

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## MINUTES

### Development Committee

November 14, 2011

### APPROVED AT THE DECEMBER 12, 2011 MEETING

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

Chairman Pineda called the meeting to order at 6:30 p.m.

Roll call found Aldermen James Beifuss, Sandy Dimas, Nicholas Dzierzanowski, Ruben Pineda, John C. Smith, Jr. and Rebecca Stout present. Alderman H. Ronald Monroe arrived at 6:45 p.m.

Also in attendance were Mayor Michael Kwasman; Aldermen Matthew Fuesting, Nanette Connelly and Alan Murphy; Museum Director LuAnn Bombard; and Community Development Director Joanne Kalchbrenner.

#### 2. West Washington Street Redevelopment Project Presentation and Public Input

Chairman Pineda requested staff to provide a brief overview. Ms. Kalchbrenner commented that in June of this year the City Council hired URS Corporation to prepare a concept plan for the West Washington Street Redevelopment area. She noted that URS prepared four concept plans which the Development Committee considered at its August meeting. She noted further that the Committee directed URS to include a future location for the police department. Ms. Kalchbrenner stated that URS met with the Park District regarding the site plan and DuPage County regarding the floodplain and wetland. She added that based on feedback from the Development Committee, additional research and input from the Park District, URS refined the site plan alternatives and is seeking public input this evening. She introduced Mr. Brad Winick from URS.

Mr. Winick stated that he would make a short presentation and then he would like the public to provide input regarding the site plan alternatives. He made a presentation of the attached report titled, "Washington Street Redevelopment Project Public Meeting/-Development Committee Meeting, November 14, 2011." The presentation covered Project Background, Project Site, Project Goals, Ongoing Site Planning Issues, Desired Site Plan Components, Site Plan A and Aerial Perspective, Site Plan B and Aerial Perspective, City Hall – Conceptual Image and Options, Site Plan A & B Components, Site Plan A & B Comparison, Site Plans A & B – Side-by-Side and Next Steps.

Development Committee Minutes

November 14, 2011

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Donald F. Earley  
CITY TREASURER  
Michael L. Guttman  
CITY ADMINISTRATOR

Chairman Pineda stated that the Committee members would like the public's input. He noted that representatives from the Park District, the Mayor and other City Council members were here this evening.

Ms. Diane Gunderson, Cherry Blossom, asked if there would be a four-way stop or turn lanes for the entrance to the site on Washington Street. She noted that the area gets congested when school lets out. Mr. Winick commented that a signal is not anticipated at this time and the reason behind the location of the major entrance off Washington Street is that it could not line up with Turner Court so the next logical place to improve the traffic flow and curb cut was the entrance to the library.

Mr. Frank Lenertz, Park District, stated that it was a great presentation. He asked if the 400 to 500 parking spaces would be private or public parking. Mr. Winick responded that all the parking would be public except for 100 spaces for police vehicles. Mr. Lenertz asked if 300 to 400 parking spaces would support city hall, a police department, a recreation center and the proposed businesses. Mr. Winick responded yes, they think so. He added that peak parking for the businesses will be different than peak parking for city hall or the police department. He added further that each building has a separate peak load for parking and the parking is not redundant because it is shared parking. He noted that if additional parking is needed, a parking structure could be built behind the recreation center. Mr. Winick commented that parking decks could be in other areas too.

Mr. John Keeney, Cultural Arts Commission, noted that the Prairie Path is now behind the Tastee Freez and Mr. Winick stated that it would be improved but did not say where. Mr. Winick responded that the site plan is not to that level of detail at this time.

Ms. Jill Howard asked who is going to pay for the redevelopment of 151 W. Washington Street. Ms. Kalchbrenner responded that the City has acquired the property. She noted that the City has six months to find a developer to rehab the property. She noted further that the City would sell the property at a low cost to the developer. Ms. Howard stated that she is concerned with the traffic on Washington Street, especially due to the railroad tracks. Mr. Winick commented that Washington Street is a challenge. He added that it is important to the downtown to have access to the site off of Washington Street but there is an additional access point from McConnell. He noted that standards would need to be met to justify a traffic light. Ms. Howard stated that she does not know how Main and Washington Streets could accommodate 500 more vehicles from that site. She asked what the cost to the taxpayers would be. Mr. Winick responded that the costs are not known at this time. He added that decisions still need to be made regarding the plan, roads, buildings and detention.

