

CITY OF  
**WEST CHICAGO**

WHERE HISTORY & PROGRESS MEET

Approved February 6, 2020

**MINUTES**

**INFRASTRUCTURE COMMITTEE**

**December 5, 2019 7:00 P.M.**

1. **Call to Order, Roll Call, and Establishment of a Quorum.** Chairman Beifuss called the meeting to order at 7:00 P.M. Roll call found Aldermen James Beifuss, Sandra Dimas, Matt Garling, Alton Hallett, Noreen Ligino-Kubinski, and Jeanne Short present. Alderman Heather Brown was absent.

Staff present included Director of Public Works Robert Flatter, Director of Community Development Tom Dabareiner, and Administrative Assistant Ashley Heidorn. Also in attendance were Stuart Chapman of Municipal Services Associates, Inc., and resident Paul Kubinski.

2. **Approval of Minutes**

A. **Infrastructure Committee Minutes of November 7, 2019.** Alderman Hallett made a motion, seconded by Alderman Dimas to approve the Meeting Minutes of November 7, 2019.

**Voting Yea: Aldermen Beifuss, Dimas, Garling, Hallett, Ligino-Kubinski, and Short.**  
**Voting Nay: 0.**

3. **Public Participation / Presentations.** None.

4. **Items for Consent.** Alderman Garling requested discussion on Consent Items A and C. **Alderman Dimas made a motion, seconded by Alderman Short to approve:**

- B. Ordinance No. 19-O-0039 – Authorizing the Disposal of Surplus Equipment, Stock Inventory, and/or Personal Property Owned By the City Of West Chicago
- D. Resolution No. 19-R-0065 – Resolution Approving the Policy for Qualifications Based Selection (QBS) for Engineering and Professional Services Involving the Use of Federal, Motor Fuel Tax (MFT), State, or Township Bridge Program (TBP) Funds

**Roll call found the vote unanimous for approval. Voting Yea: Aldermen Beifuss, Dimas, Garling, Hallett, Ligino-Kubinski, and Short. Voting Nay: 0.**

## 5. Items for Discussion.

### 4.A. Ordinance No. 19-O-0038 – Amending the Municipal Code, Chapter 15, Article V – Siting Small Cell Antenna/Tower in the Rights-of-Way and Appendix G – Fee Schedule.

Alderman Garling requested clarification on where the small cell antennas would be allowed to be placed in the right-of-way, as he was concerned that there would be requests to install them on the decorative street light poles. Stuart Chapman of Municipal Services, Inc., explained that service providers such as T-Mobile, AT&T, Verizon, etc. are allowed to place them on street lights, power poles, or any other infrastructure in the right-of-way, though there are some restrictions. Mr. Chapman confirmed that the City is allowed to charge an annual fee of \$270.00 per small cell per pole. He further explained that Federal law is being litigated and is subject to change; the State law sunsets in June 2021. He elaborated that municipalities have some control regarding height requirements, placement in historic districts or buildings, and establishment of aesthetic standards if they are generally applicable to other telecommunication providers and they are publically known/published. State and federal regulations have evolved rapidly, requiring the City to update its Ordinance regarding these small cell antennas/towers to assure compliance with current laws. Mr. Flatter explained that as service providers come in and make application, there will be a separate Master Pole Attachment Agreement that will come to Committee to authorize approval of that device on that particular pole. Alderman Beifuss asked about the term of the Master Pole Attachment Agreement. Mr. Chapman indicated that most have an initial five-year term with four or five additional five-year renewable terms; however, Agreements have a termination clause. Mr. Garling asked if there was any reason why this Ordinance had to move forward at this time, again expressing concern that providers will attempt to install these small cells on decorative poles without the establishment of aesthetic standards. Mr. Dabareiner explained that the City's current Code is not legal, and it does not comply with State and Federal requirements; the City is behind and it has to be changed now. Mr. Flatter indicated that these carrier companies are not typically targeting neighborhoods or short, decorative poles, and are instead targeting 30-40 foot tall poles in high density areas (i.e., apartments, malls, shopping districts, etc.). Mr. Garling expressed that he would like to see aesthetic standards developed and incorporated now into the Ordinance for siting of small cell antennas/towers. Mr. Dabareiner indicated that any aesthetic standards established would be a separate document, but he could work with Mr. Chapman on creating these standards. Mr. Chapman also explained that applications can be denied if they do not meet the set standards, and service providers can re-submit applications to meet those standards and/or suggest a new location for placement. Committee agreed that they definitely wanted some aesthetic standards established. Staff recommends approval of the Ordinance to be in compliance now, and the City can work with Mr. Chapman to bring some aesthetic requirements back to Committee that can be further incorporated. **Alderman Garling made a motion, seconded by Alderman Dimas to approve.**

