

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

October 10, 2011

APPROVED AT THE NOVEMBER 14, 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, Sandy Dimas, Nicholas Dzierzanowski, H. Ronald Monroe, Ruben Pineda, John C. Smith, Jr. and Rebecca Stout present.

Also in attendance was Community Development Director Joanne Kalchbrenner.

2. Approval of Minutes

- A. Development Committee of August 8, 2011
- B. Development Committee of September 12, 2011

Alderman Beifuss made a motion, seconded by Alderman Monroe to approve the August 8, 2011 Development Committee Minutes as amended. Voting yea: Aldermen Beifuss, Monroe, Dzierzanowski, Pineda, Smith and Stout. Voting nay: 0. Abstaining: Alderman Dimas. Motion carried.

Chairman Pineda commented that the September 12, 2011 Development Committee Minutes were revised earlier today. He stated that he would like to table the minutes to the next meeting so the members have an opportunity to review the changes. He added that if a member wants to change a word or two that is one thing but if a member wants to make changes to the content, then the changes need to be discussed.

Alderman Dzierzanowski asked if the meetings are taped. Ms. Ericksen responded no. He noted that the Infrastructure Committee meetings are taped and the Development Committee meetings should be taped. Ms. Kalchbrenner responded that from now on the Development Committee meetings will be taped.

Alderman Beifuss commented that the changes he makes to the minutes are to make the record accurate.

Alderman Dzierzanowski made a motion, seconded by Alderman Stout, to table the September 12, 2011 Development Committee Minutes to the November 14, 2011 meeting. Voting yea: Aldermen Dzierzanowski, Stout, Beifuss, Dimas, Monroe, Pineda and Smith. Voting nay: 0. Motion carried.

3. Public Participation – None.

4. Items for Consent

Chairman Pineda read the Consent Items:

- A. St. Vincent de Paul Society – 213 Main Street, Façade Grant
- B. The Mapei Corporation – 430 Industrial Drive and 1600 Western Drive, Special Use to Landbank Parking, Height Variance and Engineering Deviations
- C. Subco Foods – 1150 Commerce Drive, Plat of Consolidation

Alderman Stout made a motion, seconded by Alderman Smith, to move Consent Items 4A, 4B and 4C to City Council on Monday, October 17, 2011. Voting yea: Aldermen Stout, Smith, Beifuss, Dimas, Dzierzanowski, Monroe and Pineda. Voting nay: 0. Motion carried.

5. Items for Discussion

- A. Shell Gas Station – 184 W. North Avenue, Conceptual Review

Chairman Pineda requested staff to provide a brief overview. Ms. Kalchbrenner stated that in 2010 the owner requested a variance to erect a canopy within the setback. She noted that the site is currently legally non-conforming. She noted further that the old canopy was removed. She commented that City Council denied the variance. Ms. Kalchbrenner added that City Council determined it would be more appropriate to demolish the existing structure to build a new station or the owner would need to propose significant façade improvements. She added further that the owner was not willing to make improvements to the building at that time. She stated that the owner is now willing to do façade improvements. She commented that the owner is proposing significant landscaping, new monument signage, new brick and stone veneer to the building and relocating the canopy. Ms. Kalchbrenner stated that the owner is seeking conceptual review of the proposed site improvements before pursuing new variances.

Alderman Beifuss asked if the proposed brick and stone veneer would be for the front façade or all four sides of the building. Mr. Ron Ambrose responded that it would mainly be for the front. He noted that the brick and stone veneer is attractive. He noted further that the other sides of the building would be painted to match the brick. Alderman Beifuss asked what the substance is proposed for the front of the building. Mr. Ambrose responded it is a panel brick, 4 x 8 sheets that look like brick. He noted that cut sheets

were submitted to staff. He noted further that they are doing a similar project in Hawthorne Woods using the same material.

Alderman Dimas asked the color of the original brick and Mr. Ambrose responded white.

Alderman Stout noted that the City code does not allow brick to be painted. Ms. Kalchbrenner commented that if brick is already painted, maintenance of the painted brick would be allowed. She added that painting the brick as part of the proposed project could be a part of the discussion regarding the conceptual review. She added further that the painted brick could be retained or power washed.

Alderman Dzierzanowski commented that the proposed improvements are getting there but he is still not happy with the proposed plan. He noted that the gas station is located at a premier intersection. He noted further that the other corners are much better looking. He stated that he would like a new building on that site. Mr. Ambrose commented that True North is the owner and Shell provides the gas. He added that Shell took down the canopy and the new owner would like to put the canopy back. He added further that the budget is not there for a new facility. Mr. Ambrose stated that the improvements would give the building a nice look and there would be additional landscaping, a new canopy and a new layout of the islands. Alderman Dzierzanowski asked if gas sales have gone down and Mr. Ambrose responded that without the canopy, revenues have dropped 40%. Alderman Dzierzanowski asked if the economy picked up could they afford a new building. Mr. Ambrose responded that it may happen five to ten years down the road. He added that he cannot speak for the owner and he does not know the financial status of the owner.

