

# CITY OF COUNTRYSIDE

*803 Joliet Road  
Countryside, IL 60525  
www.countryside-il.org*



## **Meeting Minutes**

### **Regular Meeting**

### **Economic Development Committee**

Thursday, February 20, 2020

6:30 PM

City Hall

### **Board Members**

**Chairman, John Von Drasek**

**Aldermen Mark Benson**

**Alderman John Finn**

**Roll Call:** City Administrator Ms. Paul called the Roll of Members physically present as follows:  
**PRESENT:** Chairman John Von Drasek, Alderman Mark Benson, Alderman John Finn

**Also Present:** Mayor McDermott, City Administrator Ms. Paul, Attorney Peck, Finance Director Schutter, Alderman Musillami, Alderman Jasinski

### **APPROVAL OF MEETING MINUTES**

The minutes of the Regular Meeting of September 11, 2019 were previously distributed to the Board Members. Chairman Von Drasek asked if there were any corrections to be made to said minutes. There being no corrections or additions, motion made to approve the minutes of the Regular Meeting of September 11, 2019 as presented.

**A motion was made by Alderman Finn, seconded by Alderman Benson, that this matter be APPROVED, as presented. The motion carried by the following vote:**

**Aye: 3                      Chairman Von Drasek, Alderman Benson, Alderman Finn**

**Nay: 0**

### **Public Comment**

Nadine Beals, 6640 Dawn Ave. registered three complaints; the first is poor communications re: previous minutes not published for residents to read. Ms. Paul advised that minutes are only posted on the website after they are approved by the Board – which just occurred tonight. Ms. Beals believes minutes should be read publicly before they are approved. She seeks additional public information re: the proposed developer of the former City Hall site. She would like notice at least seven days in advance, not the current 48 hours notice. Citizens need to know these things. The third issue - she would like copies of the Oath of Office for the Mayor and Aldermen. Chairman Von Drasek will be happy to discuss these issues; he thanked her for her comments.

**Consideration of a Draft Redevelopment Agreement (RDA) Between the City of Countryside, the Village of Hodgkins and Hoffmann Alpha Omega Development, (AOD) LLC, for the Development of Approximately 3.5 Acres of Land Located in the City of Countryside and the Village of Hodgkins.**

**Consideration of an Intergovernmental Agreement (IGA) between the City of Countryside and the Village of Hodgkins**

City Administrator Ms. Paul summarized the Redevelopment Agreement (RDA). The Developer, Hoffman (AOD) seeks to develop the old Eddie Z's property but needs additional space. Hoffman (AOD) will take the one-acre residential lot located in Countryside and keep the house, but the remaining portion of that lot will be used to develop a hotel/restaurant with a large parking area for the hotel/ restaurant, and a fueling station for cars and trucks. Their marketing has determined that this is a strategic location for this business as it is across from the UPS facility on 75<sup>th</sup> Street. Projections are included in the Board packet. When considering sales tax, home rule tax, fuel tax, restaurant tax and gaming tax together, this development will net about \$1M per year. Both municipalities will enter into an Intergovernmental Agreement (IGA) to share all tax proceeds from this development. The total cost is upwards of \$20M; Hoffman (AOD) seeks \$4.6M in incentives, which will be done with a tax sharing agreement. As tax revenues are received, each municipality will rebate 50% of those taxes to the developer over a seven-year period. The Developer and his attorney are reviewing the final draft; they should respond shortly.

Chairman Von Drasek pointed out that the IGA and the RDA should be considered simultaneously. Mr. Emil Barbieri is present on behalf of Hoffmann AOD. Chairman Von Drasek noted that resident concerns were taken into consideration – re: parking lot lighting, billboard lighting, keeping one-acre residential lots and buffering between residential and commercial properties. He asked for Board comments.

Alderman Finn is concerned with the fueling station property that is located within Countryside. After 25-30 years when this fueling station may be gone, what protects the City from prohibitive remediation costs? Hodgkins will have a remaining hotel; Countryside will end up with polluted underground tanks that may have spilled fuel into the soil. How will Countryside be protected? Attorney Peck responded that no protections are built into the IGA or the RDA, but the IEPA Rules and Regulations are very stringent with regard to fueling stations. The Developer must comply not only with City Codes, but the State Regulations as well. Mr. Peck will pursue this matter further; he will investigate it and report back

Re: forcing a clean-up should one be necessary. Alderman Benson agrees totally. If there is a spill in the future and the company is gone, Hodgkins and Countryside should split the clean-up cost 50/50.

Chairman Von Drasek stated that this is a joint venture but only Countryside residents will be affected by the physical site; the Developer must comply with Codes and Regulations of both municipalities because it will impact residents. Attorney Peck stated that the Developer is required to pay all inspection fees and permit fees. Mr. Barbieri stated that these underground tank systems have been vastly improved; tanks are usually enveloped in another type of container that protects the ground from contamination. The IEPA Regulations are more stringent today. Although the IGA has not been finalized, the end is near; Attorney Peck is protecting the City. Hoffmann AOD will return before the PC/ZBA once the IGA has been approved; formal approval may be given at that time.

Attorney Peck explained both agreements – the first is the IGA between the City of Countryside and the Village of Hodgkins – re: tax revenue collected will be split evenly between the City and the Village. The second is the RDA, detailing requirements put upon the Developer for reimbursement to their requesting costs; all issues raised this evening will be included. The RDA agreement is between Countryside, Hodgkins and Hoffmann AOD – a three-party agreement.

