

Plan Commission
Regular Meeting
November 5, 2014

I: **CALL TO ORDER:** David Gauger called the Plan Commission Regular Meeting to order at 7:43pm

II: **ROLL CALL:**

A. Present

- 1: Jeff Bell
- 2: Danice Moore
- 3: David Schultz
- 4: Rachelle Badem
- 5: David Gauger
- 6: Brian Marr, Trustee

Not Present:

- 1: Nick Calabrese
- 2: Rick LaPiana

III: **APPROVAL OF MINUTES**

A: David Gauger stated the October 21, 2014 Plan Commission Regular Meeting did not have a quorum and no business was transacted.

B: Daanice Moore made a motion to approve the minutes of the July 15, 2014 Plan Commission Regular Meeting as written.

Rachelle Badem seconded the motion

DISCUSSION: None

Ayes: Jeff Bell, David Schultz, Danice Moore, Rachelle Badem, David Gauger,

Nays: None

Minutes approved as written.

C: Rachelle Bademl made a motion to approve the minutes of the October 7, 2014 Plan Commission Special Meeting: Bright Oaks Final Development Plan & Final Plat of Subdivision as written

Danice Moore seconded the motion

DISCUSSION: None

Ayes: David Schultz, Danice Moore, Rachelle Badem, David Gauger,

Nays: None

Abstained: Jeff Bell

Minutes approved as written.

IV: **OLD BUSINESS**

A: None

V: **NEW BUSINESS**

A: David Gauger stated we have a discussion of the Façade Improvement Program revisions. We have the Façade Improvement Program and then some staff comments. We will go through the staff comments. The comments were Part D, Number 1.

1: Danice Moore stated the program is going well but we ran into a little glitches and I was one of the people who worked on the program. As you put things in action you find some things that work better in theory than in practice. These are some of the things we have been discussing for possible changes or additions.

B: Members discussed:

Part D #1:

- Additional requirement
- Number of requirements
- Information required for approval/application
- Number of estimates needed

Conclusion: Add to Part D #1 last sentence between the word “and “ and “third” add the word “three”. At the end of the paragraph add the last sentence of the staff suggestions beginning with the words “In addition”.

Part D #2:

- Number of days required
- Façade Committee vote
- Village Board voting

Conclusion: Remove the words “within 7 days” add “at the next scheduled Village Board Meeting”

Part D#4

- Committee names
- Review of information submitted

Conclusion: Change all the words “Façade Improvement Committee”: to “Community Development Department”

Part D\$8:

- Adding an extension/terms
- Terms of forfeiting the grant
- Request/approval of an extension
- Notice requirements
- Clarity needed in disbursement of funds
- Calendaring notices/paper trail/program available for tracking

Conclusion: Add after the first sentence ending in “only” The Community Development Department will send a 30 day notice that time has run out and the petitioner needs to contact the Building Department if they wish to ask the Village Board for an extension. Should this not happen within a 30 day period after the 6 months had expired the grant will be forfeited back to the Village.”

At the end of the paragraph add the last two paragraphs of the Façade Committee’s recommendation beginning with the words “Any business found to be in violation etc.”

Ownership of multiple properties:

- Two businesses covered by one façade/different addresses
- Number of applications per business owner
- Penalizing owners of multiple properties
- Improvement of Fox Lake
- Owners’ perspective of distribution of grants
- Distribution of funds remaining if no applications are made
- Reason for Façade Improvement program
- Distinction between business and property/landlord owners
- Common sense in making approvals
- Grant is a help to property owner not covering total costs
- Clarification of paragraph 1
- Original intent to be limited to Downtown
- Need for a new sub-committee/money available

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- Need for participation by business owners
- Adding additional uses for grants not just facades

Conclusion: Trustee Marr and Chairman Gauger will be a sub-committee of 2 to analyze and make appropriate changes to the program

VI COMMENTS:

A: None

VII: ADJOURNMENT:

A: Jeff Bell made a motion to adjourn the Plan Commission Regular meeting at 8:30pm
Rachelle Badem seconded the motion

DISCUSSION

None

Ayes: Danice Moore, Rachelle Badem, David Schultz, Jeff Bell, David Gauger

Nays: None

Meeting adjourned at 8:30pm

Respectfully submitted by

Sue Langowski

Secretary