
COMMUNITY DEVELOPMENT COMMISSION MINUTES

Committee Date: January 22, 2024 (Special Call)

Present: Jamie Ochoa, James Parenti, April Jaeger Rudnicki
Teresa Szatko, Richard Petersen, David Woods
Jim Parenti

Absent: Jay Babowice

Also Present: Attorney Sean Conway, Gosia Pociecha, Andrew Koterak
Stacey Springer

Meeting Convened at: 7:00 p.m.

CALL TO ORDER

Chairman Ochoa arrived at 7:30 P.M. A motion was made, therefore, by Mr. Woods and seconded by Mr. Petersen to appoint Mr. Parenti as the Chairman Pro Temp. The meeting was then called to order by Attorney Conway at 7:00 P.M. A roll call vote was taken and a quorum was present. He will act as the meeting facilitator.

CASE NO. CDC-2023-0003

An application has been filed by the property's owner, C1 Chicago 1 LLC, for a Special Use for Planned Unit Development (combined Concept for the entire site & Final Development Plan for Phase I) with certain deviations, Special Use for Major Utilities and Public Service Facilities, Site Plan Review and Final Plat of Subdivision (Resubdivision) to enable construction of two data center buildings and a ComEd substation on property generally located to the west of IL Rte. 83 (Busse Road) between Bryn Mawr Avenue on the north and Washington Street to the south.

DISCUSSION

Representing the applicant, Mr. Bradd Hout described the proposed redevelopment of the site into two data center buildings and a ComEd substation explaining that the project would be developed in two phases. Phase 1 of the project will encompass approximately 14 acres and will include construction of a data center building approximately 286,000 sq.ft. in size and site improvements including 73 parking spaces. The ComEd substation will also be constructed in Phase 1 including a storm water detention basin the north-east corner of the property. Phase 2 will be approximately 8 acres and will bring in a second data center building approximately 128,000sq.ft. in size and another 73 parking spaces, for a total of 146 spaces for the entire development. He described the architectural plans for the building, the proposed fencing and landscaping throughout the site.

Staff described the history of the approximately 24-acre property; specifically, annexation and rezoning to I-1 zoning in January 2022, subsequent demolition of 32 residential structures and the vacation of the North Street and Pine Avenue rights-of-way, all done in anticipation of redevelopment plans for the site.

Residents and owners of the seven homes remaining on Washington and on Hawthorne were in attendance, all of whom voiced their objections to the proposed development. Their concerns related to their health, safety wellbeing and included issues relating to noise pollution due to the number of generators required, possible contamination of their private wells, the possibility of exposure to Electro Magnetic Fields, the proposed height of the building and the fencing proposed. Residents also pointed to their perceived lack of communication between them, staff and the developer during the buyout process. Of particular concern is the fact that the applicant and owner of the properties adjacent to the south of the subject property cannot at this time describe their future plans for construction of additional data centers. In summary, the unincorporated DuPage County residents believe that this project as proposed does not benefit the community.

At 8:30 P.M. Mr. Woods made a motion, seconded by Ms. Szatko, to close the Public Hearing. All members voted aye. Motion carried.

RECOMMENDATION

In consideration of all of the information presented by staff, applicant and residents in attendance, Mr. Woods made a motion, seconded by Mr. Petersen, to table this matter until the next regularly scheduled or special meeting of the Community Development Commission. A roll call vote was taken with the following results:

Ayes: Ochoa, Szatko, Rudnicki, Parenti, Woods, Petersen

Nays: None

Motion carried.

CASE NO. 2024-0001

A text amendment to the Unified Development Ordinance (UDO), Chapter 17 of the Municipal Code is being proposed. The purpose of the text amendment is to consider regulations that would allow recreational cannabis dispensaries in most commercial and industrial zoning districts. The proposed language of the amendment was included within the packet of information which each commissioner received.

DISCUSSION

Ms. Pociеча reported on the history of the 2014 State of Illinois Public Act 098-0122 which legalized the use of medical marijuana and which included and described all of the recreational cannabis licenses which are allowed. The text amendment being considered by Wood Dale focuses on Adult Use Cannabis dispensing and regulations regarding the location of potential dispensaries within different zoning districts. Discussion among the Commissioners related to the impact of dispensaries in zoning districts close to schools located within Wood Dale. They reviewed and compared the codes and regulations enacted by other communities and discussed the perceived need to follow the growing trend of allowing dispensaries. Of primary concern among Commissioners is whether such dispensaries should be allowed in commercial or industrial districts and the aesthetics of such businesses along Irving Park Road in particular.

At 8:53 P.M. Mr. Woods made a motion, seconded by Mr. Parenti, to close the Public Hearing. A roll call vote was taken with all members voting aye. Motion carried.

RECOMMENDATION

Ms. Szatko made a motion that, based on the submitted petition and the testimony presented, the proposed text amendment to the Unified Development Ordinance (UDO), Chapter 17 of the Municipal Code is consistent with the Comprehensive Plan and is in keeping with the purpose and intent of the UDO; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated January 22, 2024 as the findings of the Community Development Commission and recommend to the City Council approval of the text amendment to the Unified Development Ordinance (UDO), Chapter 17 and the Sign Code, Chapter 13 of the Municipal Code that would allow recreational cannabis dispensaries in Case No. CDC-2004-0001. The motion was seconded by Chairman Ochoa. A roll call vote was taken with the following results:

Ayes: Rudnicki, Ochoa, Szatko

Nays: Woods, Parenti, Petersen

Motion is denied.

STAFF LIAISON REPORT

None to report.



ADJOURNMENT

The meeting was adjourned at 9:00 P.M.

Minutes taken by Marilyn Chiappetta

Approved on February 26, 2024