

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

July 9, 2012

APPROVED AT THE SEPTEMBER 10, 2012 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, H. Ronald Monroe, Ruben Pineda, John C. Smith, Jr. and Rebecca Stout present.

Also in attendance was Interim Community Development Director Robert Hupp.

2. Approval of Minutes

A. Development Committee of May 14, 2012

Alderman Smith made a motion, seconded by Alderman Dimas, to approve the May 14, 2012 Development Committee Minutes. The members unanimously agreed. Motion carried.

3. Public Participation – None.

4. Items for Consent

Chairman Pineda read the Items for Consent:

- A. Façade Grant – 201 W. Washington Street (DayJen Properties)
- B. Façade Grant – 216-222 Main Street (A. Michael Lellios)
- C. Sycamore Avenue Plat of Vacation and Conveyance (Jel Sert)
- D. An Ordinance Adopting the DuPage County Countywide Stormwater and Floodplain Ordinance with Amendments (Ord. No. 12-O-0021)
- E. An Ordinance Adopting the General Conditions for the DuPage County Countywide Stormwater and Floodplain Ordinance (Ord. No. 12-O-0022)

Alderman Beifuss stated that he wants to discuss Items 4C, 4D and 4E.

Alderman Stout made a motion, seconded by Alderman Monroe, to move Consent Items 4A and 4B to the July 16, 2012 City Council meeting. Voting yea: Aldermen Stout, Monroe, Beifuss, Dimas, Pineda and Smith. Voting nay: 0. Motion carried.

5. Items for Discussion

4C. Sycamore Avenue Plat of Vacation and Conveyance (Jel Sert)

Chairman Pineda requested staff to provide a brief overview. Mr. Hupp explained that Jel-Sert proposes to improve property they have acquired on the west side of Sycamore with a parking lot. He added that in order to complete the project, they propose to vacate the right-of-way for Sycamore. He added further that it would remain as an access way but would be a private. Mr. Hupp commented that they are doing several utility improvements to satisfy the public works department. He stated that they are also providing the City with an easement for a water main project on Conde Street. He said staff recommends approval of the requested plat of right-of-way vacation.

Alderman Beifuss said that he wants to hear staff's explanation of the justification for the vacation without a fee. He commented that the not requiring a fee is an issue. Mr. Hupp responded that the justification is the easement grant and the utility improvements they are doing. Alderman Beifuss asked if there is a belief that the City will benefit. Mr. Hupp said there is, and in addition, as with any vacation, the City will no longer have to maintain the right-of-way.

Chairman Pineda noted that there are no homes there that would need utilities. He stated that he thinks it is worth the swap.

Alderman Dimas made a motion, seconded by Alderman Monroe, to move Ordinance No. 12-O-0025 to the July 16, 2012 City Council meeting. Voting yea: Aldermen, Dimas, Monroe, Beifuss, Pineda, Smith and Stout. Voting nay: 0. Motion carried.

4D. An Ordinance Adopting the DuPage County Countywide Stormwater and Floodplain Ordinance with Amendments (Ord. No. 12-O-0021)

4E. An Ordinance Adopting the General Conditions for the DuPage County Countywide Stormwater and Floodplain Ordinance (Ord. No. 12-O-0022)

Chairman Pineda requested staff to provide a brief overview. Mr. Hupp explained that in April, DuPage County comprehensively amended the stormwater ordinance that applies to all of DuPage County. He noted that West Chicago has been following their previous ordinance for a number of years. He added that the City is required to adopt the revised ordinance. Mr. Hupp stated that in reviewing the ordinance approved by the county, staff found some areas where there was a lack of clarity in the language. He added that they consulted with county staff regarding these changes and they agreed. He noted that the amendments are limited to language clarifications and to some select revisions in policy

between West Chicago and the County; for example, for letters of credit the City requires 125% for guaranteeing the completion of the improvements and the County only requires 110%.

Alderman Beifuss asked what PCBMP and VCBMP mean. Mr. Hupp responded that VCBMP is volume control best management practices and PCBMP is pollution control best management practices. He added that PCBMP's are typically things such as vegetation to slow and filter the flow of water so that sediment drops out before it gets into the storm sewer system and consequently into the rivers.

