



Community Development Committee Meeting

Thursday, July 18, 2019 at 4:30 PM

Minutes - Approved

I. Called to Order: At 4:30 P.M. by Chairman Jim Addington

II. Present: Mayor Ron Gunter, Village Clerk Jinny Szynski, Trustee Linda Liddle, Trustee Jim Addington, Trustee Bruce Barker; Trustee Mary Guzzo, Trustee Steve Nero, Village Manager Steve May, Community Development Director Bruce Sylvester, Building Commissioner Jason Vitell, Village Planner Nalini Johnson, Finance Director Spencer Parker, Public Works Director Mike Ramsey and guests John Paul Alexander (Jr. Mayor), and Coleen Alexander.

III. Pledge of Allegiance

IV. Approval of Minutes: Trustee Guzzo made a motion to approve the minutes from the April 25, 2019 Regular Meeting and Trustee Liddle seconded the motion. Motion passed on a voice vote.

V. NEW BUSINESS

- A. Permitting and Inspections Review : Emergency permits, express permits, and work being done without a permit.** Building Commissioner Jason Vitell updated the Board and clarified current protocols and differentiations between emergency repairs and work without permits. The Board was in favor of continually educating the Community on why permits are needed and suggested using judgement for penalties on a case by case basis. Vitell stated that the purpose of permits is for safety and the character of the Village. He also discussed exploring and implementing new office procedures in order to more quickly process and issue flat fee permits such as hot water heater replacements, window replacements, and roof tear-offs. The Board was supportive of staff making customer service a priority while also following all applicable regulations. Some members of the Board felt that for some projects, such as a single door replacement, the permit fee was too high compared to the cost of the door and installation.

VI. Community Development Reports

A. Community Development Director

- a. Director Sylvester informed the Board that staff had met with property owners interested in extending Lincoln Street on the North side of the tracks and dividing the East to West lots in half which would leave a vacant buildable lot along Cass Avenue. Staff was supportive of the property owners continuing research and moving forward but had informed them of the complications and costs of the extensive development.

B. Planning and Zoning

- a. Sylvester informed the Board on suggested zoning ordinance amendments for vape businesses and other similar stores like hookah lounges.
- b. Sylvester also updated the Board that there have been discussions of rezoning the North side of East Quincy Street. A community meeting would be held to discuss the different scenarios for rezoning that area.

C. Permitting

- a. Sylvester updated the Board on projects that are underway including the Quincy Station and its timeline for demolition and construction.

D. Code Enforcement/Property Maintenance

- a. Sylvester discussed updated regulations for storage containers and asked the Board how soon they would like these changes to be enforced. The Board felt that a month would be a reasonable amount of time to make arrangements and comply with the current codes and requirements.

VII. Miscellaneous

- a. Manager May asked staff how close to a property line a fence can be built. Sylvester stated that you can build right to the property line. Staff does not recommend building off of the property line because that could leave a gap between fences that is difficult to maintain.

VIII. Adjourn

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