

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved September 8, 2014

MINUTES

DEVELOPMENT COMMITTEE

August 11, 2014, 7:00 P.M.

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

Chairman Stout called the meeting to order at 7:00 P.M.

Roll call found Aldermen John Banas, James Beifuss, Laura Grodoski, Alan Murphy, James Smith, John Smith, and Rebecca Stout present.

Also in attendance were Chief of Police Laz Perez and Director of Community Development John D. Said.

2. Approval of Minutes

A. July 14, 2014

Alderman Banas made a motion, seconded by Alderman John Smith, to approve the July 14, 2014 Development Committee Minutes as presented. The members unanimously agreed and the motion carried.

3. Public Participation

Alderman Stout inquired if there was anyone present with items for public participation.

Marilyn Kroll commented on the lighting at the Dollar Tree and Menards parking lots. She stated that she drove over an island in that location because she could not see. Ms. Kroll inquired if it was the responsibility of the property owner to ensure proper lighting.

Mr. Said stated he knows there are maximum light levels but is not certain about minimum light levels and he would check into the matter.

Ms. Kroll then inquired as to the status of the Blue Kangaroo.

Mr. Said stated that a new case had been initiated for the entire building. The owner was fined at the last adjudication and no improvements have been made so they will be in court again.

Development Committee Minutes

August 11, 2014

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Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

Ms. Kroll stated she wanted to see paperwork regarding the Blue Kangaroo and also wanted to know when the next court date would be.

Mr. Said welcomed Ms. Kroll to complete a Freedom of Information Request and he would make sure the file was available to her.

Ms. Kroll then inquired about covering store fronts with pictures and other signage specifically at RS Pantry as she feels it may create a safety issue and doesn't look good.

Mr. Said stated that the City only regulates signs but he would take a look at the store front at RS Pantry.

Ms. Kroll asked what was going on with the lot South of Egg Yolk Café.

Mr. Said stated that there has been some rehab going on in that location and a couple of new businesses are opening there.

4. Items for Consent

4A. 184 W. North Avenue - TrueNorth Energy Gas Station Special Use, Variances, Plat of Subdivision & Plat of Abrogation

4B. 306 Main Street - West Chicago Community Center Special Use

Alderman Banas made a motion, seconded by Alderman John Smith, to place all Consent Items on the August 18, 2014 City Council Agenda. The Committee members unanimously agreed and the motion carried.

5. Items for Discussion

5A. Midwest Regional Training Center (MRTC) - Draft Proposal and Business Plan

Alderman Stout inquired if there were any questions regarding the Midwest Regional Training Center Business Plan.

Alderman Beifuss asked about the potential funding sources that had been identified.

Chief Perez stated that they are seeking 100% Federal funding. At this time the federal funds for fiscal year 2015 are already spoken for so they are seeking funding from the 2016 fiscal year.

Alderman Banas inquired if the MRTC would be open to CERT groups and Chief Perez indicated that the training facility would be open to emergency rescue volunteer groups such as CERT.

Alderman Stout asked what the next step would be following acceptance of this business plan.

Chief Perez stated that the next step would be to secure funding. He stated that this process has already begun but would be intensified upon receiving approval from the committee to proceed with the business plan.

Alderman Beifuss inquired if the projected revenue would be primarily from the various police and fire departments.

Chief Perez stated that half of the projected revenue would be from range use and the rest would be from police and fire departments, CERT groups, and even the military. There is also the potential for tapping into the international market as there has already been some interest through the College of DuPage from other countries for a facility such as this.

Alderman Banas asked what type of vetting would be done when dealing with foreign entities.

Chief Perez stated they would have to be vetted through the State Department. Some of the countries that have shown interest in this type of facility have already been identified on the friendly list. Northwestern University and the FBI already train a lot of people from these countries as well.

Alderman Beifuss asked when operational sustainability would be obtained.

Chief Perez stated that the study shows sustainability at year one or two and then sometime after year three the MRTC should become profitable.

Alderman Beifuss asked who holds the risk for this project.

Chief Perez stated that the risk would be with the federal government. The ownership of the buildings would be with the organization that secures the funding. If the College of DuPage secures funding then the buildings would be their property. If the City secures funding then the buildings would belong to the City at which point the City could transition the buildings through an intergovernmental agreement. The City's involvement would be minimal. Under this plan, the College of DuPage would run the facility.

Alderman Beifuss inquired about the amount of tax revenue that would be generated with this project and what the break down of the revenue would be.

Chief Perez indicated that the project would generate approximately \$700,000.00 per year in revenue.

Mr. Said commented that the revenue would come from restaurants, hotels, retail sales tax, and possibly property tax and TIF revenue.

Chief Perez stated that food sales were estimated at approximately \$4.9 million per year.

Alderman Murphy inquired if there was a projection as far as real estate taxes that would be generated, not from the facility, but from add-on industries.

Chief Perez stated the total was projected at \$680,000.00 to \$1.3 million in revenues to the City each year.

Alderman Beifuss asked if there was an idea of how much water would be used.

Chief Perez stated that the issue of water usage was not detailed in the business plan.

Alderman Murphy inquired what could be done as a City to help with this project.

Chief Perez stated that political assistance accessing the federal funding needed would be helpful.

Alderman Jim Smith asked if the City was competing with any other communities for this site.

Chief Perez stated that he is unaware of any other nearby communities building a site such as this. He stated that there is a training facility being built by the Kane County Sheriff's office but it is only a six position firing range and no tactical or rifle training can be done at that location.

Alderman Banas asked if the range would ever be open to the public.

Chief Perez stated that it is definitely something they are looking towards due to the number of people that will be seeking concealed carry training.

Alderman Beifuss asked what fire department facilities would be available at the training center.

Chief Perez stated an elevated platform, burn tower, and water feature would be available, as well as integrated training for all first responders.

Alderman Beifuss inquired about the \$75 million cost to develop the site and if infrastructure costs such as sewer and water were included since it is currently undeveloped.

Chief Perez stated that he believes it is all encompassed as the actual cost of building the facility is roughly \$57 million so some of the other cost is built in.

Mr. Said stated there is water and sewer in the area and there is the possibility that TIF could help with any other necessary upgrades, but the exact costs are unknown as this is still at such a conceptual level at this point.

Alderman Beifuss asked how many people on a daily or weekly basis would be using the facility.

Chief Perez stated that approximately 390,000 people per year would be accessing the facility. Training would be available 7 days a week and this facility can be used 365 days a year because most the training is available under a roof.

Alderman Beifuss stated he would like more detail regarding utilities when it is available.

Alderman Stout stated to Chief Perez that it appears the committee gives it blessing so he may move forward with the business plan.

Chief Perez thanked everyone who helped with drafting the business plan.

6. Unfinished Business

None.

7. New Business

None.

8. Reports from Staff

None.

9. Adjournment

Alderman Banas made a motion, seconded by Alderman Grodoski, to adjourn the August 11, 2014 Development Committee meeting at 7:32 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Charity Blackwell
Executive Secretary