

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved July 11, 2016

## MINUTES

### DEVELOPMENT COMMITTEE

**May 9, 2016, 7:00 P.M.**

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

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

Roll call found Aldermen John Banas, James Beifuss, Laura Grodoski, Jayme Sheahan, John Smith and Chairman Rebecca Stout, present.

Also in attendance was Director of Community Development, John Said.

2. **Approval of Minutes.**

A. **April 11, 2016**

Alderman Banas made a motion to approve the minutes, which was seconded by Alderman Grodoski. All remaining members agreed and the motion carried.

3. **Public Participation.** None.

4. **Items for Consent.**

A. **Site Remediation Program Investigation and Document Preparation for the EPA – West Washington Street Redevelopment Area (Patrick Engineering)**

At the request of Alderman Beifuss, Agenda Item 4.A. was moved to Items for Discussion (5).

B. **Special Use Amendment – Speedway L.L.C. – automobile service station (gas station) – 1501 W. Roosevelt Road (northwest corner of Roosevelt Road and Washington Street)**

**Alderman Banas motioned to approve Item B for consent. Alderman Smith seconded the motion and it was unanimously approved. The motion carried.**

**5. Items for Discussion.**

**(4)A. Site Remediation Program Investigation and Document Preparation for the EPA – West Washington Street Redevelopment Area (Patrick Engineering)**

Questions were asked regarding payments and the preparation of a remediation plan by the previous company retained for this work, Bryan Environmental. City Administrator Michael Guttman responded that any items not completed were not paid for and that while the company did prepare a Remediation Action Plan, it did not include information expected by the EPA. The City has now retained the services of Patrick Engineering.

Richard Frendt, Senior Project Manager from Patrick Engineering described his company's efforts to complete the document submittals required by the EPA for site remediation and their scope of work, which includes further investigation. A question followed about the type of land use proposed and Mr. Frendt replied that they are abiding by the most stringent soil standards, which are suited for residential use at this site. A final question was posed about the related costs and Mr. Guttman responded that some new services are now being provided, which the former company, Bryan Environmental, had not itemized. Further, while there were additional costs resulting from the City's decision to obtain a third party review, the results have proved satisfactory given the EPA's favorable response to the recent proposal.

**Alderman Banas motioned to recommend approval, which was seconded by Alderman Sheahan. Voting Aye: Alderman Banas, Beifuss, Grodoski, Sheahan, Smith and Stout. Voting Nay: 0. Motion carried.**

**(5)A. Overview/Summary – General Mills, Hobby Lobby, Fox Valley Volkswagen – Draft Strategic Action Plan**

At the request of City Council last fall, City staff has since been working to prepare a Strategic Action Plan for the General Mills, Hobby Lobby and Fox Valley Volkswagen sites, which are already vacant or will be in the near future. John Said shared a PowerPoint presentation with the Committee members, highlighting the key aspects of this plan. Included in the presentation was consideration of the economic impacts of these vacancies and a summary of the research done in reaching out to communities with similar challenges. Mr. Said also discussed other challenges facing the community such as population density and geographical distances. Alderman Banas commented that, given the current unfavorable business climate in Illinois, the City should consider non-business entities for these sites. Mr. Said also mentioned the impact of retail trends, especially the decline in malls and shopping in recent years as the economy shifts toward more e-commerce and hypermarkets and community conditions such as zoning, traffic, utilities, and floodplains, etc.

Mr. Said continued the presentation with a discussion of the Plan's recommendations such as communications and coordinated efforts, which include close contact with property owners, other City business owners and real estate agents, creativity and flexibility. Alderman Banas submitted that one of the City's strengths is its convenient access to local transportation, which makes it an ideal distribution venue. Alderman Beifuss inquired if the former Hobby Lobby area is within a TIF District and Mr. Said replied that it is.

Discussion ensued as to the accessibility to enter the former Hobby Lobby location from North Avenue and the potential for a traffic light or better entrance signage here. Some additional ideas for uses at this location were also discussed vis-à-vis zoning along with comments about the condition of the parking lot.

Alderman Beifuss acknowledged that a lot of work went into the Plan and that it is a good start. He also raised the point of the City offering favorable utility rates, which would be attractive for a large food manufacturer. Alderman Banas inquired about the marketing efforts in the Plan, stating the need to attend entrepreneurial shows to promote the City and attract more businesses. Alderman Stout stated that the Plan gives backbone and structure to the future of these areas and recommended adopting it.

**Alderman Banas motioned to recommend the Strategic Action Plan and Alderman Grodoski seconded it. Voting Aye: Alderman Banas, Beifuss, Grodoski, Sheahan, Smith and Stout. Voting Nay: 0. Motion carried.**

6. **Unfinished Business.** None.

7. **New Business.** None.

8. **Reports from Staff.**

John Said reminded everyone about Blooming Fest on May 21<sup>st</sup>, 2016.

9. **Adjournment.**

**Alderman Banas made a motion, seconded by Alderman Grodoski, to adjourn the Development Committee meeting at 7:57 P.M. The Committee members unanimously agreed and the motion carried.**

Respectfully submitted,

Jane Burke  
Executive Secretary