

THE PLAN COMMISSION
MINUTES OF AUGUST 24, 2011 – 7:00 P.M.

1. The regularly scheduled meeting of the Plan Commission was called to order at 7:00 p.m.
2. A quorum was present. Chairman James Caporusso, Patricia Letarte, Teresa Badillo, Giuliano Petrucci, Karen Special, Jeff Harris (Zoning Administrator) and Lisa Manzo (Secretary). Absent: William Thorn and Edward Cendejas.
3. Member Letarte made a motion to accept the minutes of July 19, 2011 as presented. Member Special seconded the motion. All in favor. The motion carried.
4. Old Business: Discussion of stop signs at Dodge and Lonquist

Chairman Caporusso opened this meeting to the public at 7:05 p.m.

Ms. Catherine Sroka, 9722 Dodge, came forward and signed in. Ms. Sroka discussed her growing frustration regarding the student traffic speeding down the residential streets during the school year. She has reiterated to the Village to have speed bumps installed and she is worried about the children in the neighborhood. She stated that the children are her first priority.

Mr. Harris stated that the Village has looked into this issue and it was determined that there is not enough room on the street for traffic calming devices and also that there is not enough traffic going down this thoroughfare in a 24-hour period of time. What Mr. Harris did say, however, is that the Police Department will start regular patrols of the area to deter speeders and they will also have installed a speed trailer (electronic sign) to watch the speed of vehicles. Chairman Caporusso stated that having the police presence will be a benefit to the residents and the students in this area.

Mr. Harris stated that he will contact the Police Department the next day to inquire when police patrols will begin.

Mrs. Jablonski, 3301 Atlantic, came forward and stated that the kids will go faster if the speed trailers are erected on the street to see how fast they go.

Public session ended at 7:20 p.m.

5. New Business: Super 8 Motel demolition and redevelopment (3010 Mannheim)

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Mr. Harris gave a brief summary accounting the events of the fire that recently occurred at the Super 8 Motel (3010 Mannheim Road). He stated that after the fire, the Village had secured an order of demolition for the property. The demolition of the parcel will begin in the very near future. Mr. Harris polled the Plan Commission to see what kind(s) of businesses they would like to see there.

Mr. Petrucci arrived at 7:15 p.m.

Mr. Harris stated that this topic will coincide with agenda item 3C, which is conducting a retail study in the area of Grand Avenue and Mannheim Road. Mr. Harris stated that this study will be ideal to see what types of businesses would be a good fit in this part of the Village.

There was brief discussion regarding this area, what is there now, and what developments the members would like to see in its place.

Member Special made a motion to move forward with this project and have a consultant conduct a study for the area of Grand Avenue and Mannheim Road. Member Badillo seconded the motion. Roll call vote taken. Chairman James Caporusso-Yes, Patricia Letarte-Yes, Teresa Badillo-Yes, Giuliano Petrucci-Yes, Karen Special-Yes. All in favor. Five (5) Ayes, Zero (0) Nays, Two (2) Absent. The motion was carried.

6. New Business: Boundaries around apartment parking hot zones

The members discussed the areas within the Village that are considered the “hot zones” in regard to traffic congestion. Some of the areas discussed by the members and Mr. Harris were the area near the High School, the Metra/Pool, on Schiller (between Sarah and Ernst) by Chestnut. Other areas of concern were the area by the Senior Towers, the Hester school area, the 25th Avenue apartments north to Johanna and west to Atlantic to Nona, to the Village limits, the Maple Street area, Elm, and WMRA.

Member Letarte discussed that with all the various discussions that this board has been having regarding the parking issues, there needs to be more organization in as much as there should be an update and outcome of these issues has befallen the Village Board, what feedback and concerns do they have. Member Letarte further discussed that the members need a re-cap of these events and know where they need to proceed to from this point and time.

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Member Letarte mentioned the fact that the commission members will make more complete decisions if the pieces were broken down specifically by area and address each area one at a time, not in bulk.

The members decided that they should focus on one area at a time. They decided on the High School area and the WMRA area.

Member Letarte wanted detailed information regarding these two specific areas that the members will be focusing on. Mr. Harris stated that he will work on pulling up any and all information that he could on these two areas of the Village. Mr. Harris said that he plans on having a representative from the high school present at the next Plan Commission meeting.

Member Letarte stated that the residents have to take a stand and give input on these traffic congestion issues as well.

Mr. Harris informed the Plan Commission members that he has applied to the RTA for technical assistance for a T.O.D. study in July requesting consultants to conduct studies in the Village. He continued to state that the Village was approved for this program.

Mr. Harris stated that he received notification from CMAP detailing two (2) workshops for Plan Commission members coming up on Saturday, September 24 and Saturday, November 5, which includes breakfast. They will be held at the Village of Northlake and the fee is \$25.00. The hours are 8:30 a.m. to noon. He recommends them highly to the members.

Mr. Harris stated that he is working with a consultant to have a joint Plan Commission/Zoning Board of Appeals meeting. The purpose of the meeting will be for the consultant to discuss the duties of the members of each board. The meeting will most likely be on October 26, 2011.

5. Member Petrucci made a motion to adjourn the meeting of the Plan Commission. It was seconded by Member Badillo. The motion was carried. The meeting adjourned at 7:58 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary