

**Village of Beach Park
Building, Planning and Zoning Committee
Village Hall Conference Room
March 28, 2019
6:00 pm hours**

1. Call to Order and Roll Call

The Meeting was called to order at 18:00 hours by Chairman Larry Wells. Roll call was taken with the following members and guests present:

Present: Trustee Wells
Trustee Sittig

Absent: Trustee Gust

Guest: Trustee Ottersen Administrator Kindseth
Trustee Jensen Finance Director McHugh
Mayor Hucker Community Development Director Nellessen
Public Works Supervisor Spencer
One member of the public

2. Public Comment

There was no public comment.

3. Consideration of the Minutes of the July 21, 2016 Regular Meeting

Trustee Sittig indicated that there was a correction. She was present at the July 21, 2016 meeting and not absent as indicated. Trustee Wells asked if code enforcement still goes out after hours? Community Development Director Nellessen responded that they do, with PW for snow events and as needed or requested after hours. He also asked if the Wadsworth issues were corrected and Administrator Kindseth advised that they have been resolved. Trustee Sittig moved to approve the Minutes of the July 21, 2016 meeting. Trustee Wells seconded the motion. There was a motion and second with no discussion. The motion passed on the following vote:

Ayes: Sittig, Wells

Nays: None

Absent: Gust

4. Old Business

a. Adoption of Updated Building Regulations

Community Development Director Nellessen and Administrator Kindseth provided an update on the building codes/regulations and the process for updating and adoption. We are currently working on the 2018 International Codes for adoption. There are various changes to the codes and there are things that affect positive changes for the contractors and builders and also items that maintain a level of safety for structures and the occupants. We are still proposing to work regionally with Winthrop Harbor, Wadsworth, Zion, Waukegan and North Chicago on the codes. It is the intent of staff to try and have minimal local amendments and try to utilize the

written ICC Codes. We have been monitoring other municipalities for this and have copies of what they are doing.

5. New Business

- a. Employee-
Brenda Toscano-Rodriguez was hired in March as the new Building Inspector/Code Enforcement Officer. She has no background but has personal attributes that are hard to find in any employee. If was asked if we could cover the extra County requests. Community Development Director Nellessen indicated that when she is trained we will be able to cover this and we could cover it now with our existing two inspectors. Administrator Kindseth also reported that Brenda is bilingual and the Mayor also indicated that she also knows sign language. Trustee Wells asked questions about the codes especially the pool and spa code and the solar codes. Those were explained to him. He also asked if the other communities will adopt the codes. It was indicated that they all will probably adopt it as long as we provide it for them.
- b. App 4 Grant-
The Village applied for this grant but we do not feel very confident as the total amount available to a 6 county region is \$250,000. We do feel confident that the Lake County Land Bank will hopefully be a recipient of some of this grant so as a member of the Land Bank we actually would be a recipient of some of it albeit indirectly through the Land Bank. The current APP 2 grant will expire on May 15th and we have one more demo that is in the process and will use up the remainder of the grant funds. We also were recipients of App 1 grant. We have 3 other demolitions with the Village performing one on Lewis Avenue and the owners performing the ones on Glendale and also 21st Street.
- c. Zoning District Changes-
Staff has been looking at various areas of the Village to see if there are areas that make sense to change the zoning of those areas/properties. Administrator Kindseth gave an update on this. We currently have a transitional District called the O-1 district. This is primarily from McAree between Waldo and Wadsworth and West to basically Green Bay Road. There is a person purchasing the property directly east of the Grasswick building (in Waukegan) and he wanted to have his business located there. The business would be best in a CS zone but we have very little of it. The property owner two lots to the east also has a landscaping business and would like to fully operate out of that property but due to zoning he can't. The property owner in between these two properties will also not oppose a rezoning. There are also properties south of the Speedway that are owned by the same owner and are buildable as one lot in the B-1 District and are currently in the B-1 and SR districts which is problematic. The properties on Wadsworth Road by Grasswick Building are located between Grasswick-which is in Waukegan and a similar zoning to CS, and Lynch Avenue. This requested change to CS would be consistent to what is there and what the current property owners are looking for. There are a few residences on the properties and they would be treated as a conditional use for caretaker residences on the property. They are separated by a 60 foot right of way on all the sides and the airport to the south. Trustee Wells asked if this is the tone we want to set for the future. It was explained that given the airport and their new buildings this CS zoning would fit for these lots. There was a general consensus for both of the recommendations for changes to the zoning.
- d. Braim Park Cell Tower-
Administrator Kindseth advised the Committee that we have received a lease agreement for a small under-utilized area of Braim Park for a cell tower. This area is basically at the end of