Mr. Jeff Stibal, Highland Avenue, stated that he is a proponent of keeping 151 W. Washington Street in the overall plan. He noted that the building is a 142 year old

treasure and can not come down. He added that it should be included as part of the redevelopment plan and not referred to as the stepchild to the plan. Mr. Winick stated that that was a good point and he apologized for his inarticulate use of words for 151 W. Washington Street. He added that the City is currently seeking interest from developers for the building. He added further that the plan is not attached to retaining or demolishing the building. He commented that the plan has to be flexible.

Ms. Kalchbrenner stated that if anyone has additional questions or comments after the meeting to please contact her at City Hall and she would relay the information to City Council and the consultant.

Chairman Pineda asked the Committee members if they wanted to discuss the project now.

Alderman Beifuss stated that the presentation hit the main points and should be discussed further over time. He noted that the strong points are the mixed uses, the commercial development and the parking. He added that for a long time he has wanted to see more green space and that it can be used for gathering is a nice amenity. He commented that he liked the green space closer to the street where you can see it. He asked if two-story buildings that were identified could be used as commercial. Mr. Winick responded that mixed uses could be at street level and depending on the market, office or residential could be above it. Alderman Beifuss stated that the plan is complimentary to the downtown. He noted that the City has a historic downtown and several buildings have been fixed up as well as new lighting and streetscape added. He noted that architecture is important and the buildings should be complimentary. Alderman Beifuss asked if the site could be developed in a modular way. He noted that foot traffic would help the businesses and if a commercial developer was found, could the commercial buildings be constructed first. Mr. Winick responded that the site elements have to be considered. He added that the roadway and detention could be implemented first. He added further that soil most likely will need to be moved due to environmental issues. He noted that conceptually the civic component could be built first. Mr. Winick commented that the middle of the site could be built on its own schedule because nothing is being displaced. He added that at the same time the City could be seeking and having dialogue with developers. He noted that it is entirely possible to build the site in a modular way.

Alderman Beifuss commented that the site plan is a nice road map and the area belongs to the community and it should be complimentary to what exists today.

Alderman Monroe commented that the presentation was good. He added that the City needs input and ideas from the residents.

Alderman Smith stated that at the first discussion before the Development Committee, it was thought the police department should be incorporated into the site plan. He commented that he has run a jail for 18 years and now the idea of people being bonded out into the area is not a good idea. He noted that a civic area is being created and with the police department in the area there could be some interesting folks strolling through the neighborhood. He noted further that there could be undesirable people who bonded out for DUI's or misdemeanors coming and going so we may want to reconsider locating the police department in the area. Mr. Winick commented that he has had a conversation with the police chief regarding access to the building. Ms. Kalchbrenner stated that additional direction from the City to the consultant needs to be provided as far as whether or not to include the police department on the site plan.

Chairman Pineda commented that he has seen police departments and city halls together in one building in other communities and questioned how it works. He requested staff to see if there were any problems with a police department and city hall in one building.

Alderman Stout commented that she likes the feel of all of it and the idea of the municipal center. She added that she also likes the idea of being able to walk from one location to another. She added further that she would like more research regarding combining the police department and city hall. She stated that she would like to see the costs of the project and how it all would work chronologically.

Alderman Dimas noted that there is not much difference between Plan A and Plan B. She asked if more levels could be added to the parking garage. Mr. Winick responded that levels could be added. He noted that the structure now has no internal ramps and can be accessed at street level for the bottom and the top. He noted further that ramps would be necessary for additional levels and would take a percentage of parking spaces away.

Alderman Dzierzanowski commented that a café is being proposed for the train depot but there is no parking near it. He stated that he did not think people would park in the other areas and walk to the depot. Mr. Winick commented that parking near the depot is iffy. He added that people could walk across the square. He added further that the café at the depot would be for people who are already downtown. Alderman Dzierzanowski stated that if the depot is not used as a café he would like to see it turned into a Veteran's Memorial.

Chairman Pineda commented that the City has been waiting a long time for this redevelopment project to happen. He added that he wants the buildings to flow and he loves the idea of a municipal campus. He noted that he would prefer an old-town look for the buildings rather than something modern. He stated that the green space for festivals is nice. Chairman Pineda commented that he liked the idea of the police

department and city hall being together but added that Alderman Smith made good points. He added that the plan is still at an early stage and the City would like input from the residents.

Alderman Fuesting stated that Alderman Smith raised good points regarding including the police station. He noted that there would be kids at the recreation center and he is concerned about the police department being so close. He noted further that he would like that explored more.

Alderman Connelly commented that she agreed that the police department should be away from the downtown.

Mayor Kwasman stated that he agreed with Aldermen Smith, Connelly, Fuesting and Dzierzanowski. He added that he doubted there are many police department/city hall buildings with a community center nearby too. He noted that the area for the police department could be turned into office space or be a multi-use building. He noted further that a better plan would be to have the police department farther away. Mayor Kwasman stated that the decisions made today affect tomorrow. He commented that when the post office moved to Washington Street and the train depot was moved from the center of town, it killed off 700 to 1,000 potential people coming to the downtown. He added that the City does not want to make the same mistakes now. He noted that the City does not need to rush into anything. He noted further that the property is there and is making money in rental income. Mayor Kwasman stated that there will be more public meetings. He noted that the City needs to figure out what to do with 151 W. Washington Street and the site plan. He noted further that the costs need to be determined and the City needs to figure out how the redevelopment will be financed and whether or not to sell some of the property.

Chairman Pineda stated that there would be more meetings to let additional people see the plans and to seek input from the public. He added that the property is not going anywhere and the City does not want to make any mistakes with this project.

Alderman Dzierzanowski commented that meetings should be held in different areas throughout the City in order to get input from all the neighborhoods.

Mayor Kwasman added that that idea is being discussed. He noted that the plan should be solidified here before going on the road. He commented that the drawings should be displayed at City Hall and made available at the Coffee with the Mayor on Saturday.

Alderman Beifuss stated that years ago a space needs study was done and the study indicated keeping the police department and city hall separate. He noted that some towns have combined the two, such as Batavia, which is also adjacent to a downtown area and

park and it seems to work. He commented that he does recognize the County has a much higher volume of suspects. He added that he does not see a problem with the police department being located in the area. Alderman Beifuss added further that there would need to be separate entrances because security is an issue. He commented that it is good if the downtown continues to share costs for parking and detention.

Alderman Smith commented that once people have bonded out they could go out the front door of the police station and be in the area. He noted that it is not good with the entire campus regardless of the number of suspects going through the police department.

Chairman Pineda stated that another public meeting should be held in January. Ms. Kalchbrenner added that the drawings will be posted on the website and at City Hall.

Chairman Pineda stated there would be a five minute recess at 7:55 p.m.

The meeting resumed at 8:10 p.m.

### **3. Approval of Minutes**

#### **A. Development Committee of September 12, 2011**

**Alderman Smith made a motion, seconded by Alderman Dzierzanowski, to approve the September 12, 2011 Development Committee Revised Minutes.**

Alderman Beifuss reviewed the changes he made to the September 12, 2011 minutes. Alderman Dzierzanowski commented that the content cannot be changed and he is not comfortable with the changes. He added that it is okay to change punctuation or a word here or there but it is not okay to change what was said.

Alderman Beifuss noted that elected officials are responsible for approving minutes and that they should be correct.

Alderman Dzierzanowski commented that the changes are out of control.

Alderman Smith commented that individuals can generally remember what they said better than they can remember what others said. He noted that the meeting was not taped and there is no way to go back to check what was said. He added that the revised minutes probably resemble what was said.