Resident Roger Marenkov, 7424 Prescott lane – his biggest concern was the one-acre minimum lot size. The R-7 lots should never be carved up; he commended the Developer for taking residents seriously and for protecting and preserving the rural nature of the area. Chairman Von Drasek thanked all parties for appearing this evening.

### **Consideration of a Revised Offer from Heidner, Inc., for the Development of a Ricky Rockets Fuel Center on the Former City Hall Property.**

Ms. Paul stated that the Developer, Heidner, is seeking to locate a fueling station on the old City Hall Property, along with a car wash and retail building. The Committee expressed some concerns regarding end users in the retail building. Representatives are here today to discuss their revised offer and the retail center. Alderman Finn noted that this was the only proposal received from developers. Most developers noted the quarry location as not being ideal for their business. Ricky Rockets is the only official proposal submitted.

Dan Dennys introduced himself along with Matthew Ackerman from W T Engineering, and Tom Walsh. They are not looking for any incentives; since this is a TIF District, they would like to create a reasonable cap on taxes. They do not want to apply for 6b status. Countryside has one of the lower tax rates in Cook

County. All revenues and gaming profits will go to the municipalities. Mr. Walsh stated that the project will run around \$10M in total. He discussed the impact on 56<sup>th</sup> St; they have some solutions – they believe a “no right turn” out of the project is a good start. They do need some access off of 56<sup>th</sup> St. to service the retail building. No truck traffic will be allowed to reach 56<sup>th</sup> Street. Also, they will hold the retail center property until such time as an agreeable end user is found, whether it is a restaurant or some other business that makes sense for the community. Mr. Dennys noted the IDOT proposals to redo East Avenue and 55<sup>th</sup> St. will affect traffic distribution. They have not seen IDOT plans. They are trying to find a mutual solution that would address that issue.

Ms. Paul stated that the City has received copies of the IDOT Plan; they are taking a very small portion of the corner to add a dedicated right turn lane on 55<sup>th</sup> St. heading east. They will also have a dedicated right turn lane on East Avenue heading north due to heavy truck traffic backup. The last update from the City engineer is IDOT is going out for bids in the Fall of 2020 or winter letting of 2021. Mr. Dennys stated that is still an unknown for them; they want a site that works without being encumbered by IDOT Regs that don't allow access to the site. Other Ricky Rockets fuel stations are in Midlothian, Hoffman Estates and Hickory Hills. Their stations are beautiful and well-lit, making people feel comfortable in the store. He is confident that they can address the architectural concerns that the City has noted. They plan to become a very good member of the community.

Mr. Ackerman, engineer, presented renderings showing the convenience store and gas station on the north side at 55<sup>th</sup> St. Commercial diesel fueling is in the center; the car wash and the full service sit down restaurant to the south. South of the car wash are two landscape buffers; the car wash exits out to East Ave. Any sound is directed outward at 45 degree angles onto East Avenue. Traffic studies reveal a count of 23,000 cars on 55<sup>th</sup> Street and 19,000 cars on East Avenue daily. This is not a truck stop in the sense that it has no showers; this site will service smaller size day-runner trucks. Keeping trucks to the north side interferes with the typical size of the convenience store. They will revise their revenue estimates accordingly. The City has passed a gas tax, which will have a huge impact on the community; they will generate a great deal of tax revenue. The market will dictate what type of retail will ultimately prevail. Alderman Finn is concerned about traffic on 56<sup>th</sup> Street; they addressed the three cuts on East Avenue; IDOT has only allowed one cut on East Avenue, not three. They are looking at varying curb structures that will move traffic in a given direction. They will work with the City Engineer to modify their entrance and provide curb structures that encourage traffic into left turns; they will also build parking islands to cause cars to purposely weave through the parking lot to get to East Avenue.

Alderman Benson is concerned about the decibel level of the car dryers; the City would need assurance that the noise level is under permissible limits. Mr. Walsh stated that these are state of the art car washes with mandatory design features. They will provide testing and commit to meeting the standards. Mr. Dennys stated that state law requires no more than 55 decibels during the day and 45 decibels at night. Current sound readings found at the corner of East & 55<sup>th</sup> average 65 to 88 decibels from traffic. There is an overhead garage door that closes during the drying process, opens up for the car to leave and closes again; that door is directed towards East Avenue; sounds are definitely limited.

They are happy to work with the community to jointly market the property so that the right tenant is found – given a reasonable time frame, 12-18 months. Both parties should talk to businesses that the City would like to have there – that is a fair approach to finding the right tenant. It is a challenging site but the traffic counts are good, plus it is a TIF district and may provide some incentives to get the right tenant. Ms. Beals is concerned about gambling machines; she asked about the gaming situation. Mr. Dennys

stated that video gaming machines will be on site. Chairman Von Drasek thanked all parties for appearing this evening.

**ADJOURNMENT**

**A motion was made by Alderman Benson, seconded by Alderman Finn that this meeting be ADJOURNED. The motion carried by the following vote:**

**Aye: 3** Chairman Von Drasek, Alderman Benson, Alderman Finn

**Nay: 0**

**Chairman Von Drasek declared the meeting adjourned at 7:17 p.m.**

APPROVED:

Respectfully Submitted,

/fp

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JOHN VON DRASEK, CHAIRMAN