

**MINUTES**  
**DEVELOPMENT COMMITTEE**

**November 10, 2014, 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, James Smith, and Becky Stout, present.

Also in attendance were Director of Community Development John D. Said and City Planner Jeff Harris.

**2. Approval of Minutes**

A. September 8, 2014

Alderman Banas made a motion, seconded by Alderman Beifuss, to approve the September 8, 2014 Development Committee Minutes as presented. The members unanimously agreed and the motion carried.

**3. Public Participation**

None.

**4. Items for Consent**

4A. Tony Arias - 112 Galena Street, Façade Grant

Alderman Beifuss made a motion, seconded by Alderman Banas, to place the Items for Consent on the November 17, 2014 City Council Agenda. The Committee members unanimously agreed and the motion carried.

**5. Items for Discussion**

5A. St. Mary's Catholic Church Campus – 140 N. Oakwood Avenue, Landmark Nomination

Alderman Banas asked who has the ability to submit an application to nominate a property for landmark status.

Mr. Said responded that anyone can nominate a property if the applicable application requirements outlined in the City Code are met.

Alderman Banas asked if the property owners of the nominated property are required to consent to the nomination as part of the application submittal.

Mr. Said stated that the nomination process only requires the property owner to be notified of the process and consent is not required.

Alderman Banas stated that the Diocese of Joliet, who is the property owner of the St. Mary's Church campus, is not in favor of the proposed landmark nomination.

Alderman Beifuss thanked the City's Historical Preservation Commission for their work on evaluating this landmark nomination request. He believed that the Campus nomination would be more logically classified as a historic district versus an individually landmarked property because there are multiple properties involved. However, the properties are all owned by the Diocese of Joliet and that entity did not consent to the requested designation as had been the case with the East Washington Street Historic District and other individually landmarked buildings. He also felt that the Campus should not be designated as a landmark because the church provides so many other assets to the community that may be hindered if the property is landmarked.

Alderman Stout read feedback provided by Alderman Grodoski, who was not able to attend the meeting, stating that she was not in favor of the proposed nomination. Alderman Stout also stated that she was opposed to the nomination because the Diocese is not in favor of it.

Alderman Beifuss made a motion, seconded by Alderman Banas, to nominate the St. Mary's Catholic Church for landmark status as approved by the Historical Preservation Commission. Voting Aye: Alderman Jim Smith. Voting Nay: Aldermen Banas, Beifuss and Stout. The motion failed because it did not receive enough positive votes to be approved.

## **6. Unfinished Business**

None.

**7. New Business**

Alderman Beifuss inquired about a portion of public sidewalk that was removed on Sherman Street as part of a utility repair permit by a homeowner. Said sidewalk appeared to be missing for some time and needs to be replaced in a timelier manner.

Mr. Said stated that there is a mechanism in place to get the sidewalk repaired as part of the permit that was issued.

**8. Reports from Staff**

Mr. Said provided an update regarding the Homes for a Changing Region Study.

Mr. Said stated that the developer review panel of the City's existing downtown redevelopment plans by the Rapid Transit Authority will be scheduled in the next few months.

Mr. Said stated that Charity Blackwell has recently resigned from the City and will no longer be the secretary for the Committee. He also stated that staff is working on a plan for her successor.

**9. Adjournment**

Alderman Banas made a motion, seconded by Alderman Beifuss, to adjourn the November 10, 2014 Development Committee meeting at 7:33 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jeff Harris  
City Planner