

**BUILDING BOARD
MEETING MINUTES
Wednesday, August 25, 2004, 7:30 a.m., Park View Room
As amended on September 7, 2004**

1. Roll call.

Present: Mr. Baesemann, Mr. Liechty, Mr. Oliveri, Mr. Rische, Mr. Sayas and Mr. Sobczak.

Also Present: Ms. Finn and Mr. Eich.

Absent: Mr. Campbell, Ms. Dunn and Mr. Francois.

2A. Code of Ordinance Revisions for Article I, sections 7-1 through 7-4 and section 335-88

Mr. Baesemann began by noting that the purpose of the special meeting was to recommend to the Legislative Committee revisions to those portions of the Village Code concerning Building Board approval. Specifically, it was noted that the tone of the language was to be changed, along with the strengthening of the language's legal foundation. At this time Mr. Baesemann requested comment from those Board members present.

Mr. Oliveri began by commenting on section 335-88(D)(6)(b)(4), expressing concern over the use of the phrase "adverse affect". It was noted that "adverse affect" has too negative a tone. Mr. Oliveri clarified that development should not be significantly different from those surrounding it in the immediate neighborhood. Mr. Sobczak noted that there is a need for continuity within neighborhoods. Mr. Sayas stated that the courts are unclear as to what constitutes an adverse impact on property values. Mr. Baesemann noted that although the Board cannot say what style of home is built, they could ensure that it's done in a tasteful manner. Mr. Liechty suggested that section 335-88(D)(6)(b)(4) have a positive theme and include language noting that a project should enhance the neighborhood and its aesthetic appeal. The Board concurred with the suggestion.

Mr. Liechty expressed concern over 335-88(D)(6)(b)(11) with specific attention to the term "reflective", noting that the term was ambiguous. Mr. Liechty suggested that the phrase "and reflective" be replaced with "the architecture". The Board concurred with the suggestion.

Mr. Sayas expressed concern over the use of the word "size" in 335-88(D)(6)(b)(2). He felt it would be more appropriate for the sentence to read, "Structures shall be compatible with neighboring properties with respect to scale, proportion and materials." The Board concurred with the suggestion.

Mr. Oliveri expressed concern over 335-88(D)(6)(b)(13). Mr. Liechty noted that the Board could still recommend additional landscaping to effectively screen auxiliary features on the property absent a change in the regulation. Mr. Baesemann confirmed with the Board that such an action would be considered in the future when warranted.

At this time Mr. Baesemann suggested that the Board focus its attention on section 7-1. Discussion commenced concerning section 7-1A(2). It was suggested that the term "property" be changed to "aesthetic". Mr. Sayas noted the need to cite all relevant facts of approval/disapproval when making motions. It was agreed that the same change (delete "property" and insert "aesthetic") was to be reflected in 7-4(C)(2). Several comments were then made regarding 7-4(B), with no action taken.

Mr. Baesemann then requested a motion from the Board to submit the recommended changes to sections 7-1, 7-4 and 335-88 to the Village Attorney and from there to the Legislative Committee. Ms. Finn then asked which revised version of 335-88 the Board wished to forward to the Village Attorney. It was determined that the January 15, 2004 version was to be forwarded.

Discussion returned to 335-88(D)(6)(b), with specific attention on number 9. The Board agreed to revise this sentence to read "Exterior chimneys shall be anchored to the ground and predominantly constructed of masonry products."

The Board then further clarified that the January 13, 2004 version of 335-88(D)(6)(b)(6) was to be incorporated into the final revisions for forwarding to the attorney rather than the suggested revision of 335-88(D)(6)(b)(6) in the January 15, 2004 version.

Mr. Sobczak noted that the Village Attorney's comments should be forwarded first to the Board for its review. Ms. Finn noted that the Plan Commission would review the Board's changes and comment on them. It was suggested that the Board review the revisions at their September 7th meeting, with a revised version of 7-1, 7-4 and 335-88 to be included in each Board member's packet.

4. Old Business.

None.

5. New Business.

None.

6. Adjournment.

Mr. Oliveri motioned for adjournment and was seconded by Mr. Liechty. Meeting adjourned at 8:35 a.m.

Respectfully Submitted,

Austin J. Eich
Assistant Planner