

## Plan Commission Minutes

November 5, 2012

### 1. CALL TO ORDER/ROLL CALL

Present: Tom Mills, Brad Jaeck, Greg Talek, Robert Tomamichel; excused absent: Pat Tierney, noted that appointee Leif Peterson also present.

### 2. PUBLIC COMMENT AND INPUT

None

### 3. OLD BUSINESS

B. Jaeck notes that a residence on Lathrop and Taylor put up a deck, where no building permit exists, and where inspection and fee charges have not been determined.

### 4. NEW BUSINESS

#### 1. Building Inspectors – Plumbing and Structural

T. Mills notes difficulty finding certified inspectors. Mills met with municipalites. Many municipalities use whomever the City of Racine uses. Much variety can be appreciated in how inspectors handle things, including fees. Mills passed out to the Commission documents the City of Racine uses for the Commission to review. Mills would like uniformity with surrounding municipalities. Lee Grievell does inspection work for North Point, North Bay and some townships. He is state certified as building, plumbing and electrical inspector. Lee is gone now, but Tom and Lee will be in touch and Lee will come to the next Plan Commission Meeting with a presentation. Lee offers a service where he retains 70% of the fee, and the Village retains 30%. Mills wants the Plan Commission to consider this for forwarding to the Board of Trustees. P. Clothier asks if there is any issue with Mr. Nolan. Mills responded that no, Nolan was paid per call. T. Mills advised Lee will issue permits. Names of inspectors will be place on the Website. Checks could be made to the Village of Elmwood Park payable to the inspector. Inspector will be paid once per month. Mills noted we presently get nothing vs. the 40% we would get in this scenario. R. Tomamichel asked whom else have we called? Mills advises he has call two who have not returned calls, including Independent Services – Jim Deluka. He has spoken with Brad Rasmussen and Mark Celeste. If anyone knows of any other options, please bring them forth. Mills or Tomamichel noted that Bill Thompson will do it if we pay for his certification.

#### 2. Ordinance Revision/Rewrite Priority

T. Mills spoke with P. Tierney the other day. Re: permits, residential permitting should be reviewed before we look at commercial. G. Talek asked how little of projects are we going to require permitting. P. Clothier opined it is not appropriate to delay residential permits for things like Board Meetings. We move too slowly (to have permitting for smaller projects). Clothier questions the need to permit even major repairs and questions the need to have residents apply to the Plan Commission. T. Mills asked,

what if inspectors would meet with the Plan Commission to resolve. B. Jaeck referred to a double edged sword regarding permitting: shady characters = a need to have everything inspected; on the other hand, people do not want too much government. We need to figure out where we draw the line. P. Clouthier acknowledged we may need to regulate/permit some type of things, but repeats his concern about causing delays. T. Mills noted that normally licensed contractors are aware of whether they need permits. They could get that information from the Village Website. Uniformity will protect the Village and the homeowner (during resale). G. Talek added that a permit also protects the contractor.

[side: Leif Peterson 3256 N Elmwood Dr opined there is no such thing as an easy furnace replacement anymore. Today, there are various things that need to be done]

R. Tomamichel: "Keystone" (respected contractor) v. "brother-in-law" (just anybody): Do we want approved contractors or a process for approving? T. Mills noted the next Plan Commission Meeting will be December 3 at 6:30 p.m. Two meetings per month April through October, 1<sup>st</sup> and 3<sup>rd</sup> Monday. T. Mills noted there will be no inspector nominations until the December 3 Plan Commission Meeting. Inspectors should be present at the 12/3 meeting. T. Mills pondered what to do with the former Kohl's property/commercial properties. G. Talek: Torn down? Mills: Not at this time. Mills reports the owner of the property is Norstates Bank in Waukegan, Illinois. Scott N, of the Board, has not returned any of Tom's e-mails inviting that the Village provide help marketing and requesting inspecting inside of the building. Tom Hansen of the City of Racine did not feel the Village of Elmwood Park or City of Racine has enough to warrant razing the building as it does not show 50% deterioration of the building's value. B. Jaeck asked if it is known what price they're asking for the building.

[side: Ana Haas 3302 Lathrop Avenue noted that a \$1 MM asking price via Joe Merozek when Habitat for Humanity was looking at the building a time ago. Ana is on the Board of Directors of Habitat for Humanity.]

B. Jaeck: What about a meeting between the bank and Ted Heart? We should contact area municipalities regarding ordinances and cherry pick. P. Clothier notes this is an advantage of having Tierney on the Plan Commission. T. Mills notes we need to expedite (so we are set to handle future incoming applications). Our concern is the commercial property.

[Side: Carol Hansen 3517 S Elmwood Drive opined regarding proposed Tierney ordinance change, Arney Clemens should review what Tierney has put together. Clemens will review for nothing or next to nothing. Example: no 24 hour businesses]

B. Jaeck noted Arney Clemens can "fit it in" with the Sewer Pack/Pact and make sure everything complies. Pleasant Prairie enacted next day after and offer was proposed. If any fears, we should start now to setup ordinances. Maybe entertain motion for Board for amended ordinance for no 24 hour stores. G. Talek opined we should pick a number of hours a store may be open instead of saying "no 24 hours." T. Mills opined the Plan Commission should consider bringing Arney Clemens in to talk about all this. Also, zone or ordinance change needs a public hearing. B. Jaeck opines the concern is if we wait until we have the "whole package", we could have an application in the meantime to deal with. P. Clothier noted we can prioritize immediate ordinances now, then deal with everything else later. B.

Jaeck advised he will download ordinances from area municipalities' Websites and bring Arney into the next meeting so we can go over all this. T. Mills advises inspectors and Arney Clemens will be added to the next agenda. Plan Commission, please go to the Websites of local municipalities and look over their ordinances and compare them to our ordinances, available on the Village Website, and compare them.

[side: L. Peterson asked, regarding the question of 50% of value deterioration for the former Kohl's property, what value do we go by. T. Mills believes the value we go by is market value. L. Peterson asks, what if the bank refuses to meet with the Village? T. Mills responds, legal recourse, but it is better to wait some time and see how it plays out. L. Peterson: Should we consider setting a goal/timeline by when we want to accomplish this (ordinances). T. Mills replies, maybe a deadline of April 1, 2013.]

G. Talek and T. Mills: There is a timeline of about two months to get something acted on once goes to Board.

[side: R. Tomamichel noted the Village of Elmwood Park parking signs are dilapidated (Taylor, Lathrop and a third sign?). T. Mills: Board would need to get cost and get a motion.]

### 3. Balancing New Developments

B. Jaeck noted a new development can get very costly. He noted he talked to a local assistant police chief, who provided some statistics. Ex: \$100,000 per year for a store type facility. At Piggly Wiggly right next to the village, this just happened recently. For the Village of Elmwood Park, count on 200 to 250 calls per year. This is enough to potentially "break our bank." There is a need for balance. Consider any new options with caution. Professional buildings could be an option, as crime is much lower. We don't have a police department and we can't raise taxes per state law. R. Tomamichel: Consider putting into the ordinances that a store would have to pick up costs such as police. B. Jaeck states experience shows creating an ordinance requiring a store to pick up costs does not work. L. Peterson asked T. Mills about being sworn in. T. Mills advises he has not received the required documentation to swear Peterson in this evening. Peterson will be sworn in at the next Board meeting.

Motion to close by B. Jaeck. Motion seconded by P. Clotheir. Vote: Unanimous