

PLANNING & ZONING COMMISSION MINUTES
Thursday, January 14th, 2015 at 7:00 p.m.
Village Hall Chambers
1937 North Municipal Way
Round Lake Beach, Illinois 60073

- I. OPENING PROTOCOL – Chairman Bailey**
Chairman Bailey explains the process and welcomes all to the meeting.

A. Roll Call

| | Present | Excused |
|---------------|----------------|----------------|
| Mark Bailey | x | |
| Patrick Vargo | x | |
| Steve Vaughn | x | |
| Erica Lopez | | x |
| Audrie Parker | x | |
| Hal Davis | | x |
| Richard Barr | x | |

Also in attendance:

David Silverman, Village Attorney
Jon Wildenberg, Director of Economic Development
Jeramiah Yeksavich, Village Planning Consultant, Rolf C. Campbell and Assoc.
Lisa Pugliese, Neighborhood Services Director

B. Approval of Agenda

Chairman Bailey requests a motion to approve the agenda as submitted.
Motioned by Commissioner Vargo
Seconded by Commissioner Vaughn
All in favor, none opposed

C. Approval of Minutes – December 10, 2015

Commissioner notes some additional information to be added to the minutes including the additional complaints of graffiti from one the residents and the police comments of sexual offenders listed as being a cause for denial of Little Free Library uses on their property. Chairman Bailey requests a motion to have the minutes revised and these comments added at the next regularly scheduled meeting in February.
Motioned by Commissioner Vaughn
Seconded by Commissioner Barr
All in favor, none opposed

II. PUBLIC HEARINGS

III. OTHER BUSINESS/DISCUSSION

A. Neighborhood Reinvestment Study

Jon Wildenberg, Director of Economic Development, introduces newest member of Economic Development Department, Lisa Pugliese, who will be assisting the Village on housing and neighborhood services. Mr. Wildenberg explains that Ms. Pugliese used to work for the Lake County Affordable Housing Corporation.

Ms. Pugliese mentions that she has worked for the Corporation for 11 years and has 20 years of experience. Ms. Pugliese mentions that she would like to schedule a meeting with each of

the Plan Commissioners to get their thoughts and ideas. Mr. Wildenberg states that Ms. Pugliese is also working with the Village to help address neighborhood reinvestment and housing issues.

Mr. Wildenberg briefly explains the Neighborhood Development Study and the approximate area of the study and that it covers about 900 homes in the area.

David Silverman, Village Attorney, states that the Neighborhood Development Study was initiated in 2014 and encompasses the area west from Lotus Drive and Sunset Ave east to Pleasant Drive and north and south between Rollins Road to Hawthorne Drive, respectively. Mr. Silverman states that the area is an older community that began in 1920s as a place for summer homes and then slowly evolved into year-round homes throughout the years. The study analyzed the area for stability and other factors. The intent of the document is to be an action document that includes political and environmental factors including the FEMA floodplain in the community. Mr. Silverman mentions that there have been some minor building improvements over the years such as driveways and other exterior improvements. Mr. Silverman explains the study included Village staff feedback and public input from the neighborhood residents. Mr. Silverman explained that several workshops were provided to the public to voice their opinions. Strength and weaknesses were also looked at in the community and determined which ones were a priority, legal issues, and possible funding opportunities. Mr. Silverman states that this was just an introduction to the study and the study will ultimately go before the Village Board for consideration, but would like to get some input from the Planning and Zoning Commission.

Questions and concerns of the Commissioners include if this would include zoning overlay districts, if the study would result in the consolidating lots, if this new study was proposed in conjunction to the 2013 affordable housing study, and road development opportunities.

Mr. Silverman explains that it could include zoning overlay districts, and consolidating lots was one of the items that was considered in the area. Mr. Silverman also states that the 2013 affordable housing study has no relationship to this study and predates this study. Mr. Silverman explains that the road improvements would also be something that would be included as a consideration going forward.

Mr. Wildenberg adds that there is a road program going on now that determines the quality of the roads and includes a hierarchy of which roads need the most attention based on the quality.

Mr. Silverman mentions that the overall feeling from the public workshops was there was a love for their community but it could be better.

Additional concerns from the Commissioners was the quality of the foundation for the structures, for the need to possibly work with the school district in the community, and for the amount of areas without sidewalks where children have to walk on the streets.

Mr. Silverman stated that they had reviewed the quality of building foundations according to planning standards and listed them as a 4 out of 5 and feel comfortable with that quality in this community. Mr. Silverman stated that the schools and the community are directly related to each other and if one is doing poorly than the other will be performing poorly as well. Mr. Silverman stated that sidewalks are something they are looking into.

Other concerns are the abandoned homes and homes that have fallen into disrepair or out of code compliance.

Mr. Wildenberg explains that if there are issues that need to be looked at that are not in compliance with the Village code that they should be directed to the Economic Development Department.

Mr. Silverman states that part of this study is to help educate the residents of the community so that they can know the different programs of the Village to help them. Mr. Silverman states that they are looking for feedback from the Village in the next month or two and hope to have the document ready in Spring around April or May.

B. Continued - Little Free Library

Mr. Wildenberg explains where they left off at the last meeting in determining the different concerns and comments for the Little Free Library uses and what standards that the Village would like to see put in place to come up with a draft ordinance or text amendment.

Chairman Bailey explains that he likes the look of the Mundelein ordinance.

The Commissioners comment on the police comments mentioned at the last meeting and how to address the registered sex offenders trying to put up a Little Free Library.

Mr. Silverman explains that the state regulates sex offenders where they cannot participate in Halloween or other events where children could be involved. Mr. Silverman advises that it is stated and covered under the state codes and law.

Most of the other Commissioners agree with the standards for Little Free Library uses that have been developed for the Village of Mundelein.

Mr. Wildenberg comments that it might be important to look at the Palatine condition of not allowing the Little Free Library within five feet of the property line due to possible future easements that could occur in this area and to note that the Village would not be liable for any damage within this area.

Chairman Bailey and other Commissioners agree with this inclusion to the Village of Mundelein standards when writing up the draft ordinance and the additional considerations from the Palatine ordinance. Chairman Bailey agrees with starting to write up a draft ordinance and list the Little Free Library as an accessory structure in the front or front side yard of the property.

Jeramiah Yeksavich, Village Planning Consultant from Rolf C. Campbell and Assoc, asked if the Commissioners would like to limit the Little Free Library use to only residential areas or also include them commercial areas as well.

The Commissioners decide that the Little Free Libraries should be restricted to residential districts right now and to possibly determine later if commercial or other districts would be included.

Chairman Bailey requests a motion to write up a draft ordinance for the Little Free Library uses.

Motioned by Commissioner Barr
Seconded by Commissioner Vaughn
All in favor.

IV. AUDIENCE PARTICIPATION

No one indicated that they wanted to speak.

V. ADJOURNMENT

Chairman Bailey requests for a motion to Adjourn
Motioned by Commissioner Vaughn
Seconded by Commissioner Vargo
All in favor none opposed.