Chairman Pineda stated that the question is if the proposed improvements are not approved, the building will deteriorate and the City will possibly lose the business. He asked what the project will cost and Mr. Ambrose responded that the improvements to the building are approximately \$50,000 to \$70,000. He added that he was unsure what the cost is for the landscaping. He added further that the total cost is approximately \$150,000 versus \$3 million for a new building. Chairman Pineda commented that last year the discussion was not to just put a band aid on it. He noted that he would like to see the site improve more because with the proposed improvements, it is still going to look like a 50 year old building.

Alderman Beifuss noted that with respect to the façade, masonry improvements have been done to some of the buildings downtown and the difference has been quite dramatic. He commented that he does not see a dramatic makeover here. He added that the site has constraints because the roads were expanded. He stated that before he says go ahead, he would like to see more.

Chairman Pineda stated that it sounds like the Committee would like to see a little bit more and something done to the whole building.

Alderman Dzierzanowski commented that he agrees wholeheartedly.

Mr. Ambrose commented that the canopy was taken down by the previous owner and they are trying to make it work. He added that painting the building was the client's answer.

Alderman Dzierzanowski asked if the owner lives in the area and Mr. Ambrose responded that the owner lives in Ohio. Alderman Dzierzanowski commented that then the owner does not know what the characteristics are of the area or have a feel for what is going on in the area. Mr. Ambrose commented that right now the owner is not in a position to knock down the building and construct a new one. He added that they are doing a similar project in Hawthorne Woods. Alderman Dzierzanowski asked if the owner had other buildings in the area and Mr. Ambrose responded yes. Alderman Dzierzanowski asked Mr. Ambrose to supply a list of other sites to staff.

Alderman Monroe commented that the site is a very valuable corner. He noted that the owner is doing the minimum to get the canopy back up. He added that he would like to see more improvements also.

Ms. Kalchbrenner commented that the building is from the '50's or '60's and the roofline is difficult. She noted that some ideas might be to remodel the roofline or propose a design that embraces the era with a retro station.

Chairman Pineda stated that the Committee is not happy with the proposed plan.

The Committee concluded that the plan is better but that the owner needs to do more to improve the appearance of the site.

6. Unfinished Business - None

7. New Business

Alderman Dzierzanowski commented that at the County Board meeting on Tuesday he was reassured that they would not vote for any increase in fees for the stormwater ordinance and then two items later the Chairman slashed the budget. He commented that the County will not be able to perform maintenance due to budget decreases so it will need to raise taxes or fees.

8. Reports from Staff

- A. Ms. Kalchbrenner commented that for the West Washington Street Redevelopment Project, the schedule indicated public input would be sought in October or November so it will be on the agenda for the November meeting. She noted that URS is refining the site plan. She added that Rosemary Mackey will advertise that the City is seeking input on the site plan. Ms. Kalchbrenner stated

that the City is applying for grants for the environmental component and URS is assisting with that process. She added that URS prepared a proposal for environmental assessment and remediation but she was uncomfortable with it and she chose not to bring it forward tonight. She asked if the Committee members were interested in meeting on a Saturday for public input or if they would like to have the public input at their meeting on Monday, November 14th.

Chairman Pineda responded that Saturday or Monday would work for him.

Alderman Beifuss responded that Monday would be better.

Alderman Smith responded that Saturday is fine.

Alderman Stout asked what time on Saturday and Ms. Kalchbrenner responded that the time was up to the members. Alderman Stout responded that either Saturday or Monday is fine.

Alderman Dimas asked if the meeting could start earlier on Monday. Ms. Kalchbrenner responded that it was up to the Committee members.

The Committee determined that it would be best to have the meeting on Monday, November 14th but start the meeting earlier, at 6:30, to give time for public input.

- B. Chairman Pineda noted that Forming America is doing something at their site on Prince Crossing Road. He added that he has driven by the site and the gates were wide open.

Alderman Stout stated that she has had trucks pull out from their facility in front of her.

Chairman Pineda stated that he wanted Forming America at the next meeting for a status update.

9. Adjournment

Alderman Stout made a motion to adjourn, seconded by Alderman Dimas. The members unanimously agreed. Motion carried. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Linda Ericksen