

**Committee of the Whole Meeting  
 Planning & Zoning  
 July 25, 2023 – 7:00 a.m.  
 Village Board Room**

**Attendance**

|                                    |   |
|------------------------------------|---|
| <b>Committee Members:</b>          |   |
| Timothy Nugent, Mayor              | X |
| Tim Boyce, Trustee                 | X |
| Todd Crockett, Trustee             | X |
| Diane Dole, Trustee                | X |
| Joel Gesky, Trustee                |   |
| Samuel Martin, Trustee             |   |
| Wendell Phillips, Trustee          | X |
| <b>Other Attendees:</b>            |   |
| Chris LaRocque, Village Admin      | X |
| Jim Hanley, Super of PW            | X |
| Ryan Marion, Code Official         | X |
| Sheila Martin, Treasurer           | X |
| Al Swinford, Chief of Police       | X |
| Bruce Hill, Novotny Engineering    | X |
| Jakob Knox, Marketing Dir          |   |
| Darla Hurley, Deputy Village Clerk |   |

Trustee Crockett opened the meeting at 7:00 a.m.

MOTION: A motion by Trustee Phillips, second by Mayor Nugent to approve the minutes from June 27, 2023 meeting. Voice vote – all ayes, no nays. Motion approved.

There was no public participation.

There were no action items.

**Discussion Items:**

- **Mid-Year Recap** – Mr. Marion gave a recap of active new construction, permits issued, inspections, sidewalk inspections and contractor registrations for the first six months of 2023. *(See attached)*  
 Mr. Marion stated that not listed in the report are the number of roof permits that were granted due to the hailstorm in May. There was a total of 190 roof permits issued as of July 24<sup>th</sup>.
- **Temporary Sign Ordinance Conflicts** – Mr. Marion stated that in the past he has had churches follow the temporary sign ordinance as it pertains to commercial property. Most churches are located in R-1 zoning district. After a review it was found that the R-1 sign ordinance is different and has conflicts. One area lists 24 square feet another item states 6 square feet. Another issue is the length of time allowed for the sign to be up. The committee agreed that the temporary sign ordinance should be consistent for all zoning areas of the village. Mr. Marion will work with the village attorney to update the ordinance.

- **Mix-Use Commercial Project – 175 N. Locust St.** – Mr. Marion stated that a plan was presented by Todd Crockett Construction for a mixed use building at 175 N. Locust Street. There are 2 lots, and the plan would be to build a four unit building with commercial on the bottom and condo units on the top floor. A four-unit garage would be located on the west side of the property for use by the residential units. Initial review of the project does not require any special use permits or variances. The project could start in 2024 if all plans go well.

A motion by Trustee Crockett, seconded by Mayor Nugent, to adjourn the meeting at 7:21 a.m. Voice vote: all ayes, no nays. Motion approved.

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