



COMMITTEE OF THE WHOLE
September 4, 2018
Immediately Following the Village Board Meeting

MINUTES

Roll Call: Taylor x Vogel x Jarvis x Waldenstrom x
Davies x Shores x Nicodemus x

PUBLIC COMMENT – AGENDA ITEMS: None.

1. APPROVAL: MINUTES OF THE REGULAR MEETING OF JULY 17, 2018 AND MINUTES OF THE EXECUTIVE SESSION OF JULY 17, 2018

Trustee Vogel made a motion, seconded by Trustee Davies, to approve the Minutes of the Regular Meeting of July 17, 2018 and Minutes of the Executive Session of July 17, 2018. On voice vote - all “aye”. Motion carried.

2. DISCUSSION: AMENDED SPECIAL USE PERMIT – 19251 & 19255 W. WASHINGTON STREET (U-HAUL)

Mayor Taylor stated the Village has received a request from U-Haul on Washington Street to amend their special use permit to allow covered storage of vehicles, trailers, etc on the vacant portion of the property. This storage would replace the haphazard, uncovered storage along the west property line. He stated the Plan Commission/Zoning Board of Appeals unanimously recommended the amendment. They also recommended additional landscaping be installed along the west property line and that the current storage along the west property line be removed within three months of the covered storage. He stated he supports the request.

Trustee Vogel stated he also supports the request. He stated he believes it would assist in generally making the property more aesthetically pleasing.

Trustee Nicodemus stated a wetland is located near the property and the area is susceptible to flooding. She stated she wanted to ensure that the proposal would not exacerbate flooding in the area. Zoning Officer Smith stated U-Haul would need to conform to the requirements of the Lake County Watershed Development Ordinance and no additional stormwater could run-off the property from that which already doing so.

Mayor: Rhiett Taylor
Trustees: Shawn M. Vogel ~ Ronald L. Jarvis ~ Kevin D. Waldenstrom ~ Elizabeth Davies ~ Adam R. Shores ~ Heather S. Nicodemus
Village Clerk: Cynthia E. Lee

After brief additional discussion, Trustee Vogel made a motion to recommend granting the amendment with the requirement that additional landscaping be installed along the west property line and that the uncovered storage along the west property line be removed within three months of the covered storage being completed. Trustee Waldenstrom 2nd. All “ayes”. Motion carried.

3. DISCUSSION: PARKING/SAFETY ISSUES (HARVEY AVENUE/ALLEGHANY ROAD/WEST SHORE DRIVE)

Mayor Taylor stated staff has conducted follow up as a result of the previous Committee of the Whole discussion. He stated District 46 and the Park District have agreed to allow the Woodview School parking lot as overflow parking for Jones Island visitors. In addition, signage will be installed notifying visitors of the parking. Mayor Taylor stated Village staff has the following recommendations if the Board would like to take additional action:

Alleghany Road/West Shore Drive

- Maintain resident only parking where it exists on West Shore Drive.
- Establish no parking on the full length of the west side of Alleghany Road to West Shore Drive and on the south side of West Shore Drive from Alleghany Road to where the resident only restriction begins.

Harvey Avenue

Designate the first 250 feet of Harvey Avenue west of Alleghany Road as no parking.

Trustee Jarvis stated he does not support the resident only restriction on certain streets. He stated a Village resident should be able to park on any public street where it normally would be allowed. He stated he believes the restriction to be unenforceable. Trustee Nicodemus asked how much time would be consumed enforcing the restriction. Village Manager Ellis stated staff could further review the restriction. Trustee Nicodemus asked how many parking spaces would be eliminated by removing the 250 feet along Harvey Avenue. Chief Perlini estimated approximately 15-20 spaces.

Trustee Davies stated she would support the recommended restrictions. Trustee Vogel stated he would support establishing no parking on Harvey Avenue.

Mayor Taylor suggested keeping the existing restrictions for now and surveying the public over fall and winter noting the approach of those seasons.

After brief discussion that suggestion was the consensus of the Committee of the Whole.

4. DISCUSSION: ZONING ORDINANCE AMENDMENTS

Mayor Taylor stated he recently asked Village staff to review the Zoning Use Table and make recommendations on revising the table with respect to special use permits. He stated that over the course of time the Village has enhanced its regulations related to building architecture, landscaping and parking lot lighting among other things. Therefore, he believes that special use permits may no longer be necessary in some instances. He stated the Plan Commission/Zoning Board of Appeals made their recommendations and focused on the following uses:

- Motion picture theaters
- Sports arenas
- Home day care (child care) facilities

After a brief discussion, the consensus was to address the three as follows:

- Eliminate the special use permit requirement for motion picture theaters and allow them by right in the CB, CBA, GB and SCB zones.
- Keep the status quo for sports arenas.
- Add a special use requirement for child care facilities in the R4, R5 and R6 zones.

Mayor Taylor stated that in addition to those three, he asked the Committee of the Whole to consider eliminating the special use requirements for gas station/car washes and fast food restaurants.

After a discussion, the consensus of the Committee of the Whole was to keep the special use requirement for gas station/car washes but eliminate it for fast food restaurants.

Mayor Taylor made a motion to recommend the actions taken by the Committee of the Whole to the Village Board. Trustee Jarvis 2nd. All “ayes”. Motion carried.

5. OTHER BUSINESS: None.

6. ADJOURNMENT: Trustee Jarvis made a motion, seconded by Trustee Nicodemus, to adjourn. On voice vote – all “aye”. Motion carried.

The meeting was adjourned at 8:30 p.m.