Community Development Committee
Meeting Minutes
February 11, 2019

Call to Order/Roll Call
Alderman Condon called the meeting to order at 7:05 p.m. Members present: Alderman Santi, Alderman Devine and Alderwoman Condon. Others present: Director Polerecky.

Public Comment
None.

Motion to approve the December 10, 2018 Community Development Meeting Minutes
Alderman Condon asked if any of the Committee Members had any questions or comments on the December 10, 2018 meeting minutes. The Committee Members offered no comments. There being no further discussion on the motion, A Motion was made by Alderman Santi and seconded by Alderman Devine to approve the December 10, 2018 Community Development Meeting Minutes as presented. Roll call: Vote: 3-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Discussion on 2019 Committee Topics
Director Polerecky commented on the topic of snow shoveling both residential and commercial sidewalks. He reported that this topic comes up frequently with respect to both types of zoning districts. He noted that several years ago the City amended the Municipal Code Chapter 21 “Streets and Sidewalks” as a portion of this section of the code conflicted with State Statutes.

There was some discussion with respect to the inconsistency of the business owners’ sidewalk snow removal efforts in the Downtown Commercial District. The Committee Members discussed possible suggesting to the Downtown Business Association to create a program in which the business owners remove the snow from the sidewalks that are adjacent to their businesses and the City would then clear the snow from the streets. The Committee Members suggested Business Owner, Mr. Dave Miller would be the best candidate to act as a liaison with the other business owners and implement a sidewalk snow removal program. The Committee will continue to discuss this matter in the spring.

Director Polerecky commented on the topic of a possible Municipal Code amendment with regards to Chapter 25, Article II Taxicab regulations. He reported that there had been some discussion regarding requiring background checks on individual taxi cab drivers. However, typically there is a tremendous amount of employee turnover in this type of industry which would make the background checks on each individual driver burdensome on Staff. In addition, there are only three taxicab companies operating in the City limits. However, there are many companies operating in surrounding communities which cannot be regulated by the City.
There was some discussion on other ride service companies such as Uber and Lyft, which are self-regulated. Director Polerecky commented on the fact that he is aware that Uber does conduct background checks on their drivers. This matter will be discussed in more detail at an upcoming Committee Meeting.

Director Polerecky commented on the topic of permitting backyard chickens in residential areas. He continued on to report that the Committee had discussed this topic in the past and at that time the decision was made not to bring a code amendment to the full City Council. However, the Committee was open to revisiting the topic in three years, which would be sometime this year.

Director Polerecky commented on the fact that chickens are loud, dirty and smell. Which could be problematic in high density residential areas. This matter will discuss in length at an upcoming Community Development Committee Meeting.

Director Polerecky commented on the topic of adopting a Vacant Structure Ordinance. He reported that many communities have done so to encourage property owners of both commercial and residential properties to fill their vacant buildings. In addition, the Ordinance would allow the City to inspect the vacant properties this action would mitigate any potential code violations such as fire suppression systems and other hazardous building related issues.

Director Polerecky commented on the codification process which will be instrumental in singling out contradictions with State Statutes and out dated building code and fee references.

Director Polerecky reported that he is working on drafting a Request for Proposal with respect to the Capital Development Fee Schedule. He noted that the fees have not been professionally reviewed since 2005.

Director Polerecky asked the Committee Members to forward him any other topics that they wished to discuss in an upcoming Committee meeting.

**Department Updates**
Director Polerecky provided the Committee Members with an update on the Legend Lakes Subdivision. He reported that they had applied for and received three single family home building permits and broke ground on two model homes.

Director Polerecky provided the Committee Members with an update on the Oaks of Irish Prairie Subdivision. He reported that they had applied for and received eighteen building permits. He noted that both of these developments continue to sell homes due to the recent reductions in fees.
Director Polerecky reported that as of December 31st the Department had completed 106 inspections and 482 code compliance tasks. He noted that this winter season the department’s activities has not slow down due to inclement weather. He anticipates that the spring and summer seasons will be very busy.

There was some discussion with respect to Staffing levels. Director Polerecky commented on the recent change with regards to how Staff manages grass mowing violations. He reported that by Staff simply knocking on property owners’ doors instead of sending letters and going through the labor intensive lien process has freed up Staff time. In addition, Director Polerecky reported that he has some thoughts on creative Staffing initiatives.

Director Polerecky commented on the fact that he believes in the near future Patriot Estates Developer will be requesting a bond reduction for a portion of their development commonly referred to as Patriot Lakes.

Director Polerecky reported that he along with Director Hobson has been working with the Oaks at Irish Prairie’s developer drafting a concept park plan. However, the park would be owned by the HOA not the City.

Director Polerecky reported that Starbucks has now begun renovations on what was once the Twisted Burger.

Director Polerecky commented on the renovations to the Watertower Marina. He reported that they have address IDNR and the Army Corps of Engineers concerns. In addition, they have constructed the piers and will be installing them as weather permits. He continued on to report that the boat slips will be ready in time for this year’s boating season. However, they are still contemplating the scope of the renovation design due to the cost of a sprinkler system.

Director Polerecky reported that Aldi’s grand opening is scheduled for Thursday, February 14th. The remodeled store is larger and has state-of-the-art equipment.

Director Polerecky reported that the department is operating smoothly and Staff has been working on the State of the City address, codification and the RFP for the replacement of the rooftop unit number four located at the municipal center.

Director Polerecky along with the Committee Members discussed the Old Bridge Tavern’s renovation efforts.

There was a brief discussion with respect to an incident that happen with American Vactor LLC.
Motion to adjourn the meeting
There being no further public business to discuss, a Motion was made by Alderman Santi and seconded by Alderman Devine to adjourn from the public meeting at 7:55 p.m. Roll call: Vote: 3-ayes by unanimous voice vote. 0-nays, 0- abstained. Motion carried.

Respectfully submitted,

Debra Meadows

Approved this ______ day of ______, 2019

[Signature]
Alderwoman Condon