Chairman Pineda commented that some of the revised comments were not said by Alderman Beifuss and that the content is being changed.

Alderman Dzierzanowski withdrew his second to the motion to approve the September 12, 2011 Development Committee Revised Minutes. He added that he is not comfortable with the changes.

Alderman Dimas commented that she has a problem with the changes if it changes the content and if it does not change the content, she is ok with it. She added that she is ok with some of the changes.

Alderman Beifuss stated that as a point of order, he was in the middle of providing corrections made by the secretary. He commented that any committee member can make changes to the minutes. He noted that in his ten years as an alderman no one has ever questioned any of his revisions and he has never questioned anyone else's revisions. He noted further that the Infrastructure Committee meetings are taped. Alderman Beifuss stated that part of the problem is the minutes are received a month after the meeting. He added that it is disrespectful to question what he said at a meeting. He added further that he is the one who has a sense of what he said. He commented that everyone knows him and do they really think that on Page 7 he said, "...in some foreign countries removal of fillings is required..."?

Aldermen Dzierzanowski and Monroe stated that he did say that.

Alderman Beifuss commented that it has been two months since the meeting and it is appalling that his veracity is being called into question. He noted that he prepares for meetings and chooses his words carefully when speaking. He added that the idea they are required to accept the minutes as presented is outrageous and that it is untrue only grammatical errors can be corrected. He stated that he reviewed the minutes before the meeting and found them replete with errors, factual as well as grammar. He noted that he called ahead with the errors and the proposed revisions were provided to the Committee. He noted further that the minutes should have been discussed a month ago.

Alderman Monroe commented that he remembers what Alderman Beifuss said about the fillings because he questioned Mr. Carbonara about it after the meeting.

Alderman Dzierzanowski stated that the revisions completely change what was said and are more than minor changes. He noted that if you do not agree with the minutes, you can vote not to approve them.

Alderman Beifuss stated that the minutes must accurately reflect what was said. He noted further that the transcriber makes errors or remembers things differently.

Ms. Kalchbrenner stated that it sounds like the transcription of the minutes is a much larger issue than just the minutes for this Development Committee meeting. She noted

that City Council may need to direct staff as to the expectation of the minutes for all Committee meetings. She noted further that the minutes could be a summary of what was said or if more detail is preferred, a court reporter may be required. She added that the issue will not be resolved tonight. Ms. Kalchbrenner commented that a decision needs to be made regarding the September 12, 2011 minutes.

Alderman Smith commented that there is no way to solve a difference of opinion of what was said. He added that he is pretty sure he would remember what he said.

Chairman Pineda commented that the revisions dramatically change what was said and he did not appreciate the fact that Alderman Beifuss called staff prior to the meeting regarding the revisions. He added that revisions to the minutes are discussed at the meeting. He stated that he remembers it differently and he can not approve the revisions.

Alderman Beifuss stated that as Alderman Smith indicated, each person can remember the comments attributed to them. He added that he would like to see the minutes come back within two weeks and if changes need to be made, Ms. Kalchbrenner can be called. He noted that his revisions are correcting the record before it is published to the public. He noted further that it is the right thing to do and he would not dream of questioning someone else's changes.

Chairman Pineda commented that the crematorium issue may come up again and that he wants the record to reflect what was said. He asked if Alderman Beifuss thinks Ms. Ericksen makes up the minutes. Alderman Beifuss responded that he thinks the handwritten notes were misinterpreted.

Alderman Dzierzanowski commented that he has never had a problem before with fixing grammatical errors. He added that he does have a problem changing the content.

Alderman Dimas commented that she is fine with some of the changes and questioned if some of the changes could be approved. Ms. Kalchbrenner responded that some of the changes could be approved. She noted that a new motion would need to be made for each change.

Chairman Pineda noted that Alderman Dzierzanowski withdrew his second to approve the revised minutes.

