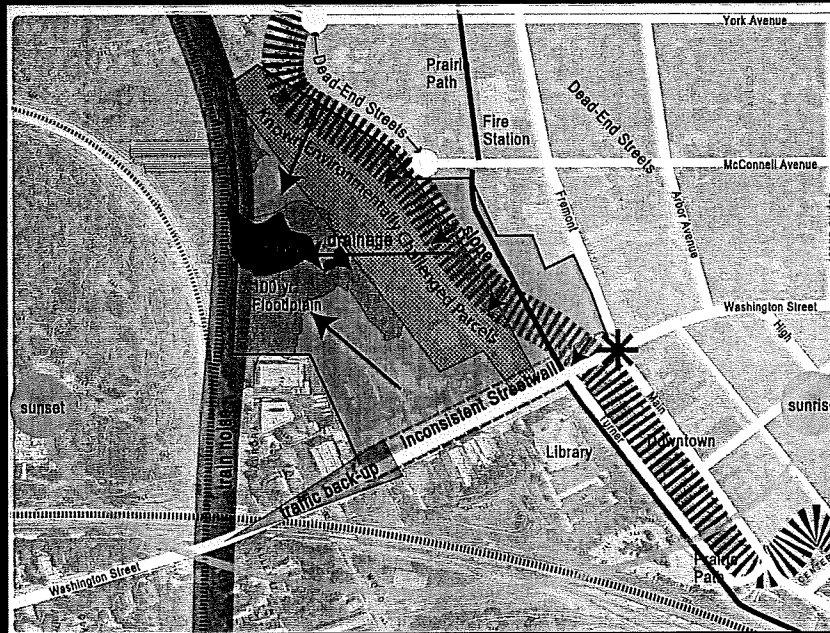
Planning Context -- Historic



Planning Context -- Recent



Site Analysis



Site Analysis – Key Issues

- Environmental analysis needed
- Environmental issues may extend to Marathon site and elsewhere on project site – extent is not known
- Significant east/west site drop-off
- Existing site wetlands and floodplain
- Site interior will need utilities
- Inconsistent streetwall along Washington Street
- Heavy traffic along Washington Street
- Balancing large municipal uses & providing for redevelopment

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Discussion

- Did we get things right?
- Did we miss anything important?

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Site Planning Program Confirmation

- City Hall
- Recreation Center
- Parking/Access
- Economic Development
- Historic Structures (151 Washington & Railroad Depot)
- Open/Gathering Spaces
- Stormwater Detention
- Illinois Prairie Path

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Program Confirmation – City Hall

- ~40,000 sf (per 2006 PSA Dewberry study)
- Requires ~120 parking spaces (PSA Dewberry)
- Opportunity to “create a public square”
- Create a civic landmark building
- Accessibility is important

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Program Confirmation – Recreation Center

- ~80,000 sf over two floors (per Sink Combs Dethlefs)
- ~60,000 sf footprint (Sink Combs Dethlefs)
- Requires ~300 parking spaces (PSA Dewberry)
- Entry/community spaces with offices above at front
- Gyms/recreation spaces at rear
- Flexible – can go at various places on the site

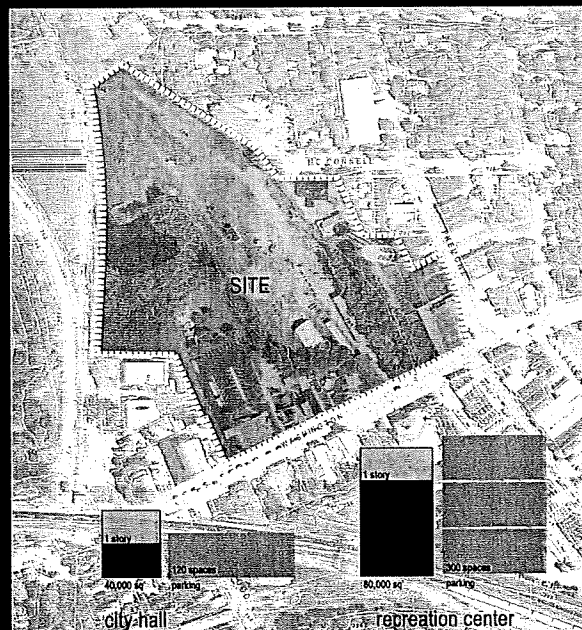
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Program Confirmation – Parking/Access

- Identify street network/access improvements that don't negatively impact neighborhoods
- Develop site/parking access off of McConnell Avenue
- Site parking should support downtown businesses
- Shared parking can reduce costs & impacts
- Provide cost-effective parking types & locations
- Structured vs. surface parking

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Program Confirmation – Major Components