**Voting Yea: Aldermen Beifuss, Dimas, Hallett, Ligino-Kubinski, and Short.**

**Voting Nay: Alderman Garling.**

**4.C. Resolution No. 19-R-0064 – Resolution Authorizing the Expenditure of Local Funds for Construction Costs Related to the Washington Street Reconstruction Project.** Alderman Garling asked why the sidewalk portion of the project cost estimate was roughly 20% more than the initial estimate discussed previously. Mr. Flatter explained that initially he and Thomas Engineering did a quick walk-through to identify those areas with trip hazards and cosmetic issues that needed to be addressed and developed a cost estimate from that. When it came time for a thorough walk-through, they noticed the transition adjacent to driveways was too steep due to the carriage walks so additional curb needed to be replaced to flatten the slopes of the sidewalk transitioning from the driveways, which was not initially assessed. Mr. Flatter also decided to remove the driveway aprons at the old Marathon gas station since it would no longer be there and remove the depressed curb to add in some barrier curb. He also noted that a large portion of this project will be paid for within the original contract amount because the construction did not go as far west as Clara Street as originally planned; IDOT required a separate funding Resolution for the additional sidewalk replacement work. **Alderman Garling made a motion, seconded by Alderman Dimas to approve.**

**Roll call found the vote unanimous for approval. Voting Yea: Aldermen Beifuss, Dimas, Garling, Hallett, Ligino-Kubinski, and Short. Voting Nay: 0.**

**6. Unfinished Business.** None.

**7. New Business.**

**A. Cancel January 2, 2020, Infrastructure Committee Meeting.** There was a consensus by the Committee to cancel the January 2, 2020, Infrastructure Committee Meeting.

**8. Reports from Staff.**

**A. Washington Street Reconstruction Project Update.** Mr. Flatter updated the Committee on the Project's progress and indicated the second binder lift was put down. Once the temporary painted pavement markings are applied all lanes will be reopened during winter weather conditions. The Main Street/Fremont Street/Washington Street intersection will be completed in spring/early summer 2020; the surface layer will go down next year.

**B. 461 Main Street Stairway Handrail Installation Update.** Alderman Beifuss requested an update on the handrail installation at the 461 Main Street stairway. Mr. Flatter explained that Thomas Engineering provided engineering design and specs today, so he will review those early next week and get the project out for bid.

**C. Hazards at METRA Station.** Alderman Beifuss indicated that the south platform at the METRA station has deteriorated substantially, and it has created tripping hazards. Mr. Flatter noted that staff has taken photos and submitted a very detailed email request to Union Pacific and METRA to address the deficiencies. Unfortunately, it is Union Pacific's responsibility, and the City is limited in its ability to control how quickly they act upon it.

**9. Adjournment.** At 7:34 P.M., Alderman Ligino-Kubinski made a motion to adjourn, seconded by Alderman Hallett. Motion was unanimously approved by voice vote.

Respectfully submitted,

Ashley Heidorn  
Administrative Assistant of Public Works