

**MINUTES  
VILLAGE OF LISLE BOARD OF TRUSTEES  
SPECIAL COMMITTEE OF THE WHOLE MEETING  
MONDAY, JANUARY 3, 2019**

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**I. CALL TO ORDER & ROLL CALL & PLEDGE OF ALLEGIANCE**

Mayor Pecak called to order a special meeting of the Committee of the Whole at 7:00 p.m. on Monday, January 3, 2019 in the Village Hall Board Room, 925 Burlington Avenue, Lisle, Illinois 60532.

The following minutes constitute a summary of the events and discussions that transpired during the subject meeting, and do not purport to be a transcript of such. Where transcripts exist, they are available for inspection under the Illinois Freedom of Information Act.

Present: Trustees Boyle, Carballo, Cawiezel, Dixit, Hasse, and Mayor Pecak

Absent: Trustee Mandel

Also

Present: Village Manager Ertmoed, Assistant Village Manager Knight, Development Services Director Smetana, Village Attorney Freeman, and Deputy Village Clerk Arnold

**II. PUBLIC COMMENT**

**III. PRESENTATIONS**

**A. Downtown Master Plan**

Nick Davis, Houseal Lavigne, presented the draft Downtown Lisle Master Plan.

The following residents asked questions and/or made comments regarding the draft plan. Staff and Mr. Davis responded to questions.

Steve Ianrone, McKenzie Station HOA President  
Steve Winz, Lisle  
Rich Wilke, Lisle  
Inga Sapalaite, Lisle  
Sara Sadat, Lisle  
John Gergits, Lisle

Trustee Cawiezel first thanked all involved for all the hard work that has gone into the plan, she then inquired about bike connections from the downtown to Benedictine University and the Arboretum and what she felt would be more beneficial. She also questioned if townhomes with narrowed lot lines may be used, instead of multi-family buildings, to reach the desired density. Trustee Cawiezel remarked on issues brick and mortar establishments had with food truck vendors in the past and how the shade trees in the downtown, however nice, block store signage. Mr. Davis responded to Trustee Cawiezel's questions and concerns.

Trustee Cawiezel remarked that the section called "downtown edge" has many single-family homes and is an established neighborhood; she stated the report advocates for multi-family in that area. Trustee Cawiezel asked that the suggestion of a three to five-story building be removed.

Mayor Pecak remarked that a bike or hiking path to the Arboretum not only would connect to them, but also to forest preservers and to other regional bike trails, making Lisle a crossroad.

Trustee Carballo commented on the plan and how it is time to move forward; he spoke on how Lisle is open for business and ready to work with developers.

**Trustee Boyle moved to direct staff to prepare an ordinance amending Title 5, Chapter 1, Section 1 of the Lisle Village Code, adopting the 2018 Downtown Lisle Master Plan as presented and amending the 2004 Village of Lisle Comprehensive Plan. Trustee Hasse seconded the motion.**

Trustee Cawiezel questioned if others would be respectful of the downtown edge area and asked that the suggested five-story height be removed and density be built as detached homes and not townhomes. Director Smetana explained that this is a guide and plan, and anyone wanting to build would still have to go through the development process and abide by the zoning code. Director Smetana stated that as it now stands the Village's zoning code allows for 50 foot building height in the R-4 district, which is part of the downtown edge area. Trustee Dixit explained that it is an issue in the zoning code and that is what needs to be addressed. Mr. Davis explained that the plan accommodates the current zoning code without pushing in conflicts of zoning to land use.

Trustee Cawiezel questioned how the plan effects an operating business that, within in the plan, suggests it should not be at its location. Director Smetana stated that a property owners rights are not eliminated by the plan, nor does it prohibit them from making improvements.

#### **ROLL CALL**

**Ayes: Trustees Boyle, Hasse, Carballo, Cawiezel, Dixit, and Mayor Pecak**

**Nays: None**

**Abstain: None**

**Absent: Trustee Mandel**

**AYES APPROVED THE MOTION.**

**MOTION CARRIED.**

#### **B. Regulations Concerning the Securing of Partially Occupied and Vacant Buildings**

Trustee Boyle confirmed that the Board would not be violating OMA by discussing this item, as the meeting was a continuation. Attorney Freeman stated it may be added on as long as the agenda was posted in accordance with OMA.