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Program Confirmation – Economic Development

- Main/Fremont/Washington intersection is downtown's heart
- Main Street is downtown's #1 commercial corridor
- Washington west of Main is the #2 commercial corridor
- Develop revenue-generating uses to enhance Washington Street, the site & downtown area
- Potential historic renovation and new development opportunities

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Program Confirmation – Open/Gathering Spaces

- Develop a civic open/gathering space for special events
- Develop open spaces to support other site uses & programming
- Open space programming – special events, casual use, fixed features (sculpture, seating, stage) vs. flexibility
- Integrate open spaces with stormwater detention, parking, the Illinois Prairie Path & other site components

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Program Confirmation – Stormwater Detention

- Preference for shared on-site detention
- Integrate on-site detention with open spaces, parking & other site plan elements
- Need to conform with the (evolving) Du Page County Stormwater Ordinances

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Program Confirmation – Illinois Prairie Path

- Currently traverses the site in an awkward manner
- Integrate the Path with open spaces, parking & other site plan elements
- Improve Path linkages with area amenities

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Discussion

- Did we get things right?
- Did we miss anything important?

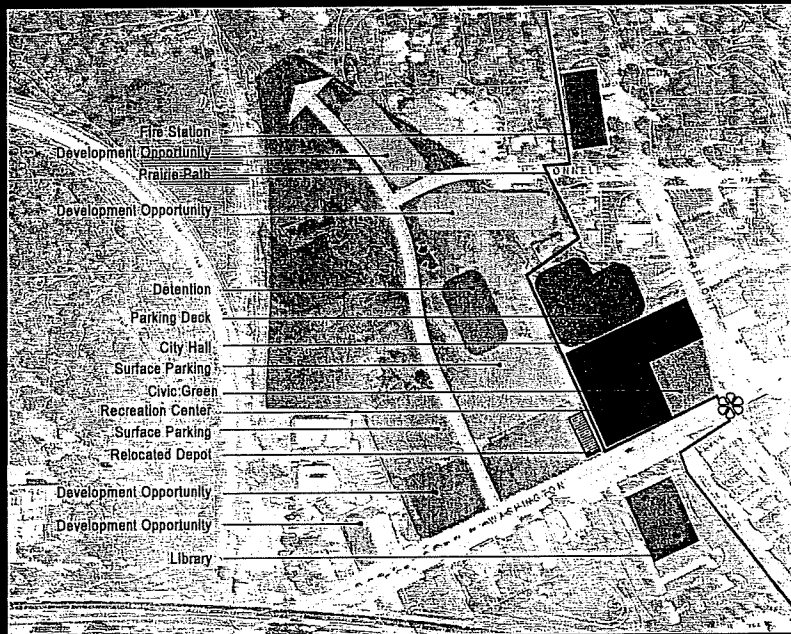
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Site Planning Conceptual Plan Options

- Option A: City Square
- Option B: Washington Street Brackets
- Option C: Washington Center
- Option D: Civic Center

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Option A: City Square



Option A: City Square

Advantages

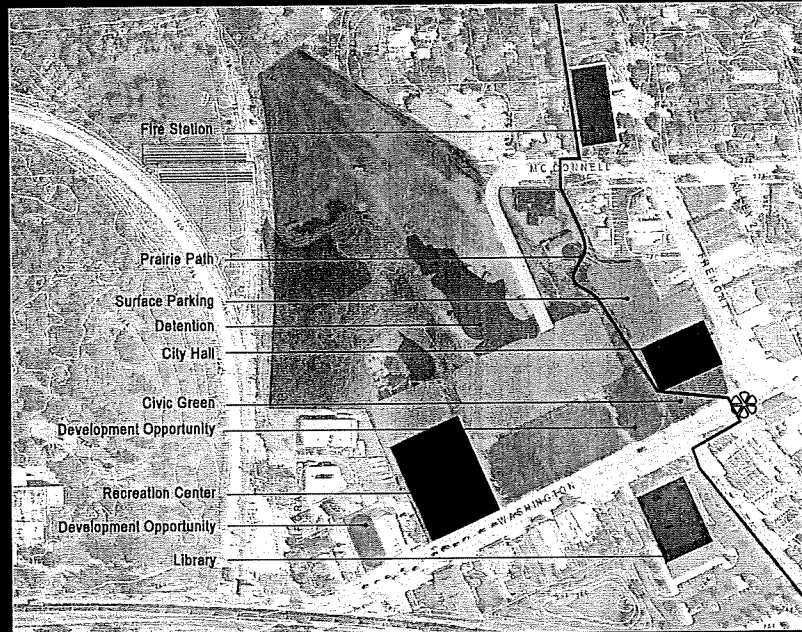
- Civic campus on Civic Green @ key corner
- Large Washington street redevelopment block
- Connectivity improvements
- McConnell redevelopment opportunities

