



Community Development Committee Regular Hybrid Meeting

Thursday, August 26, 2021 at 4:30 PM

Minutes - DRAFT

I. Called to Order: At 4:30 P.M.

II. Present: Mayor Ron Gunter (Remotely), Trustee Linda Liddle, and Trustee Bruce Barker, Trustee Amylee Hogan Simonovich, Trustee Marie Johanik-Guzzo, Trustee Steve Nero, Trustee Frank Brady, Clerk Ginny Szymiski, Community Development Director Bruce Sylvester, Building Commissioner Jason Vitell

III. Pledge of Allegiance

IV. Approval of Minutes: Trustee Liddle made a motion to approve the minutes from the May 20, 2021 Regular Meeting and Trustee Barker seconded the motion. Motion passed on a voice vote.

V. Public Comment - No one spoke during the Open Forum.

VI. NEW BUSINESS

A. CDD Staffing Update - Community Development Director Bruce Sylvester gave the board a brief overview of the challenges the Department faced following two administrative staff members departing over the summer and more recently, the Planner. Luckily, there were some interim positions filled to help move things forward. The two administrative vacancies (permit coordinators) have now been filled and staff is optimistic for what's to come. There is still an additional Deputy Director of Community Development - Planning position that will be filled in the near future.

Trustee Nero suggested seeking the opinion of Joe Hennerfeind as to whether or not two full time planning positions are required to perform all planning duties. Hennerfeind had previously been employed by the Village and is now working the planning interim position full time.

The board asked for an update on the public and private engineering component that the Village now outsources since there are no longer internal full time positions for either. Sylvester replied that the arrangement is working well.

- B. SolSmart** - Director Sylvester spoke about a program called SolSmart that offers designation to communities if they meet certain criteria that is structured and intended to promote and encourage solar systems in the community. Sylvester said the goal in the coming months is to identify the areas that are not currently being accomplished, and receive certification by the end of the year.

Trustee Barker was appreciative and noted it was good news for the community.

- C. Fence Permits** - Director Sylvester provided the board with information pertaining to why a fence permit is required due to a complaint that was received. Trustee Simonovich asked if this applies to repairs to an existing fence. Sylvester replied that there are many fences in the community that don't meet code requirements today, or are non conforming. When an applicant removes a fence that is non conforming, they would not be able to replace it without conforming to current codes.

Mayor Gunter asked what triggers a permit when it comes to a new fence and a repair. Building Commissioner Jason Vitell replied that the Village code states that if you are going to alter, enlarge, or change the fence, you will need a permit. Over the years different staff has implemented different policies when determining the threshold for repairs such as a post count. Currently, the Department policy is that with any replacements or repairs a permit is required since not all fences are conforming with current codes. If you are replacing posts or panels, a permit is required. If you are maintaining the fence, such as replacing missing pieces , a permit is not required.

Vitell gave the board a brief explanation of what a JULIE report is, how the Village is advised, and when to call JULIE.

- D. Adoption of New Building Codes and discussion of Local Amendments** - Building Commissioner Jason Vitell stated that Community Development is currently utilizing the 2012 ICC codes and are looking to update to the latest cycle. Vitell stated they are working interdepartmentally and with the Fire Department to take a look at the local ordinances to see if amendments will be needed. Vitell provided the board with an estimated timeline for this project and proposal.

Trustee Nero suggested informing contractors and residents of the upcoming changes, and seeking any suggestions or input.

Trustee Liddle asked what would happen to permits that are already submitted, in review,

issued etc. during the transition of codes. Vitell replied that the old codes would still be in play if the permit had been submitted prior to the new codes taking effect.

Trustee Barker asked if updating the codes is better than what we currently have, or just different. Vitell replied that he does believe they are better in the sense that a clean code without a lot of local amendments will attract business while still maintaining a safety level.

Trustee Barker stated that generally speaking, the builders deal with these in different communities and it benefits us to be consistent with our neighbors. Vitell replied that in his opinion, the fewer local amendments the better as far as bringing in and keeping good builders. Trustee Liddle asked how many local amendments there were. Vitell replied that there are close to 150 local amendments. Vitell believed that there are about 20% that would need to be maintained but many that could potentially be removed with a current code update.

VII. UNFINISHED BUSINESS - None

VIII. COMMUNITY DEVELOPMENT REPORTS

A. Community Development Director - Bruce Sylvester provided the committee with a brief overview of the Community Development Department 2021 Quarter 2 report.

Director Sylvester provided the committee with highlights of upcoming projects :

- 6320 South Cass Avenue - Demo and construction of small medical office building
- Corner Lot Splits - Ridge and 63rd Street (New Single Family Homes)
- 538 65th Street - Lot Split (Two new single family homes)
- 413 North Cass Avenue - Duplex
- Suburbanite Bowl - BBQ Business in Parking Lot
- AT&T - Buried Utilities can be consolidated, looking to sell the remainder of land for development.
- Hilton/Willowcrest Development - Possible residential development where the back 9 holes are located.
- Taste Greek Street Food - Possible drive thru facility
- Taco Grill and Salsa Bar - Expand and enclose seating area
- Westviewsouth Strip Mall - Preliminary discussions for a car wash business

Trustee Liddle asked for status on Del Carmen restaurant and their expansion. Vitell replied that there have been inquiries and they seem to be having internal struggles with who is in charge of submitting plans.

IX. MISCELLANEOUS -

- A. Car Vs. Building** - Vitell told the board about a car versus building incident at Apple Valley Store located at 27 E. Chicago Avenue. They are currently working to repair the space. This building was scheduled to install sprinkler systems and they were given extensions in the past, but now that the space is being repaired and construction is taking place, they will now be required to install the sprinkler systems.

X. ADJOURN - Trustee Liddle made a motion to adjourn at 5:56 PM, and Trustee Nero seconded the motion. The motion to adjourn was approved by unanimous consent.