

**Planning & Zoning Committee Meeting**  
**July 16, 2015 - 7:00 a.m.**  
**Village Hall Conference Room**

Present: Trustees Crockett, Boyce, Dole, Gesky, Phillips; Village President Timothy Nugent, Chris LaRocque, Director of Building & Zoning; Jim Hanley, Superintendent of Public Works; Staci Wilken, Event Coordinator and Darla Hurley.

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

There was no public participation.

**1. Street Sign Ordinance:**

Mr. LaRocque stated that with the new street name signs going up the specifications in the villages subdivision ordinance must be changed so that street name signs in any new subdivisions will match the new signs be erected at this time.

**2. Second Street Plaza Discussion:**

Trustee Crockett stated that with the village purchase of 66 West Second Street, the village should start discussing what should be developed in that area. Mayor Nugent stated that the village will salvage the new A/C unit, the furnace and water heater at this address. The house will then be demo. Mayor Nugent stated that all potential ideas need to be listed for this area so that the village can make an informed decision. The following were some of the ideas that were mentioned:

- Creating a one-way street on Second Street from Main Street west to the alley
- Closing off all traffic from Second Street from Main Street west to Walnut Street.
- Placing parking around the perimeter of the area; leaving green space in the middle
- Planting some type of trees to hide the apartment building on the south side of the area
- Water feature
- Playground area
- Band shell
- Remove curbing and part of the street from alley west to Walnut to create larger green area then have a one way street to the alley – traffic would exit north or south in the alley
- Community swimming pool
- Market the area to a builder to build housing complex or retail space

Mayor Nugent stated that the purpose of the area needs to be decided than plans can be prepared. Trustee Crockett stated that the budget will drive the discussions. Mayor Nugent stated that the TIF fund is depleted at this time until the tax payment comes in. Trustee Crockett stated that any project could cost approximately \$1 – 2 million

Trustee Gesky asked if trees could be put in the ground now to block the view of the apartment building on the south side. If the alley is to be used, the alley surface will need to be upgraded.

Mayor Nugent suggested that the village look at hiring a consultant to help with plans. Keith Mulholland will be instructed to look at costs of removing street and curbs from the alley west to Walnut Street. The Village Board will continue to discuss ideas and potential costs.

### **3. Housing/Permit Numbers**

Mr. LaRocque presented a sheet showing the permits issued this year. If trend continues, permits issued will surpass last year's numbers.

### **4. Misc.:**

The building permit fee waiver will expire on December 31, 2015. In 2016, permits will be charged 25% of the fees. Mr. LaRocque would like to have guidance for any contractors who might come to village on December 15<sup>th</sup> asking for a large amount of housing permits just to get the permit fees waived, but not being able to have the homes built within the 8 month time frame. Discussion centered on not giving any extensions and if building is not started, the full permit fee costs would be accessed. Mr. LaRocque will speak to Mr. Cainkar to see if an ordinance change will be required.

Trustee Dole exited the meeting at 8:05 a.m.

Mr. LaRocque has prepared a flyer concerning the change in the planting of trees in the parkway. He has handed it to new homeowners in Eagles Landing and Wright Estates. He will also work with communicating the change with the contractors.

The street name sign project is progressing. Thirty more holes have been completed; around half of the signs are done. The old poles will be pulled once all signs are properly in place.

Mayor Nugent would like to see some sort of generic message placed on the Wayfinder Signs that are in areas where businesses will not advertise.

The Farmer's Market will be having an e-waste recycling area today. Since advertisement in the paper did not state that this is for village residents only, ID will not be checked.

Ms. Wilken asked about putting holes in the newly resurfaced Main Street parking lot for tents during Oktoberfest. Members felt that the tents need to be staked in the ground for safety reasons.

Meeting adjourned at 8:20 a.m.

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