Alderman Beifuss asked for an explanation of Section 15-97.B.5 Site Runoff Storage Variance Fees. Mr. Hupp explained that there are instances where it is difficult for a development to provide on-site stormwater management. He added that with the City's approval it is possible for a developer to pay a fee in lieu of providing the on-site detention and BMPs. He explained that the intent is for the City to collect the fees over time and use them to make improvements in that same watershed to compensate for the lack of on-site detention. He noted that if the City does not do anything with the fees within ten years, it has to give the money back to the developer. Alderman Beifuss asked if the City would have to return the fees with interest and Mr. Hupp responded it is just the fees. Alderman Beifuss asked if the fee schedule in lieu of improvements on Page 8 of the proposed ordinance is different from the previous schedule. Mr. Hupp responded that it is the same.

Chairman Pineda noted that Item 4E is related to this and should be discussed at the same time. He asked if there was any further discussion on Item 4E. No one responded.

Alderman Stout made a motion, seconded by Alderman Dimas, to move Ordinance No. 12-O-0021 and Ordinance No. 12-O-0022 to the July 16, 2012 City Council meeting. Voting yea: Aldermen Stout, Dimas, Beifuss, Monroe, Pineda and Smith. Voting nay: 0. Motion carried.

5A. Revised Conceptual Review – 1655 Powis Road, Salvage and Recycling Facility

Chairman Pineda asked staff to provide a brief overview. Mr. Hupp said that this was discussed at the April meeting where committee members raised a number of concerns. He noted that staff has met with the applicant and they are willing to address the concerns.

Mr. Jim Knippen stated that at the presentation in April there were a number of concerns raised by the Committee members, and that he and his clients have come back to address the concerns. He noted that one of the concerns raised by Alderman Monroe regarding multiple entrances is not in their letter, not because the idea has been abandoned at this point, but if the project goes forward, the issue of multiple entrances would be more seriously analyzed and evaluated and if from an engineering standpoint it was justified, it would be on a revised site plan as they go through the process. Mr. Knippen noted

further that staff suggested they contact DuPage in regards to vacating a portion of Powis Road. He commented that when they did so, they found out the Powis/Kress Road realignment project is back on the table and that could affect the ability for multiple entrances. He added that the preliminary review from the County is that vacating part of the right of way would be a problem. Mr. Knippen reviewed his letter dated June 29, 2012, addressing the Committee's concerns of enclosing the shredder, noise, host fees, impact on Powis Road and Powis Court, new site plan showing alternative egress/ingress and landscaping on the front of the property and complying with the County stormwater ordinance. He stated that staff requested a revised plan, which they have provided and Mr. Doug Allen is here to discuss how the revised site plan is different than the original plan. He noted that the site plan is a work in progress. He commented that if they get a favorable response from the members tonight, they will work with staff to make the project as palatable as possible.

Mr. Allen said he met with their landscape architect to determine if they could accommodate the committee's concerns regarding screening. He noted that the main entrance was extended farther towards Powis Road and the screening was pushed back, which created a larger berm. He noted further that the revised site plan shows the enclosure of the shredder. He commented that just a concept plan, which would need to be fully designed.

Mr. Allen stated that as they go through the PUD process the intent would be to invite City staff as well as the airport authority to discuss their views on screening. He added the screening could be affected by the FAA flight path height restrictions. He said they cannot provide massive vertical screening because they need to consider how it would affect airport operations. He commented that if they received conceptual approval from the committee tonight, they would go through the PUD process and be more rigorous as far as screening, generating a topographic survey showing elevations along Powis Road which would allow line of sight analysis.

Alderman Beifuss asked about the proposed building for the shredder. Mr. Knippen responded that the actual shredding process is contained in the building and the conveyors are on the outside. Alderman Beifuss asked what the height is of the conveyor on the outside of the building on the south side. Mr. Allen responded 10 to 15 feet.

Chairman Pineda asked what the height of the shredder building is and Mr. Allen responded approximately 40 feet tall.

Alderman Beifuss noted that the process is not entirely enclosed in the building because material is being moved on a conveyor into the shredder and then it continues out of the shredder. He added that something has to take the material over to the processed material storage area. Mr. Allen commented that as the metal is shredded the ferrous component goes off to the outdoors stockpile. He added that the non-ferrous component, which is considered fluff, would be moved by conveyor inside the building. He explained that they are proposing to store inbound metal outside and stockpile the shredded metal

outside prior to shipment; the shredded fluff would be stored in the existing metal building. Alderman Beifuss asked what the non-ferrous component is made of. Mr. Allen responded plastic, paper, foam, and glass.