**Alderman Beifuss seconded the motion to approve the September 12, 2011 Development Committee Revised Minutes. Voting yea: Aldermen Beifuss and Smith. Voting nay: Alderman Dimas, Dzierzanowski, Monroe, Pineda and Stout. Motion failed.**



Alderman Beifuss stated that the record should reflect that he left the meeting, and then left the meeting.

**Alderman Monroe made a motion to approve the September 12, 2011 Development Committee Minutes. Motion failed due to no second.**

Ms. Kalchbrenner stated that staff could provide two sets of minutes: one set would show grammar and/or punctuation changes only and the other set would include the content changes.

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

B. Development Committee of October 10, 2011

**Alderman Dzierzanowski made a motion, seconded by Alderman Stout, to approve the October 10, 2011 Development Committee Minutes. Chairman Pineda asked if anyone had any changes and there was no response. Voting yea: Aldermen Dzierzanowski, Stout, Dimas, Monroe, Pineda and Smith. Voting nay: 0. Motion carried.**

**4. Public Participation – None.**

**5. Items for Consent**

Chairman Pineda read the Consent Items:

A. Proposal for Phase I Environmental Site Assessment Contract, West Washington Street Redevelopment Project

**Alderman Smith made a motion, seconded by Alderman Stout, to move Consent Item 5A to City Council on Monday, November 21, 2011. Voting yea: Aldermen Smith, Stout, Dimas, Dzierzanowski, Monroe and Pineda. Voting nay: 0. Motion carried.**

**6. Items for Discussion**

Chairman Pineda asked the Committee members if they wanted to have the minutes two weeks from the meeting date.

Alderman Stout commented that now the meetings are taped so there should not be any miscommunication. She stated that it should be left as it is.

Alderman Smith stated that it should be left as it is.

7. **Unfinished Business - None**

8. **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 8:45 p.m.

