

**Committee of the Whole Meeting
 Planning & Zoning
 August 28, 2018 – 7:00 a.m.
 Village Hall Conference Room**

Attendance

Committee Members:	
Timothy Nugent, Mayor	X
Tim Boyce, Trustee	X
Todd Crockett, Trustee	X
Diane Dole, Trustee	X
Joel Gesky, Trustee	X
Samuel Martin, Trustee	X
Wendell Phillips, Trustee	
Other Attendees:	
Chris LaRocque, Village Admin	X
Jim Hanley, Super of PW	X
Ryan Marion, Code Official	X
Sarah Marion, Event Cord	
Sheila Martin, Treasurer	X
Al Swinford, Chief of Police	
Geoff Aggen, Village Eng.	X
Darla Hurley, Deputy Village Clerk	X

Meeting was opened by Trustee Crockett at 7:00 a.m.

There was no Public Participation.

There was a quorum.

MOTION: A motion by Trustee Crockett, second by Mayor Nugent to approve the minutes from June 26, 2018 meeting. Voice vote – Ayes: Boyce, Crockett, Dole, Gesky, Martin and Nugent
 Nays: None. Motion approved.

Discussion Items:

- TIF Façade Application – Mr. Jacob Carlile purchased the building at 5 South Main Street. He owns the Carlile Group an architectural firm currently located in Kankakee. Mr. Carlile would like to restore the building to its original historical look, which was constructed around 1908. Mr. Carlile would like to put original arched type windows with a new store front and tuck pointing. Mr. Carlile did present some drawings showing the proposed changes.

Mr. LaRocque stated that the TIF Façade grant does not usually handle maintenance of buildings, but Mr. Carlile would like to restore the building to its original historical look. Mr. Carlile would like to see restoration as part of the TIF Façade grant.

Mayor Nugent agrees that the idea of the TIF Façade is to upgrade the buildings, but the purpose of the process is not to get rid of all the old buildings with new. It is to have the buildings improved in whatever fashion that may be. The application may not fit the criteria set up on the application, but the application fits with the intent of the program which is to improve and enhance the building. A new business will also be brought into the village. Mayor Nugent suggested that the rules be reviewed and each application be reviewed on a case by case basis.

Mr. LaRocque stated that each application is approved by the Village Board. Mr. Carlile plans on improving the building in two phases. The first phase is to improve some of the outside work to get the building in a stable position and handle some water infiltration issues. The second phase will include the replacement of all the windows.

The application for the phase one portion will be placed on the Board agenda for September 4th.

Mr. Carlile exited the meeting at 7:14 a.m.

- **Building Permit Update** – Mr. Marion presented the statistics for the YTD permits. The fees for a new home construction are the lowest in the county. The village has nine new home permits in 2018.
- **Commercial Business Update:**
 - St. Joseph Catholic Church (207 S. Main St) flooring completed and project is expected to be completed within a month or so.
 - Hogan-Walker – poured a large concrete pad on the north side of the property to allow for more parking.
 - Manteno Quick Lube – owner wanted to build a parking lot on a piece of property that is not contiguous to the business. Mr. LaRocque and Mr. Marion met with the owner about the project. There has been no further movement.
 - Gordon Electric – meeting with owners tomorrow about a potential project in Manteno.
 - Manteno Street Pharmacy – owners are out of the country, no time frame
 - Detailing business to go into the garage area on 1st Street (next to the pharmacy)
 - Carlile Group – working on the inside of the building, adding walls, etc.

- **Annexation Properties** - The border agreement with Bourbonnais will be expiring in the next few years. Mayor Nugent and Mr. LaRocque met with officials from Bourbonnais and during the meeting it was made clear that the Village of Bourbonnais intends to continue to push their boundary north once the agreement expires. Mayor Nugent would like to identify the property owners that are near 6000 N road and see if they would be interested in pre-annexation agreements with the village so that the village's boundaries can be preserved.

- **Misc.:**
 - Mr. Jim Gravelle owns an apartment building on West First Street across from the Pub. The building has been appraised at \$300,000. Mayor Nugent asked if the village should consider purchasing this property. The village will continue to talk with Mr. Gravelle.
 - The village will be adding some parking spots in front of the pharmacy.
 - Trustee Crockett went on the village's website to review some TIF information and felt that the village website needs to be updated.

A motion by Trustee Crockett, seconded by Mayor Nugent, to adjourn the meeting at 7:41a.m. Voice vote: all ayes, no nays. Motion approved.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk