



COMMUNITY DEVELOPMENT

MAYOR

Andrew Przybylo

ACTING VILLAGE MANAGER

Hadley Skeffington-Vos

VILLAGE CLERK

Marlene J. Victorine

TRUSTEES

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

BUILDING AND ZONING COMMITTEE MEETING MINUTES REMOTE PARTICIPATION March 18, 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 8:17 AM.

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

Absent: 1 – Mayor Andrew Przybylo, Grcic

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

Skeffington-Vos motioned to approve of meeting minutes for February 18, 2021. Mangold seconded.

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

NAYS: 0

ABSTAIN: 0

Motion passed.

III. Old Business

A. Further discussion on Proposed Language/Text Amendments to Masonry Construction Requirements.

- a. Further discussion was had on Proposed Language/Text Amendments to Masonry Construction Requirements, Ostman stated that allowing materials made with 90% cement would be beneficial to attract younger families who would like a more modern look.
- b. Kanelos states that there is an extensive list of materials other than hardy board that can be used and allowed as siding, and allowing more materials would be beneficial for home owners to have a larger catalog to choose from.
- c. Chairperson McCreery asked to view examples of homes constructed with hardy board on the exterior presented in the February 18, 2021 meeting. She also suggested the committee table the topic until the new Design Guidelines were produced.
- d. Wlodarski stated there have been many inquiries to use hardy board materials in newer constructions.
- e. Mangold stated Hardy Board is just one brand of many of cementitious materials of good quality.
- f. Kanelos stated he would still not agree to only allow one type of siding when there are many that can be used. He stated that it was just his opinion and that majority rules.
- g. Mangold excused himself and left the meeting because he had another commitment.
- h. Chairperson McCreery stated that she very much respects Kanelos' opinion and would like to take it in full consideration.
- i. After much discussion on the different types of cementitious materials and their components, Chairperson McCreery asked if anyone wanted to make a motion.

Ostman moved to approve cementitious materials as part of the 50% masonry construction requirement. Wlodarski seconded.

AYES: 5 – Chairperson McCreery, Ostman, Wlodarski, Thake,
Skeffington-Vos

NAYS: 1 – Kanelos

ABSTAIN: 0

ABSENT: 1 – Mangold

Motion passed.

B. Further discussion recommendation of Design Guidelines

- a. Further discussion was had on the recommendation of Design Guidelines.
- b. Ostman stated that he had researched other community's design guidelines and had found two that were very complete.
- c. Kanelos inquired as to which two communities Ostman had researched.
- d. Ostman stated Village of Mundelein and Village of Lemont, with Mundelein being the most complete. Ostman went on to say that he believes that after his research, Community Development staff will be able to produce the Design Guidelines in-house.
- e. Kanelos stated he was pleased this will be a \$30,000 savings to the Village.

IV. New Business

V. Open Discussion and Public Comments

- a. No public comments.
- b. Next meeting April 15, 2021

VI. Adjournment

Ostman motioned to adjourn until May 20, 2021. Skeffington - Vos seconded.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 – Mangold

Motion passed. Meeting adjourned at 9:07 a.m.