

**Planning & Zoning Committee Meeting**  
**October 15, 2015 - 7:00 a.m.**  
**Village Hall Conference Room**

Present: Trustees Gesky & Phillips; Village President Timothy Nugent, Chris LaRocque, Director of Building & Zoning; Bernie Thompson, Village Administrator and Darla Hurley.

Meeting was opened by Mayor Nugent at 7:05 a.m.

There was no public participation.

**1. Apartment Inspection Program:**

Trustee Crockett had asked Mr. LaRocque to place this item on the agenda. Since he was absent, it was not sure as to what Mr. Crockett wanted to discuss. This item had been discussed previously with little support to start an apartment or rental inspection program. Mayor Nugent was concerned about enforcement, identifying issues may not be difficult, but enforcement is hard. Mr. LaRocque stated that the village has had very few complaints about apartments. Will table the item until Trustee Crockett can be present to discuss.

**2. Subdivision Covenant Enforcement:**

The Village had received a letter from an attorney representing Rock Creek Estates stating that the village should help with covenant enforcement. Mr. LaRocque had sent a response to the letter stating that the village would not be involved in the covenants as that is an agreement between the homeowners and the subdivision. Trustee Gesky asked if the village could wait to issue a building permit until a resident presented an approval letter from their homeowner's association that gives permission to make improvement to their property. Mr. LaRocque consulted our village attorney and Mr. Joe Cainkar stated that the village cannot deny a building permit based on Homeowners Association permission; only information can be handed to residents concerning their subdivision and possible covenants. Mr. LaRocque also spoke with Keislen Engineering and they recommended that the village not become involved in covenant disputes, stick to village codes.

**3. LED Streetlight Requirement for New Subdivisions:**

The requirement of LED streetlights in a new subdivision would approximately double the cost for a developer. The proposal will be discussed a Plan Commission meeting for changing the requirement that street lights be LED.

Mr. Thompson stated that NIMEC had done a streetlight audit through ComEd, making sure that the village was paying for the correct amount of village streetlights. The audit showed that we are good and it matches what we are being billed from ComEd.

**4. Entry Door/Garage Overhead Door Permits:**

When Mr. LaRocque was hired the policy to permit the replacement of entry doors and garage overhead doors was in place. Mr. LaRocque stated that inspections are just usually visual since homeowners may not be home when the final inspection is completed. This is a policy, not listed in village code. It was agreed to change the policy that a permit will no longer be required to replace an entry or garage overhead door. The contractor will still need to be licensed.

## **5. Rubbermaid Shed Permits:**

Rubbermaid sheds are getting bigger and bigger and at this time they are not required to have a permit. Initially these types of sheds were small, more of a locker style. After discussion the concession is to have the sheds permitted so that location and setbacks are verified. Mr. LaRocque will work on required language for the village code.

## **6. Housing / Permit Numbers**

Overall permits are 24 over compared to the same time last year. New construction housing is 1 permit below last year. At this time the village has 14 SFH and last year the village had 15 SFH.

## **7. Misc.:**

Sabir Remodeling is not allowed to work within the village at this time. There have been some complaints along with working without permits.

Mr. Baumgartner will be evicted from his rental property on 10/31/15 and must have the property cleaned up by 11/15/15 according to judges' orders.

Police have received complaints about residents working on cars at 622 Willow. Mr. LaRocque has spoken to the homeowner; all cars are owned by the resident.

Mr. Swart's property will continued to be monitored for compliance.

Meeting adjourned at 8:20 a.m.

*Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk*