



MINUTES

**Regular Meeting
Building and Zoning Committee of the Board**

January 23, 2014

1. The meeting was called to order by Chair Barry at 5:00 P.M.

Present were: Trustees Barry, Barker, Addington, Scott and Senicka, Clerk Szymiski,, Steve May, Jill Ziegler, Larry Forssberg, Police Chief Tom Mulhearn

2. The Pledge of Allegiance was recited.

3. The Minutes from the meeting on 10/17/2013 were approved.

3. Old Business:

A. Construction Fencing for demolitions - For excavations, new construction and demolition, we would like to change the code to require 6 foot chain link fencing with a gate for locking. It would discourage vandalism, help regulate the time of work, blowing trash to the neighbors, and security at the site. The building isn't usually locked until there is something valuable inside. The posts would have to be sunk in the dirt. Tree protection is already required around the right-of-way that consists of a 6 foot chain link fence and other trees on the lot to be saved also need tree protection. Presently, we require orange snow fencing for residential work sites.

It would be good to check with Downers Grove to see how beneficial their rules has been.

B. Dumpster language - To regulate, we can use 38 - 82 regarding Nuisance. This can be applied to dumpster issues such as graffiti or trash problems. On the back of the Permit placard, we can put the procedures, such as, that dumpsters are not allowed in the right of way and they must be covered.

C. Permit Placard - Standard procedures can be put on back of the permit placard card, such as, hours, dumpster regulations. Contradictory hours for work in the Village were found in paperwork. It is stated that work can be done Monday - Sunday from 7:00 a.m. to 8 p.m. In another area, it shows Sunday as 8:00 a.m. - 7:00 p.m.

Elmhurst posts an extra sign with the code of conduct.

This would be an investment in the community. We could provide the signs to be posted on the

property. They could be posted on the chain link fence.

We could do both a Code of Ethics sign and also put procedures on the back of the permit placard.

D. WEDP website - There was an update from Larry Forssberg. He informed us that the WEDP website should be up and running in 30 - 60 days. They are partnering with Civicplus that does the Village website. They will do branding. They will have a meeting with the car dealerships, with the hotels, and a meeting with the restaurants. They are finding what are the challenges and gathering information on what the different businesses need.

Porsche was up 40% in sales. The Oak Brook Hills Hotel would like to be a 4 star hotel (it is currently 3 stars.) Let's have a conversation with the Westmont Auto Mile. Three dealerships want to expand. Snow removal is always a problem with dealerships. Staff found a workable site for the Peoples Resource Center.

E. Text amendment for maximum garage size - On North Warwick, a man wants to build a 3,000 square foot garage and attach it to the house for his cars and boat. John Zemenak recommends a text amendment on having a maximum size for an attached garage. Woodridge is the only town that has a limit of 750 sq. ft. A suggestion is 1,000 sq. ft. maximum for garages with 50% of the garage space attached to the house. The maximum for garage doors would be 32 ft. wide.

Comments -

How do you keep residents from storing other people's property so that the garage acts as a storage facility?

When the current residents sell, new owners may want to put a business in the garage.

If the Village allows for a bigger garage, one benefit would be that residents could put away their boats and campers.

Homeowners can't exceed the 35% lot coverage requirement and 30% in the moratorium area of the Village. There was a house on Oakwood that was built on a double lot. What size garage would be allowed?

There is a height restriction of 15' maximum on detached garages.

It could be out of character for the neighborhood.

The Committee could bring this back for April and defer for now. The resident may come back before that time and ask for three variations for the size of garage, being located in a 30% lot coverage area, and height. It would be 576 sq. ft. of attached garage. It is uphill from an area that has a stormwater problem.

F. Comprehensive Plan Design Guidelines Update - Houseal Lavigne is working on Design Guidelines, which would be the last item they would be completing.

4. New Business

A. 6525 S. Richmond/Mullen- Discussion on engineering fees for this single family residence project. Frank Mullen is looking for relief on his site plan permit. His stormwater goes to the rear to a neighbor not in our village as his lot slants back. He had to pay extra money to his engineer to redesign, an extra \$3,000. It isn't likely he would get relief on the cost.

B. Temporary signs in B-2 - Temporary signs and banner codes do not require permit fees for grand openings. In the B-1 district they can do sandwich boards but it is now allowed in B-2. It cannot be on the right of way. It must be on private property. Unique Sausage, located in the Spice It Up store on Chicago Avenue, is requesting a sandwich board. He has joined the Chamber and is a vendor at the Red, White and Blue Barbeque. Do we say the sandwich board signs are not allowed? He is moving to the corner store and has a good product. Some people like sandwich boards as it draws attention to a special. If we want a business friendly atmosphere, maybe they should be allowed in B-2 also. We need to do a text amendment for sandwich boards. They should be exempt from a bond and have a size limitation.

C. Residential broker discussion - Update from Larry Forssberg, he will have a Broker Tour for residential properties. He is marketing and promoting the schools, the community image, the infrastructure. He will look at the development fees for permits, the impact fees, see if the process is reasonable. He will take developers and brokers and meet with them. He will make sure the Village is competitive in every aspect with Hinsdale, Clarendon Hills and Downers Grove. Do we want to be competitive? Demographics are so different for each town. We are promoting and marketing ourselves. Are we delivering the right message? Are we a better value or competitive? If the fees are the same, do we know why? We need to take a good hard look at it. We need to know where the strengths are. Is there a difference besides fees. The school rankings are good. Internally we need to do work as we want to put our best foot forward. We need to do a different approach to market the community. We need to market the total community.

D. Demolition rule discussion - There is dangerous dust that can be created when demolishing a building. There are watering down rules in other communities. The demo contractor would be responsible for dust control. If brick pavers are being used and they are cutting brick, potentially colored dust could blow on to the neighbor's house. We need to have wording in the code regarding dust control by either the use of water or a HEPA vacuum. If the homeowner does the work himself, he can use a hose. We will look at wording for dust control during demos.

5. Other information

There being no other business for the Committee, a motion was made to adjourn. Motion passed. The meeting was adjourned at 6:37 P.M.