Respectfully submitted,

Linda Ericksen

# Washington Street Redevelopment Project

Public Meeting/  
Development Committee Meeting  
November 14, 2011

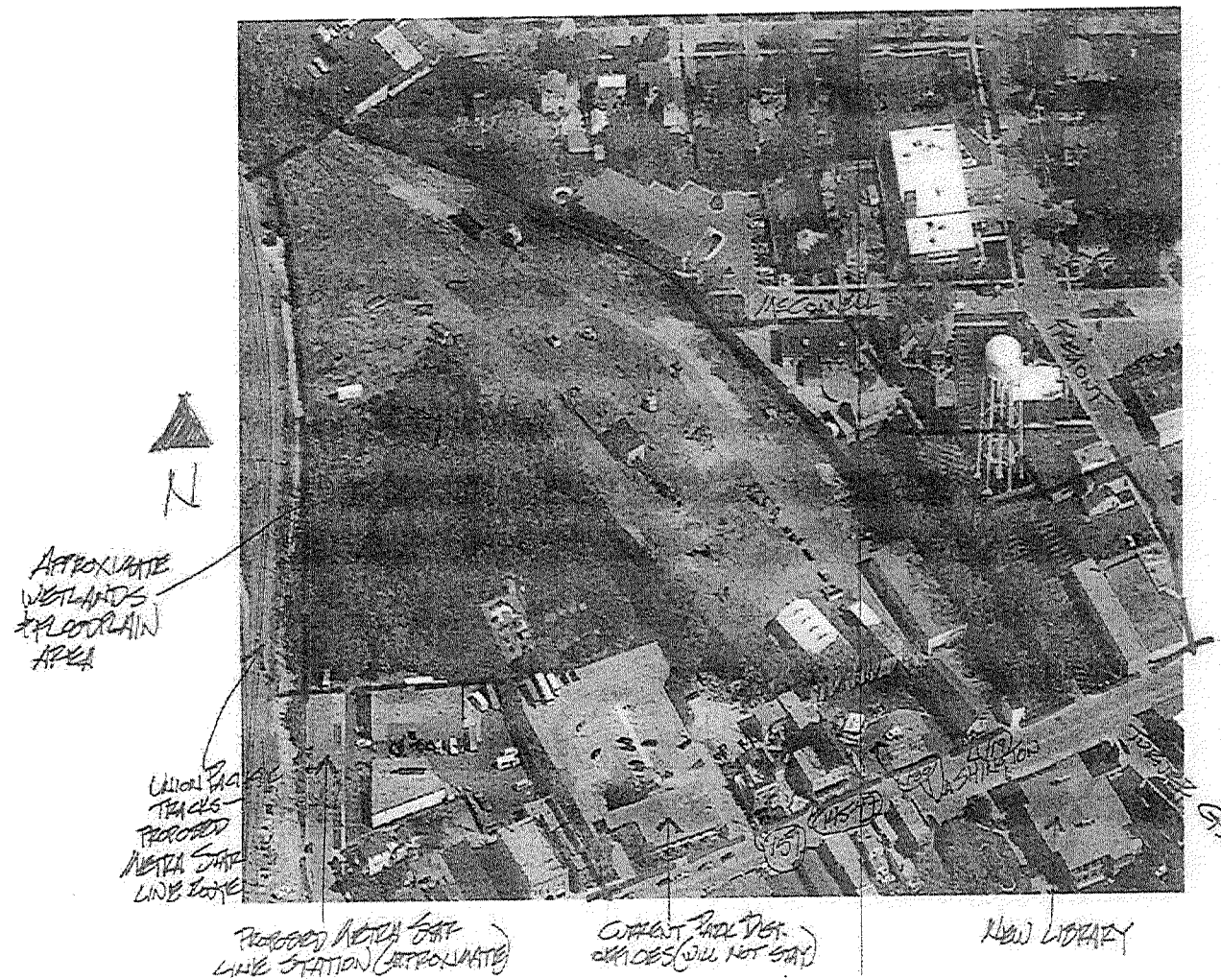
**URS**

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# Project Background

- West Chicago identified the need to redevelop West Washington Street
  - West Chicago identified the need to replace the current City Hall and Police Station
  - The City believes that a new City Hall and Police Station should be located within a Municipal Campus
  - The City evaluated potential locations for a Municipal Campus, and has selected the West Washington Avenue site
  - The City has assembled an ~14-acre project site
  - The City hired URS to help plan the West Washington Street Redevelopment including a Municipal Campus
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# Project Site



# Project Goals

- Support the economic redevelopment of West Washington Street & the Downtown area
  - Develop a Municipal Campus site plan that takes advantage of potential shared facilities
  - Develop conceptual building images
  - Coordinate with the Police Department to plan their new station
  - Coordinate with the Park District on their Recreational Center planning
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# Ongoing Site Planning Issues

- Environmental contamination – portions of the site contain known – pollutants from prior uses; the City and URS are working on a better understanding of the environmental issues
  - *The City is preparing to submit on Nov. 28<sup>th</sup> USEPA Brownfield Assessment and Cleanup Grant applications to help fund the environmental remediation work*
- Wetlands & floodplains – the City and URS have met with DuPage County to get their preliminary input on the working Site Plan
- Collaborations -- the working Site Plan has been developed with ongoing collaboration between the City, the Park District and others
- 151 West Washington Street building – the City is currently gauging private developer interest in renovating this historic structure for commercial use. If this is not feasible, the site could be included as part of an enlarged new development parcel

# Desired Site Plan Components

- City Hall – ~40,000 sf on 2 floors
  - Police Station -- ~60,000 sf on 3 floors
  - Recreation Center -- ~ 80,000 sf on 2 floors
  - Commercial development opportunities
  - A civic gathering space
  - Parking – surface and structured
  - Site access roadways
  - Stormwater detention
  - Site landscaping & amenities
  - Illinois Prairie Path bike trail
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# Site Plan A



