



**Community Development Committee Meeting
Thursday, September 27, 2018 at 5:00 PM
Minutes**

I. Called to Order: At 5:00 P.M. by Chairman Jim Addington

II. Present: Mayor Ron Gunter, Village Clerk Jinny Szyski, Trustee Linda Liddle, Trustee Jim Addington, Trustee Steve Nero, Trustee Bruce Barker, Trustee Marie Guzzo, Village Manager Steve May, Interim Community Development Director Martin Bourke, Building Commissioner Jason Vitell, and Finance Director Spencer Parker

III. Pledge of Allegiance

IV. Approval of Minutes: Trustee Barker made a motion to approve the minutes from July 19, 2018, and Trustee Nero seconded the motion. Motion passed on a voice vote.

V. Open Forum - No Comments

VI. Unfinished Business

A. Metal Storage Container Regulations

Vitell stated that staff has encountered issues with metal storage containers that are not permitted and are being stored in various districts. There are currently no village codes that regulate the use of these containers in commercial districts. They are not considered accessory structures and would not be permitted as temporary structures. The Fire Department is concerned about what is actually being stored in the containers and CD is concerned about whether the containers should be specifically regulated (permitted or excluded) within certain commercial districts. Mayor Gunter asked if there is a size limitation on the storage containers? Vitell responded that at this point, there are no restrictions on the sizes of the containers in commercial districts, since the zoning code is silent as to their existence.

Trustee Addington asked if the Village has any control over them in residential districts? Vitell responded that in residential districts, there is more flexibility since they are considered to be accessory structures. Trustee Addington stated that there should be a time allowance for the structures so they are not sitting for an extensive period of time.

Vitell asked the Trustees to forward him any questions or recommendations they may have on the subject. He will work with the Interim Planner to establish guidelines and present at the next Community Development Committee meeting. Trustee Guzzo stated that staff needs to consider the intensity of lot coverage when residents want to use a metal storage container.

B. D Plate Vehicles, Trailers and Motorhomes in Residential Districts

Vitell stated that staff has noticed numerous D-plate vehicles being parked in residential districts. Many residents have home based businesses and park commercial vehicles on their residential property. The zoning code currently does not prohibit commercial vehicles from being parked in residential districts. Vitell suggested modifying the zoning code in order to establish standards for commercial vehicles within residential districts. Trustee Addington stated that the code needs to consider the size of the vehicle, as there should be a restriction as to how large of a vehicle would be allowed in a residential district. Vitell stated that staff has done significant research on the topic and has also researched what other codes allow in surrounding municipalities. Trustee Addington asked the other Board Members to forward any questions or suggestions to Vitell.

VII. New Business

A. Brush Pickup (Collection) Code Amendment on Village Board Agenda

Bourke stated that an ordinance has been prepared to modify the brush pickup requirements in the current village code, which had been previously presented at the Administrative and Finance Committee, and which would be discussed, and possibly approved at the Village Board meeting, later that evening.

B. Quincy Station (1-7 West Quincy) TIF Discussions

Bourke stated that the developer has notified the Village of changes in the market which have increased their construction cost estimates. The Federal Reserve Board has approved quite a few interest rate increases in the last year, and it is expected that more increases will be forthcoming. Parker stated that staff is still negotiating with the developer.

VIII. Reports

A. Administration

Village Planner, Joseph Hennerfeind, has taken employment elsewhere. An Interim Village Planner, Kon Savoy, of Savoy Consulting Group, LLC, will be contracted to work part-time until the new Community Development Director is on board. The Interim Planner will be employed for three (3) months at least. In regards to the CDD position, an offer has been presented and accepted by the candidate.

Trustee Barker asked if the review process will slow down with a temporary planner. May responded that the Interim Planner will be handling more than just the permit reviews. He will also be working on the larger projects that are currently in the review process. Bourke stated that the availability of walk in customers to meet with the Village Planner will have to be adjusted due to the fact that the Interim Planner will only be at Village Hall for limited time periods.

B. Planning Division

Bourke discussed two (2) zoning cases being presented at the Village Board meeting that evening. Those cases include a shed variance and a lot subdivision.

In regards to other current projects, Oakmont Point (Ryan Companies) will be presenting its plans at the October 10, 2018 Planning and Zoning Commission Meeting. A special use for a new blue print shop (138 North Cass Avenue) will also be presented at that meeting.

The existing Burger King (4 West 63rd Street) will most likely be applying to the Planning and Zoning Commission for a redevelopment project in the near future.

The Cass Avenue Dream Homes (420 North Cass Avenue) has now applied for building permits and the plans are currently under review. Trustee Guzzo asked if they are planning on getting started on this before winter? Bourke responded that he believed that they would like to, but they still need to get through the permitting process and submit a letter of credit.

C. Building Division

Vitell stated that year to date, there have been 81 cases brought to administrative adjudication. The fines that have been collected year to date are \$46,000. There are around 35 cases that are currently outstanding. In regards to recent code enforcement efforts, there has been action taken concerning numerous parking issues and violations on Vandustrial Drive. CD Code Enforcement has sent out notification letters to inform the business owners where vehicles can and cannot be parked. Citations will be issued if parking violations continue.

IX. Adjourn

Trustee Guzzo made a motion to adjourn at 5:50 PM, and Trustee Nero seconded the motion. The motion to adjourn was approved by unanimous consent.