Disadvantages

- Slope a challenge for Rec. Center
- Detention, floodplain & wetland challenges

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Option B: Washington Street Brackets



Option B: Washington Street Brackets

Advantages

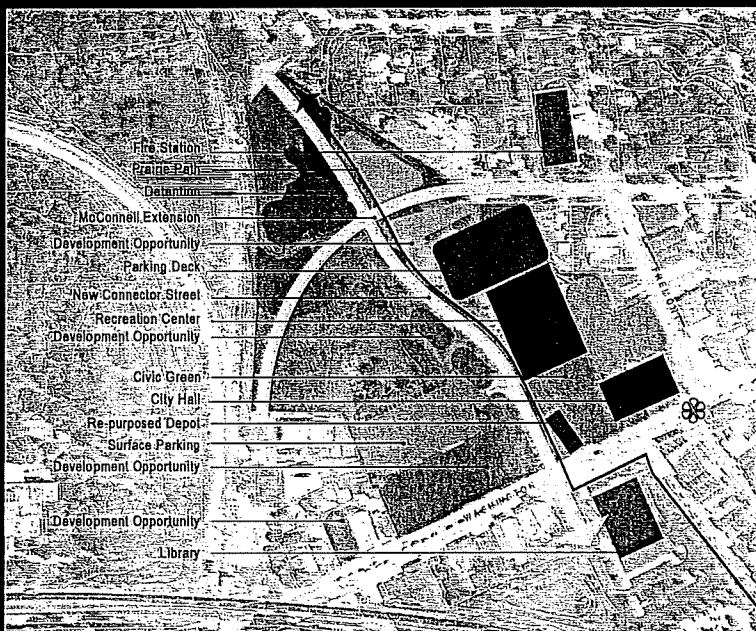
- Easier/less expensive option
- Rec. Center on existing Park District location
- City Hall on Civic Green @ key corner
- Large Washington Street redevelopment block
- Most or all parking is surface

Disadvantages

- Fewer connectivity improvements
- Less extensive use of site north end

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Option C: Washington Center



Option C: Washington Center

Advantages

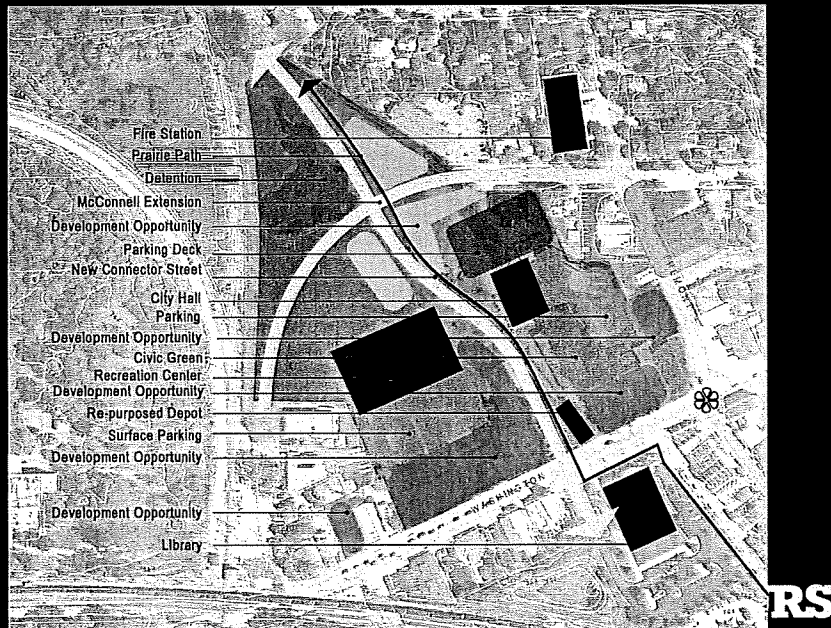
- Civic & mixed-use buildings flank large Civic Green
- City Hall on Civic Green @ key corner
- Connectivity improvements
- New road aligns with Library
- McConnell redevelopment opportunities

Disadvantages

- Detention, floodplain & wetland challenges
- More extensive infrastructure costs
- Slope a challenge for Rec. Center

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Option D: City Center



Option D: City Center

Advantages

- Civic & mixed-use buildings link to inner-site Civic Green
- Connectivity improvements
- New road aligns with Library
- Development opportunities @ key corner & along new road
- McConnell redevelopment opportunities

Disadvantages

- Detention, floodplain & wetland challenges
- More extensive infrastructure costs
- Civic campus less visible

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Discussion, Conclusions & Next Steps

