



MINUTES

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

October 2, 2014

1. The meeting was called to order by Chair Barry at 4:12 pm.

Present: Chair Barry, Trustee Barker, Trustee Addington, Trustee Nero, Trustee Scott, Trustee Senicka, Steve May, Jill Ziegler, Larry Forsberg, Police Chief Tom Mulhearn, Fire Chief Weiss, Larry Kaufman, Vicki Senesac, Clerk Szymiski, Jim Long, Mayor Gunter, Bob Gleason, Larry McIntyre, Deputy Chief Connolly, Chief Tinucci, Guest: Tom Lia - Sprinkler Association,

2. The Pledge of Allegiance was recited.
3. Minutes from July 10, 2014 were reviewed
4. Unfinished Business

A. 2012 International Residential Code

- Discussion - Sub Committees info. Chair Barry was the first to speak stating that he was in favor of this, but with a delay. We should adopt the 2012 code completely on 1/1/16, not 1/1/15. By doing this, it will get developer's/builders a chance to get used to the idea of adding sprinklers to their plans. This is on the agenda for tonight's board meeting. Discussion ensued of not delaying it, what is the point, the possibility of delaying again next year. Also, adopting the 2012 code with the exception of the Sprinkler requirements until 1/1/16. This way the Village will not be using a building code that is 10+ years old. Having a waiver for builders to sign was also discussed. Another change in the building code that is affected by whether or not this is approved is the use of lighter materials. The new building code (2012) states that builders can use lighter materials to build houses. If the building code is adopted without the Sprinkler requirement, builders will not be able to use the lighter weight materials. It was mentioned that the cost savings on the building materials may offset the cost of sprinklers. It was decided that the board would be given the options that were presented to adopt the 2012 codes. The board meeting was later that night.

- B.** Temporary storage PODs - Currently there is a \$25 fee, and a \$250 bond for a storage pod. It was discussed that we get rid of the bond requirement. A permit will still be required as will the \$25 fee. This will go before the board for a final decision.
- C.** Construction Fencing Sign - we have two different types of signs, one can be zip tied to the fence, one is free standing. Construction rules, hours etc. are on the back of the sign. Jill Z.

wanted to thank the PW Streets Division for all there work on getting these signs done.

5. New Business

- Text amendment for off site parking. Discussion on off site parking for several business in town that have it, and one company that is currently inquiring about it. Getting language together will be looked into
- Public noticing, distance requirements - Jill Ziegler discussed the potential of increasing the area for mailings for variances etc. It will need to be researched as far as additional cost to the village for the mailings, also, what distance should it be changed to. How much greater of an area.
- Zoning Review - The TIF redevelopment of 63rd street was discussed. Also, south of 63rd and the possibility of Condo's or Townhomes Vs. Apartments. It was discussed that Eagle Creek Apt. Complex has a new owner, and is currently doing work to improve the look of that property.
- Chicken Coops - There are several in the Village. We currently have a ordinance regarding chicken coops and that they are not allowed in the Village. Code Enforcement has received a few complaints recently. One in particular has 6 - 10 chickens, they had Roosters, but have since gotten rid of them. It was mentioned to get input from the Environmental Committee.

Update from Larry Forssberg:

- In the past 60 days 6 new businesses have opened in town. There are 6 projects in process that have been approved, and 10 projects pending approval.
- Business that are now open
 - First Midwest Bank has purchased Popular Bank at 100 E. Ogden
 - Pure Vibes Dance Studio at 102 E. Chestnut
 - Penny's Place @ 683 N. Cass
 - No Corner Suns @ 134 N. Cass
 - Darl Grooters Interior Design @ 143 S. Cass, the ribbon cutting for this business is scheduled for October 23rd @ 5 pm.
 - Edwards/Elmhurst Hospital Walk in Clinic in the Jewel @ 4 E. Ogden, ribbon cutting is scheduled on October 22nd @ 8 am.
- Urban Legends is interested in expanding, there has been an inquiry for a Hookah Lounge at 25 W. 63rd St., two car dealerships have shown interest in an Ogden Ave. location TBD.
- Location of the old Clark Station - property is for sale, however, not much is being done to sell the property.
- McDonald's - there have been 2 inquiries, one on the current location at 63rd & Cass.

The next meeting will be January 22 , 2015.

There being no other business for the Committee, a motion was made to adjourn. Motion passed.
The meeting was adjourned at 5:15 pm