Alderman Beifuss asked how tall the stockpiles are and Mr. Allen responded 20 feet. Mr. Knippen noted that there would be screening around the site so the stockpiles would not be visible from the street. He noted further that the fluff material is used in between layers at landfill sites and the landfills like to have it as an alternative cover. Alderman Beifuss asked if 100,000 tons is the minimum estimate for materials coming into the site. Mr. Allen responded that the developer has some expectation of tonnage to estimate the host fee. He added that the developer is confident he can attract business to this site. He commented that over time as the business becomes successful, the City will see how the business operates and what a good neighbor they are.

Chairman Pineda asked what the tonnage is at other facilities like the one shown in the video at the last meeting. Mr. Allen responded that he did not know. Chairman Pineda asked if 100,000 tons is a conservative number and Mr. Allen responded that it is a reasonable expectation in the early phases of this project. Mr. Knippen noted that the developer does not own the facility shown in the video so they do not know the tonnage of that facility. Alderman Pineda asked if it could be 300,000 tons and asked what is the most amount of scrap that could be brought into the proposed facility. Mr. Allen responded that the amount is dependent on many things such as hours of operation and rail spur. He added that he thought the site could do more than 120,000 tons per year. Mr. Knippen said that the City can limit the hours as it sees reasonable. He noted that if the City believes it is reasonable to allow a 24 hour operation, the developer would probably say yes.

Alderman Dimas noted that the property is now mostly a concrete slab and she is concerned about moving that amount of tonnage in and out over time. She asked at what point is the area repaved. Mr. Allen responded that the area would be looked at over time to see what portions are wearing. He added that the loading area would get the most wear and it could be patched.

Chairman Pineda commented that there would be a lot of tonnage on the site over years and years. He asked what the process would be to remove the concrete safely and if the EPA would be involved. Mr. Allen responded that the EPA would not be directly involved. He added that the no further remediation letter details what is on the site and refers to maintaining the condition. He added that it is feasible to remove the pavement for repairs as long as it returns to the condition referred to in the remediation letter. Chairman Pineda asked how thick the concrete is and Mr. Allen responded that in some areas it is 16 to 18 inches. He added that it was a heavy duty truck terminal when Alcoa was using the site. Chairman Pineda asked how much of the site is covered by the no further remediation letter and Mr. Allen responded that the area is identified in the attachment to the letter, which was included in the April packet.

Alderman Dimas stated that she is concerned about the deterioration of Powis Road due to the truck traffic. Mr. Allen commented that Powis Road is a designated truck route intended for truck traffic.

Alderman Beifuss noted that approximately 150 to 200 trucks per day would be coming to the site. Mr. Allen commented that most of those would be smaller trucks. He noted that there would be approximately a dozen semi trailer type trucks outbound per day. Alderman Beifuss asked if the estimated number of trucks per day is based on the minimum tonnage of 100,000. Mr. Allen responded that the number is based on 10,000 tons per month.

Mr. Knippen said one of the benefits of the PUD agreement is that it gives the City control. He added that if the business is a good neighbor and the City wants to amend the agreement to expand the hours, the City could do that; if the business is not a good neighbor, the City could rely on the original PUD to restrict the hours. Alderman Beifuss explained that he was following up on Alderman Dimas' concerns regarding traffic impact to Powis Road and also containing the contamination on the site and deterioration of the surface due to heavy loads, which could potentially release contamination.

Mr. Allen responded that the no further remediation letter centers on human contact with the contaminants. He added that if the NFR letter was revoked there would not necessarily be a detriment to health and the environment in the area. Mr. Allen commented that the NFR letter is very specific and conservative in how it arrived at that determination. He added that they want to keep the area capped and under pavement because their operations require a hard surface. Mr. Knippen stated that if there was a concern whether the impervious barrier was adequate to the task, the City has the PUD agreement in place.

Alderman Monroe asked how they would entice scrap businesses to come to the facility. Mr. Allen responded that they would offer a competitive market because they cut out the middle man. He added that this is a good location and close to users.

Chairman Pineda noted that there would be two to four rail cars operating per day. Mr. Allen commented that the intent is this is to be a truck first facility and over time they would work with the railroad.