Peacock Ave and is a non-utilized part of the park. A cell tower would basically be behind the existing tree line and they would also take down a couple of the dead trees located in this area of the Park. The lease payments would help to offset and pay for maintenance and improvements to the Park. The Administrator gave an overview and indicated that this is the same model as what is behind the Village Hall. 120 foot high, with landscaping around the 60' x 60' lease space, board on board fence, trees and access off of Peacock Ave and not through the Park. This is likely to come before the zoning board in May to June timeframe. There are potential of 4 co-locators. There is also the new tower scheduled to go in behind Speedway on the Ruth Avenue right of way this year. Trustee Sittig asked how many we have in the Village. Administrator Kindseth advised there were 3 on private property and 4 on public property (with the proposed). There is currently the requirement for the cell companies to look for towers within ½ mile versus one mile.

e. Pro Champs Property Registration Compliance-

Administrator Kindseth provided an overview and explanation of the Company and service they provide. This company was started in 2009 and provides a registration of vacant properties, rental properties and now also foreclosure properties. They have the means to fully locate and identify the various types of properties that the Village has. They will maintain the database of rental properties, vacant properties and also foreclosure properties. They have over 400 municipal contracts. They work with non-home rule and home rule municipalities. It is a web based program. They provide direct contact information, mortgagee's and manager's information, names, addresses and emails. The work that is performed for the municipalities would replace what currently takes up a significant amount of our staff time and follow up time. Then there is all of the time after the fact that we need to provide. This service has the on-line portal and they do the majority of the work that is very time consuming. There are currently 89 foreclosures in the Village and trying to get the owner information from the property information we have is difficult, and many times this is where we have our property maintenance issues and those that cost the Village money to repair and or correct. Trustee Jensen had some concerns with it. Administrator Kindseth provided further explanation of the service provided and the costs. There has also been previous discussion about our authority to enforce the rental registration in the mobile home parks. From what staff has interpreted and what our legal counsel has provided, we do have that authority to do the rental registrations there. This service would be good to start with in the mobile home parks. Trustee Jensen said the proposal needs some work and would like to see it back at the committee level prior to proceeding with it.

f. Lake County Building, Planning and Zoning Shared Services Agreement-

An overview of the submitted shared services agreement between the Village and Lake County was provided. They approached the Village and asked if we would be interested in providing some shared service to the County for Code Enforcement and Building inspections. They have a bunch of little pockets of unincorporated areas around the Village and Wadsworth that would be easier for them to contract them out to the Village versus sending a County employee across the County for one inspection or action. The Village has the capacity to be able to provide this. They also would be able to reciprocate if we should need something for some reason such as plan review or a specialty inspection if needed. The agreement is structured back and forth. There were a few errors in the costs as noted by Trustee Jensen and the attorney will review the agreement before it comes back to the committee for further review.

g. Air B and B Ordinance-

This Ordinance did not really have any discussion due to a lack of time. Will bring it back to the committee for further review.

6, Other Items

None

7. Public Comment

One member of the public present but no comment at this time

11. Adjournment

A motion was made by Trustee Wells to adjourn the meeting. The motion was seconded by Trustee Sittig. All were in favor and the motion carried.

The meeting adjourned at 7:00 pm hours.