

**Minutes of the Committee of the Whole Workshop of the President and the Board of Trustees
Held on Monday, August 24, 2009
In the Boardroom**

Mayor Collins called the meeting to order at 7:00 p.m. Board present: Mayor Collins, Trustee Lamb, Trustee Peck, Trustee Racich, Trustee Bonuchi, Trustee Fay, and Trustee Kachel. Also present: Brian Murphy, Village Administrator; Jim Harvey, Attorney; Michelle Gibas, Village Clerk; Allen Persons, Public Works Director; Joe Baber, Building Supervisor; Michael Garrigan, Planning Supervisor; Traci Pleckham, Management Services Director; and Don Bennett, Chief of Police. There were approximately 20 persons in the audience.

Trustee Fay moved to approve the Minutes of the Committee of the Whole Workshop held on Monday, August 10, 2009. Seconded by Trustee Peck. Voice Vote. All in favor, 0 opposed. Motion carried.

PRESIDENTIAL COMMENTS

Mayor Collins:

- Welcomed and introduced new Village Administrator Brian Murphy.
- Presented Certificates of Recognition honoring the family members of the following military personnel:
 - Sgt. Joe Jensen
 - Specialist Tara Trammell
 - Corporal Brian Novotny
 - Private First Class Korey Webb
 - Private First Class Brett Perle
 - Major Frank Witsberger
 - Private Brian Pierce
 - Airman First Class Adam Hahne
 - Lance Corporal Steven Olson
 - Lance Corporal Zachary Phillips

For more information regarding the Troop Support Group, please contact Jean Perle at jeanperle@hotmail.com.

- Gave an update on an incident at the Wallin Woods Subdivision that required the relocation of some of the residents.

TRUSTEE COMMENTS

Trustee Racich:

- Thanked Chief Don Bennett for serving as the Interim Administrator.
- Stated that he attended an open house for Diageo on Saturday for their \$20 million extension.

Trustee Lamb:

- Trustee Lamb stated that he too attended the open house and pointed out that Diageo is a world-wide corporation and is also one of the largest plants in the world.
- Thanked Chief Don Bennett for serving as the Interim Administrator.

Trustee Bonuchi:

- Thanked Chief Don Bennett for serving as the Interim Administrator.
- Commented on the Diageo expansion open house.
- Welcomed Village Administrator Brian Murphy.

Trustee Peck:

- Thanked Chief Don Bennett for serving as the Interim Administrator.
- Welcomed Administrator Brian Murphy.
- Stated that he was impressed with the downtown and cruise nights. He is also looking forward to the pedestrian bridge and expanding the downtown.

WORKSHOP MEETING

#1 FAÇADE IMPROVEMENT POLICY

Mr. Michael Garrigan, Planning Supervisor, stated that staff is seeking direction from the Village Board on the provision of funding for landscaping and property maintenance improvements funded through the Façade Improvement Policy. The current program description does not specifically permit or prohibit landscaping and property maintenance.

Mr. Garrigan stated that staff believes landscaping; particularly the more extensive landscaping that can be seen at “The Courtyard” building at 24103 W. Lockport Street, enhances the space, adds to the street life and character, and complements the recently completed Lockport Streetscape project. It also has the potential to increase the assessed value of the property, further benefiting the TIF District.

The Façade program has assisted numerous property owners with substantial improvements to their buildings. Many of these improvements would not have been possible without the assistance of the Façade Improvement Program. However, after the completion of a façade improvement project, property owners should maintain the improvements to their buildings. The rehabilitation grant agreement requires property owners to do this for a period of three (3) years following construction. Staff recommends increasing this to a period of five (5) years and adding language that the applicant may not reapply for a grant to replace or repair any materials covered by a previous façade improvement grant for a period of seven (7) years.

Trustee Fay stated that the requested revision seemed fair and logical. Trustee Fay also questioned if there was language designating a timeframe for the sale of the property. Mr. Garrigan stated that there is no language to that effect and was unaware of any other communities that regulated the sale/transfer of property. Trustee Fay said he would not support funding landscaping, but felt that if the policy included landscaping, it should include criteria about durable plantings. He also thought that there should be an evaluation or appraisal before and after the improvements to show the increase in taxes.

Trustee Kachel suggested including language regarding warranties and requiring quality material; the Village should also be able to see the warranty. He agreed with staff’s suggestion that the applicant may not reapply for a grant to replace or repair any materials covered by a previous façade improvement grant for a period of seven (7) years. He also felt that there should be some limits on

architectural fees after it is done once. He suggested having the Village control the statues and perhaps request to place them on others property to have uniformity.

Trustee Lamb stated that the Façade Improvement Program should take a broader view to include landscaping that is above the normal. Maintenance should be considered on a case by case basis. He did not recommend the extension of time because he feared limiting something better. He likes the current ordinance, but feels we should interpret more broadly what the term façade means and that there could be a fixed dollar amount on landscaping.

Trustee Racich stated that maintenance should be the responsibility of the owner. He felt that the Village could assist with landscaping in moderation. The façade improvements should be done on the front, not the back and should not include inside work.

Trustee Bonuchi stated that she agreed with Trustee Lamb about considering these items on a case by case basis and felt that there was merit in looking at unique things. Wed should be cautious with the funding and suggested capping the amount of funding towards landscaping. She also agreed that about requiring better quality, but was concerned about limiting the reusing of historic material.

Mayor Collins stated that he agreed with Trustee Racich that the Façade Improvement Policy should not include interior work

Mr. Garrigan stated that staff will refine the language and bring it back for consideration.

ANY OTHER BUSINESS

Mr. Allen Persons, Public Works Director, stated that the increase in rates that Illinois American Water is seeking, will not affect the Village's wholesale rate. That rate is dictated by the contract that we have with Illinois American.

Chief Bennett thanked the Village staff for their help and support.

Mayor Collins read the reminders and invited everyone to join the Village Board for some refreshments to welcome our new Village Administrator, Brian Murphy.

Trustee Peck moved to adjourn. Seconded by Trustee Bonuchi. Voice Vote. All in favor, 0 opposed. Motion carried.

The meeting adjourned at 7:50 p.m.

Michelle Gibas, Village Clerk