# Site Plan A -- Aerial Perspective



City of West Chicago **URS**  
Site Plan A

November 8, 2011



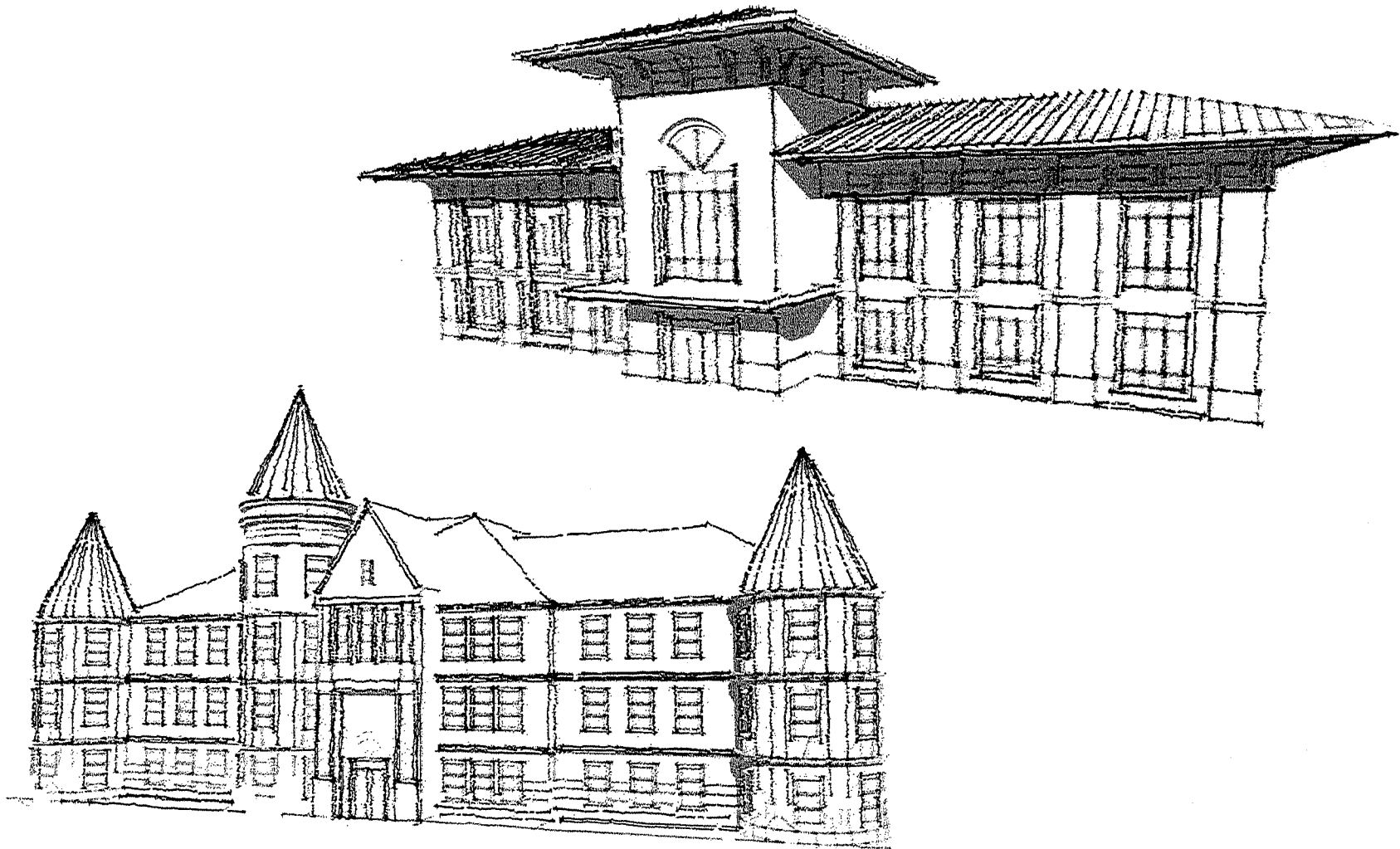
# Site Plan B



# Site Plan B -- Aerial Perspective



# City Hall – Conceptual Image Options





# City Hall – Conceptual Image



# Provided Site Plan A & B Components

- City Hall -- ~ 20,000 sf footprint/~40,000 sf total building
  - Police Station -- ~20,000 sf footprint/~60,000 sf total building
    - City Hall & the Police Station share an entry and a parking deck with ~ 250 spaces
  - Recreation Center -- ~ 60,000 sf footprint/~80,000 sf total building with ~ 200 parking spaces
  - Two Washington Street commercial development sites
    - Total ~ 40,000 sf building footprints with >100,000 sf usable space, and ~ 75-110 parking spaces
    - *(Note: the square footages do not include the renovated 151 West Washington Street building. If this building is not renovated, the commercial development building footprint could increase by ~ 10,000 sf with ~ 25,000 sf usable space)*
  - The Rail Depot is retained and envisioned for commercial use
  - City Square is a new >1-acre civic gathering space
  - Shared stormwater detention ponds incorporated into landscape
  - Site access roadways, including a new Municipal Parkway
  - The Site Plans include ~450-500 parking spaces total
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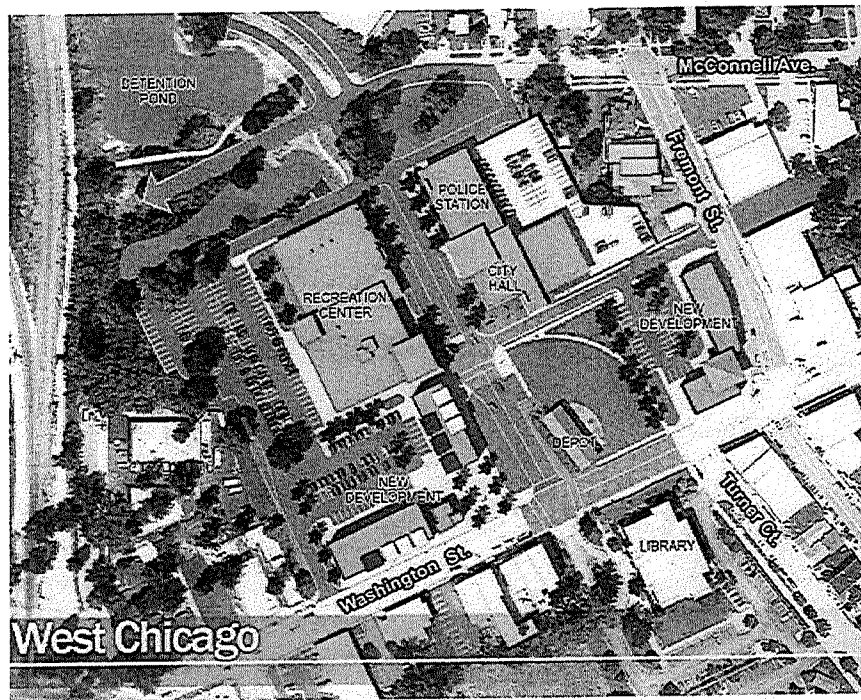
# Site Plan A/Site Plan B Comparison

Desired	Site Plan A	Site Plan B
City Hall @ 40,000 sf	Provided	Provided
Police Station @ 60,000 sf	Provided	Provided
Rec. Center @ 80,000 sf	Provided	Provided
Commercial development (not including the renovated Rail Depot)	~38,000 sf – footprint ~110,000 sf – usable space ~75 parking spaces	~42,000 sf – footprint ~122,000 sf – usable space ~110 parking spaces
Civic gathering space	~1.25 acre City Square	~1.75 acre City Square
Overall site parking	~500 total (~250 structured & ~250 surface)	~450 total (~200 structured & ~250 surface)
Shared site components – stormwater detention ponds, site landscaping, Illinois Prairie Path bike trail , etc.	Provided	Provided



# Site Plans A & B -- Side-by-Side

**Site Plan A**



**Site Plan B**



# Next Steps

- Finalize the Site Plan & conceptual building images based upon the feedback received this evening and in the coming weeks
  - Receive City Council approval of the Site Plan & conceptual building images
  - Develop conceptual level implementation cost estimates
  - Work with the City to develop an implementation plan and schedule
  - Document the entire project
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# Public Feedback

**URS**

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Thank You & Good Night

**URS**

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