Chairman Pineda stated that he is torn about this project because the property has been sitting a long time and he questions what else can be done with it. He noted that no one else is looking to pick up the property. He questioned whether money is available from the government to clean up the site so a different use would be feasible. Chairman Pineda commented that he is not crazy about the idea of another scrapper in town but a lot is being proposed such as the berms, the trees and the landscaping. He added that there is a lot of truck traffic there now and that Powis Road is a truck route. He added further that he would love to have people drive down the street and not know a scrap facility is there. Chairman Pineda stated that the proposal for a recycling plant is good

for the environment because car parts are being recycled but at the same time there would always be piles sitting there. He noted that when one pile leaves another one is started. He said that he needs to think about it more. He said the committee's concerns were addressed in Mr. Knippen's letter. Chairman Pineda stated that he does like the PUD process because it gives the City some teeth. Chairman Pineda commented that he does not want to give the developer false hope and have the project turned down. He added that there are six members here tonight that can provide feedback. He added further that if we give them the go ahead to move forward, there is a risk that it could fail at City Council. He asked everyone to think long and hard about the proposal.

Alderman Beifuss said at the last meeting he was not thrilled with the plan for a number of reasons. He commented that at this time in our town the idea of another industry that has some negative impacts and potential environmental issues such as truck traffic or dust or even image was not something he wanted to entertain. He added that he is concerned about the number and kinds of trucks on Powis Road, even though it is a truck route, the wear and tear on the road, the kinds of things that could be falling off the trucks and the environmental impact. He added further that it was pointed out at the first meeting this is a process that generates dust. He is concerned about the particulate matter and the health impact it could have on residents. He noted further that noise is an issue. Alderman Beifuss stated that the plan has been improved but he still is not enthusiastic about this type of business near the airport.

Mr. Allen commented that the face of manufacturing in this country is changing. He said the uses that are going to find a site like this are going to be different than they were in the past. He added that his clients are enhancing the property and they are trying to be proactive in explaining who and what they are. He noted that truck traffic is inherent to the property dating back to the 1950s at a higher level than what they are proposing today. Mr. Knippen noted that there are misting systems contained in the units and the purpose of those is to trap the particulate matter so it does not escape into the air. He noted further that there will be some escape but that affirmative, intentional efforts are being made to minimize the particulate matter released in this type of facility with state-of-the-art equipment.

Chairman Pineda asked if there are regulations they have to abide by as far as emissions put into the air. Mr. Allen responded that there are regulations in terms of overall particulate matter through the IEPA. Chairman Pineda asked how that is monitored. Mr. Allen responded that it is monitored by best management practices, and the EPA has the right to come on the property to inspect. Mr. Hupp said the City should have the right of access for code compliance inspections as well. Mr. Knippen and Mr. Allen said that could be written into the PUD.

Chairman Pineda asked about the size and design of the noise control panels. Mr. Knippen said they do not yet have that detail, in part because this would be a custom designed unit due to the proximity to the airport. He said they agreed the PUD could

require that the panels could only be removed during maintenance, when the machinery is not in operation.

Ald. Stout asked if the trucks leaving the facility with the processed material could be covered to avoid dust or materials flying around, and asked whether bringing in the rail spur would require opening up the paved area. Mr. Allen said he thought the second rail spur would parallel the first, and there would probably not be a need for much disturbance, but it would have to be engineered. Ald. Stout said people were not knocking down the City's doors with other uses for this site, and with all the improvements to the plan that have been made, she said she would be willing to investigate it further.

Ald. Smith said his main concern was enclosing the shredder to limit emissions into the atmosphere, and that has been dealt with. He said he agreed with Chairman Pineda's comments that on the one hand there were some negatives, but on the other hand the site has sat for a long time, there do not seem to be many other uses for this site, and this business would have some benefits. Ald. Smith indicated that would tip it over to the positive side, in his view. He said if the trees and other screening will hide it from the road and it's enclosed, he would be interested in taking it further.

Ald. Dimas said she has not been against it as such, and is glad that they have addressed several of the issues. She said she also would be willing to proceed further.

Ald. Monroe said he definitely would like to see it move ahead.

Ald. Beifuss said that at this point in the City's history, he doesn't see this as a use that we need. He noted the City will spend a lot of money cleaning up the Jacobsen scrap yard, and there have been a number of uses that have caused a lot of unintended problems over the years. He commented that we keep attracting recycling, waste transfer, and similar facilities, and he would like to go down a different road. He said that the City has many light industrial uses and there does not seem to be a problem attracting them. He said that although the proposed use might be compatible with the proposed site, it is incompatible with some other uses, both businesses and residents.