Director Smetana reviewed the Village's policy regarding the boarding up of properties. He indicated the securing of a property is outlined in the property maintenance code. He pointed out that it does not prohibit a property owner from being proactive and securing their property, or how long a property may sit vacant.

Director Smetana stated that the Village did adopt the property maintenance code earlier this year and there is an appendix that applied to board-ups. He then explained that the appendix establishes standards on how a property should be boarded up. He stated the appendix is not often adopted because it specifically details procedures that increase the costs to board-up a structure.

Mayor Pecak asked if it could be applied to the board-up occurring at Family Square. Director Smetana stated the appendix may only be applied when the Village has the authority to order someone to secure a site.

Director Smetana stated staff's recommendation is to adopt the appendix, without a permitting requirement, and to not have provisions preventing a property owner from being proactive.

The Board and members of the public started to discuss fencing around properties but were reminded by the Village attorney that the discussion must remain about boarding up or the securing of the building. Director Smetana did remark however that staff has been working with Oxford Bank on options, other than fencing, to keep the parking lot open.

Director Smetana stated an amendment staff would propose would be that the appendix not apply to emergency situations. Mayor Pecak asked if a time limit may be set. Director Smetana stated the amendment may contain duration.

The Board discussed what the appendix specially outlines and how the board paint need to blend in with the surrounding structure.

Director Smetana stated that this amendment will need to go through the Illinois Capital Development notification process and will be a few months off before its adoption.

Members of the public voiced their displeasure with a property owner's ability to board-up, or fence, their property at their discretion.

**Trustee Boyle moved to direct staff to prepare an ordinance adopting appendix A of the 2015 International Property Maintenance Code. Trustee Hasse seconded the motion.**

**AYES APPROVED THE MOTION.**

**MOTION CARRIED.**

**IV. PUBLIC / OFFICIALS / STAFF COMMENTS**

**V. EXECUTIVE SESSION**

**VI. RECONVENE OPEN SESSION**

**VII. ADJOURNMENT**

**Trustee Boyle moved to adjourn. Trustee Hasse seconded the motion.**

**ROLL CALL**

**Ayes: Trustees Boyle, Hasse, Carballo, Cawiezel, and Dixit**

**Nays: None**

**Abstain: None**

**Absent: Trustee Mandel**

**AYES APPROVED THE MOTION.**

**MOTION CARRIED.**

The January 3, 2019 Special Village Board Committee of the Whole meeting adjourned at 9:02 p.m.

Respectfully Submitted,



Karen Arnold

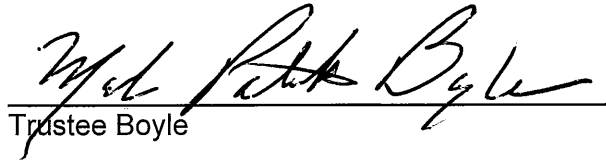
Recording Secretary

The special meeting minutes of the January 3, 2019 Village of Lisle Committee of the Whole were passed and approved

this 21<sup>st</sup> day of January, 2019.



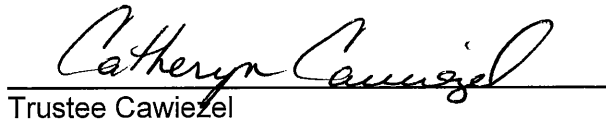
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Mayor Pecak



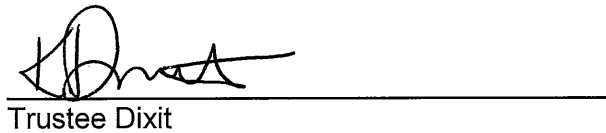
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Trustee Boyle



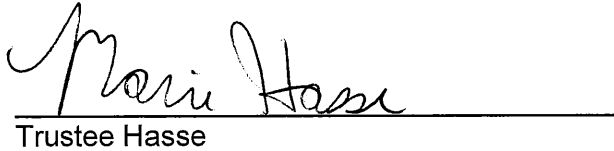
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Trustee Carballo



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Trustee Cawiezel



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Trustee Dixit



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Trustee Hasse

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Trustee Mandel