



COMMUNITY DEVELOPMENT

MAYOR

Andrew Przybylo

ACTING VILLAGE MANAGER

Hadley Skeffington-Vos

VILLAGE CLERK

Marlene J. Victorine

TRUSTEES

George D. Alpagianis
John C. Jekot
Danette O'Donovan Matyas
Denise M. McCreery
Craig Niedermaier
Dean Strzelecki

BUILDING AND ZONING COMMITTEE MEETING MINUTES REMOTE PARTICIPATION May 20, 2021

Chairman

Denise McCreery – Trustee

Members

Charles Ostman – Community Development Director
Rich Wlodarski – Community Development Assistant Director
Tom Kanelos – Chairman Planning and Zoning
Hadley Skeffington-Vos – Deputy Village Manager
Danielle Grcic – Village Attorney
Rich Mangold – Resident

I. Call To Order/Roll Call

The Niles Building and Zoning Committee meeting was called to order at 8:18 AM.

Present: 8 – Chairperson McCreery, Thake, Kanelos, Ostman, Wlodarski Skeffington-Vos, Grcic, Braun, and Elizarraga.

Absent: 1 – Mayor George Alpagianis, Mangold

II. Approval of Building & Zoning Committee minutes from the meeting on March 18, 2021

Ostman motioned to approve of meeting minutes for March 18, 2021. Skeffington-Vos seconded.

AYES: 7 – Chairperson McCreery, Kanelos, Ostman, Wlodarski, Thake, Skeffington-Vos, Grcic

NAYS: 0

ABSTAIN: 0

Motion passed.

III. Old Business

A. Design Guidelines- continued to June 17, 2021

IV. New Business

A. Rental License Fees- License fee on multiple condominium units in one building

- i. Ostman stated there is a request from a condominium owner in the area behind Golf Glenn, requesting the rental fee structure be amended to indicate that multiple units be treated similar to a three-flat or six-flat, \$80 base fee and \$10 per additional unit.
- ii. Kanelos stated this is not an unreasonable request.
- iii. Chairperson McCreery inquired if this is a fee that no Village action is required.
- iv. Ostman stated the Village Code would have to be amended. He went on to say that the fee covers Crime-Free Housing training given by the Police Department and Community Development inspection fees.
- v. Chairperson McCreery stated she does not have a problem charging a similar fee structure of other multi-unit owners.
- vi. Skeffington-Vos inquired as to the potential revenue loss.
- vii. Ostman stated it would be just over \$2,000.
- viii. Chairperson asked for a motion to change the rental fee structure.
- ix. Kanelos motioned to change the rental unit fee structure, so multiple units of condominiums are assessed the same way as multi-unit buildings provided they have inspections performed on all units the same day.
- x. Ostman seconded.

AYES: 6 – Chairperson McCreery, Kanelos, Ostman, Thake,
Skeffington-Vos, Grcic

NAYS: 1 – Wlodarski

ABSTAIN: 0

Motion passed.

B. Text amendment Nuisances, Property Maintenance

- i. Ostman stated he initiated this amendment to clearly define ‘nuisances’ so Property Maintenance inspectors can have clear language to utilize to write a violation and is clear when going before a Hearing Officer in Adjudication.
- ii. Nuisance Language Samples were discussed.
- iii. After much discussion, Chairperson McCreery stated the nuisance language should be tightened up.
- iv. Ostman stated he would clean up the language and bring it back to the committee.
- v. Kanelos stated he agreed with Chairperson McCreery in that the language should be tightened.

V. Open Discussion and Public Comments

- a. No public comments.
- b. Next meeting June 17, 2021

VI. Adjournment

Ostman motioned to adjourn until June 17, 2021. Skeffington - Vos seconded.

AYES: 7 – Chairperson McCreery, Kanelos, Ostman, Wlodarski, Thake,
Skeffington-Vos, Grcic

NAYS: 0

ABSTAIN: 0

Motion passed. Meeting adjourned at 8:43 a.m.