Chairman Pineda said he had been totally against this. He said he lives two blocks from The Crusher, and it has taken years to start getting that site cleaned up. Chairman Pineda said he would favor regulations in the PUD that would keep Powis Road clean and allow inspections to keep the property up to standard. He acknowledged that it is a troubled property, and the applicant has done a good job of responding to the concerns. He said he has changed his mind a bit, and is willing to look at it further. He noted there are 8 other City Council members who are not present, and their opinions matter as well.

Mr. Knippen said they could draft a set of PUD conditions to show what is being proposed. Chairman Pineda said that would be a good approach, and would help the members discuss the project with the other Aldermen from their wards and get their

opinions. Mr. Knippen asked if a staff member could attend a meeting with the Airport Authority, and Chairman Pineda said that would be important because if the Airport said no, the City would take their opinion seriously and there would be different opinions on the project from the Committee. Chairman Pineda said other Aldermen could attend the next meeting and if called on, could express their opinion on the project.

5B. Conceptual Review - 137 W. North Ave., Jiffy Lube Car Wash

Mr. Hupp explained that the proposal is to convert a service bay at the existing Jiffy Lube on North Avenue to a wash bay.

Mr. Jim Pandolphi, one of the owners of the Jiffy Lube, introduced General Manager Bob Makare and Paul Wojnicki, representing the car wash vendor, Brite-O-Matic. Mr. Pandolphi explained that when they opened the store in 2005, they had an agreement with the car wash across the street to provide a wash to any customer who had their car serviced at Jiffy Lube. He said the car wash raised the price and then the arrangement was no longer feasible. Mr. Pandolphi further explained that this store has been sub-par in terms of revenues since it opened. He said they have never made money and he had told Mayor Kwasman they were considering closing. He discussed a comparison between a successful store in Homer Glen and this location, showing the average number of cars serviced at a successful store is 30-35 per day, while this facility does 25 or less.

Mr. Pandolphi said the car wash agreement had helped bring their business up some, and they now have an agreement with a car wash in St. Charles, but that is not as attractive due to the distance involved. He commented that the two grocery stores that opened and then closed in the shopping center did not increase their business. He explained that the City required the frontage road connecting to Dunkin Donuts, but the McDonald's site access was separate. He said he had talked with City Planner Harris about connecting to McDonalds so they would have a frontage road connection as well, and that ingress and egress seems to be a problem for his site.

Mr. Pandolphi said they had considered a tunnel car wash, but it was too expensive. He said Brite-O-Matic has an installation where one of the service bays could be converted to a car wash, which would be open during the hours when the Jiffy Lube service is open. The car wash would be free for his Jiffy Lube customers, and would also be available to the public to provide some additional revenue. He indicated a potential concern he had heard was the carry-off of wash water. He said the wash site is quite a distance from North Avenue, as the access is indirect. He said he is not sure how long they can keep the store open, if the revenue does not improve within 3 or 4 years.

Chairman Pineda said he had met with Mr. Pandolphi and his partner, and they discussed connecting to the McDonald's site to provide better access. He said he had emphasized the importance of not having the runoff reach North Avenue, particularly in the winter.

Chairman Pineda asked if there was a dryer, and Mr. Wojnicki said there is not. Mr. Wojnicki said the typical car drains 5-7 gallons of carry-off water, with pickup trucks being somewhat more. He said a lot depends on the pitch of the bay and the driveways leading out of the wash, and Mr. Pandolphi noted that the shortest path to North Avenue from the proposed wash has some steeply pitched sections. He said most of the carry-off drains in the first 15-20 feet.

Ald. Beifuss said the combination of lube services, car washes and gas stations was common and should not be a problem. He said we like to see our businesses do well, and if this is a synergy that makes sense, this shouldn't be a big deal. He said it sounds like the carry-off water is not an issue for this site.

Ald. Dimas asked if the wash would be open to the general public, and Mr. Pandolphi responded it would be open to the public but would only be open during the Jiffy Lube business hours.

Ald. Smith said he did not see any problem with this, it seems like a good idea, and if it makes the business more successful there is no downside.

Ald. Stout said the uses go hand in hand and doesn't see any reason to not go ahead with this.

