



WHERE HISTORY & PROGRESS MEET

Approved March 9, 2020

MINUTES

DEVELOPMENT COMMITTEE

December 9, 2019 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 James Beifuss, Melissa Birch Ferguson, Michael Ferguson, Matt Garling, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. November 11, 2019.

Alderman Ferguson moved and Alderman Sheahan seconded a motion to approve the minutes with changes. Voting Aye: Aldermen Beifuss, Ferguson, Garling, Sheahan and Stout. Voting Nay: 0. Voting to Abstain: Alderman Birch Ferguson.

3. Public Participation. None.

4. Items for Consent. None.

A. 643 Innovation Drive – Alton Industries requests approval of setback variances from the Zoning Code related to its proposed development of a 193,000 square foot industrial building in the DuPage Business Center.

Alderman Stout announced that Item 4.A. would be moved to Items for Discussion, 5.A due to one minor change.

5. Items for Discussion.

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A. 643 Innovation Drive – Alton Industries requests approval of setback variances from the Zoning Code related to its proposed development of a 193,000 square foot industrial building in the DuPage Business Center.

Tom Dabareiner informed the members that approval is recommended so long as a satisfactory solution is proposed regarding one access point to the subject property to staff prior to the consideration of City Council. Any motion made should include this condition.

Alderman Garling asked about the timeframe for finding a solution prior to the next City Council meeting, and Mr. Dabareiner replied staff would have the remainder of the week but would inform the Aldermen either prior to or at their meeting next Monday night. Alderman Garling expressed hesitance that the members would have no time to consider the solution prior to nor at the Committee and/or Council levels. Mr. Dabareiner stated that everything else has been addressed, and it is just this one piece that needs to be resolved.

Alderman Stout stated she would be inclined to move forward with this Item, but with the caveat of requiring a satisfactory solution to that piece prior to City Council. Alderman Birch Ferguson agreed.

Alderman Birch Ferguson moved and Alderman Sheahan seconded a motion to approve the Items for Consent. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Garling, Sheahan and Stout. Voting Nay: 0.

6. Unfinished Business.

A. McAuley School Discussion.

Diane Ferguson was recognized to speak to the Committee on behalf of the McAuley School Restoration Initiative. She provided an update of recent events. She stated that the Restoration Initiative provided the written proposal requested by the Historical Society. The Historical Society will not formally discuss the matter again until their January meeting. In the meantime, the building was inspected and found to not be in any worse condition than it was two years ago. The foundation and walls are solid. The roof is in disrepair. An inspection report to be shared with staff will be forthcoming.

She stated that a local pastor posted a drone video of the West Chicago area, and he is now interested in becoming their videographer. He also has a construction background and maintains connections with the trades. She then asked the members about the approval process with the Committee for it to go to the full Council.

Alderman Stout replied that if the vote is not unanimous, then the matter would be included as an Item for Discussion rather than for Consent at the Council level. Ms. Ferguson stated she hopes to return with an update at the January meeting.

Alderman Stout thanked Ms. Ferguson for her update.

7. New Business. None.

8. Reports from Staff.

Tom Dabareiner provided a status update on Forming America, stating they are still in Administrative Adjudication. They requested a continuance and the hearing is set for next week.

Alderman Beifuss asked for a code enforcement update with respect to the installation of new LED lights at commercial locations. He explained that if businesses retrofit lights and the new bulbs do not meet code, it can result in unnecessary glare and light pollution. It was his understanding the inspectors were going to be looking into this during the cold months when there are fewer daylight hours. Mr. Dabareiner answered this is just the first month where it is possible, and the one evening the inspectors work per month has not yet happened yet. However, he will ask that they make sure they look into this. Alderman Beifuss asked staff for an update on this matter at their next meeting. As LED lights become more prevalent, they are seeing more instances of where, without proper shielding, improper lighting can result. Mr. Dabareiner agreed to do so.

Alderman Ferguson asked about the code to enforce this lighting issue, and Mr. Dabareiner said there is code that requires the foot-candles to measure zero or .1 at the property line. Alderman Ferguson stated that in his experience, it is easier to measure lumens than foot-candles. He added that in the case of LEDs, they are often in the wrong spectrum of light towards blue or white light, which is unnatural. Mr. Dabareiner said this is not something they currently regulate.

9. Adjournment.

Alderman Birch Ferguson moved and Alderman Ferguson seconded the motion to adjourn the Development Committee meeting at 7:14 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,
Jane Burke

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