5C. First Amendment to the Declarations, Covenants and Restrictions – 550 E. Washington Street and 100 S. Neltnor Boulevard

Mr. Hupp said the City received some correspondence from an attorney working with the owner of two of the lots on this site. He explained that the PUD was set up with four lots plus a fifth which is the common access drive, to be maintained by all of the lot owners. Over the years some of the lots have been conveyed without conveying the appropriate interest in the access lot. This amendment is intended to help the owners clean that up and return to a situation where responsibility for maintenance of the common access drive is clear. He recalled meetings with potential developers of the site, where they were not sure who owns and is responsible for the access lot, and indicated this amendment should remove an obstacle that stands in the way of getting the property redeveloped.

Chairman Pineda recalled a previous discussion regarding this property, and said that if this cleans up the situation, he is all for it. Mr. Hupp noted this will not solve all the problems, but it is a step in the right direction. The Committee directed staff to move this item forward to City Council for approval.

5D. Zoning Options for Antique/Used Car Sales

Chairman Pineda recalled he had brought this up, as the owner of the former Haggerty Ford site had called him several times. He told the owner there was a moratorium on

used car lots, but Mr. Hupp had suggested some different approaches. Chairman Pineda said he likes the square footage limitation, and also wanted to be able to control the number of used car establishments. He said there would be a lot of discussion with the antique car sales business, because he wanted ten years to improve the property.

Ald. Monroe and Ald. Stout agreed with Chairman Pineda that it would be a good idea to limit the number. Mr. Hupp said this would involve licensing, and staff was not sure at this point if that was legally permissible, but if the Committee wanted to go in that direction staff could check with the City Attorney to see what kind of tools were available. He noted that if one of the two existing used car dealers left, unless someone started another used car dealer at that location within 6 months, the zoning would prohibit re-establishing that use. Chairman Pineda pointed out that the licensing approach would work better because they could not just roll it over.

Chairman Pineda asked which of the options in Mr. Hupp's memo would be best. Ald. Beifuss asked if there were any other used car dealers like CarMax. Mr. Hupp said he was not aware of any, but there were a number of former new car dealers that had been converted to used car sales. Chairman Pineda said the potential antique car business wants a restaurant as well; Mr. Hupp said that would fall under the applicable zoning regulations.

Ald. Monroe commented that this was another property that needs something done with it. Chairman Pineda said the antique car business would be leasing the facility from the owner. Ald. Beifuss asked what percentage would be antique car sales vs. used cars. Chairman Pineda said the minimum lot area requirement would avoid having to deal with that issue. Ald. Dimas questioned what qualifies as an antique car. Mr. Hupp said it would be a car that qualifies for antique license plates. Ald. Beifuss said he likes option 2 because they were entertaining the idea of antique car sales that would be more than just a used car dealership. Chairman Pineda commented that if the business doesn't work out, he will come back and ask for used car sales anyhow. He said the main problem had been that there was a used car lot seemingly on every corner.

Ald. Dimas and Smith said they would favor option #1. Ald. Beifuss said he would go with option #1 as well. He asked if something were moved in there, would they have to fix up the lot? Chairman Pineda commented that the building and lot are in bad shape. Mr. Hupp said when someone wants to occupy the building, there would be an inspection and they would have to comply with current codes pertaining to the building interior and exterior as well as the parking lot.

The Committee directed staff to proceed with option #1 and to prepare an application for consideration by the Plan Commission.

5E. Grading in a Turf Area Deviation - 659 Sherman Street (Habitat for Humanity)

Mr. Hupp said this was on the discussion agenda only because, due to the holiday, these items were put on the Development Committee agenda before the Plan Commission meeting results were available. He informed the Committee that the Commission has recommended approval of items 5E and 5F.

This item was unanimously approved for sending to City Council for approval.

5F. Pavement Slope Deviation – 1996 Franciscan Way (Franciscan Court Assisted Living Facility)

This item was unanimously approved for sending to City Council for approval.

6. Unfinished Business

Alderman Beifuss stated that he had raised the issue of researching lighting nuisances in residential areas; there are regulations for commercial lighting but not for residential, for example when someone puts up a spotlight and it creates glare. Mr. Hupp said he had learned of this issue today, and would follow up. He said he had dealt with the issue in St. Charles and would see if there were any relevant provisions that could be applied here.

7. New Business

Alderman Monroe commented that El Tesoro changed owners and asked if they had applied for a liquor license. Chairman Pineda noted that the liquor license for the new owners has been approved. He added that the daughter of the previous owners is now running it as Mr. Papa's.

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 9:00 p.m.

Respectfully submitted,

Linda Ericksen and Bob Hupp