

ZONING, PLANNING & ORDINANCE COMMITTEE
JULY 28, 2004 - 7:00 P.M.

Chairman Hay called the meeting to order at 7:00 p.m. Committee members present were Aldermen Dikun, Nolan, Hay and Berg. Also present were Alderman Perkins, City Clerk Wells, City Administrator Nelson, Building Inspectors Santeler and Kruckenberg and members of the press and audience.

BANQUET HALLS LICENSE

Chairman Hay brought up discussion on Rainbow Vacuum and Banquets, a business located at 201 S. Ayer St.. The proprietors rent the facility as a banquet hall and advise the people renting the facility that they have to bring their own liquor. The Police Dept. has responded to numerous complaints from the neighbors about open liquor outside, vehicle damage, noise, loitering, etc. Linda Zielinski, 200 S. Eastman St. submitted pictures showing trash and empty beer bottles on the neighbor's property and noted that her vehicle was damaged in the middle of the night. Barb and Tom Swenson, 113/115 S. Ayer St. stated that the banquet hall is using their parking lot without their permission and inquired if the Police Dept. could assist in policing their parking lot. Administrator Nelson noted that the only way to have police protection on private property would be to sign a contract for the police department to enforce local codes. The Committee also suggested that the neighbors post "No Trespassing" signs and if someone trespasses, a complaint can be filled out with the Police Dept. There are several other businesses operating a banquet hall with a bring your own liquor policy. The City has the authority under the State of Illinois to license or regulate businesses operating as a public accommodation that permit the consumption of alcoholic liquor on the premises. The zoning code has just been changed to require future banquet hall facilities to have a public hearing as a conditional use. The Committee directed Administrator Nelson to draw up recommendations to create an ordinance to regulate banquet halls under the liquor code to address issues of noise, trash, loitering, underage drinking, dram shop insurance, etc. The neighbors were advised to continue to contact the Police Department to file complaints.

GARAGE SALE CONCERNS

Alderman Berg brought up discussion of the property at the intersection of McKinley/Route 14 and noted that he has been contacted by four of the neighbors concerned about the ongoing garage sales at this location. Moved by Berg, seconded by Nolan that the Ordinance Committee recommend to the City Council that the ordinance be amended that there be no more than two garage sales per residential address per calendar year; each such sale shall last no more than 48 continuous hours; all set up and clean up to be accomplished no later than 24 hours before and after such garage sale; items for sale will be limited for display solely to the garage and driveway; fines for each violation shall be \$500 per day. Alderman Dikun suggested that the time limit be extended to include a third day and that individuals be allowed to display items on the lawn. Alderman Berg amended his motion to change the hours from 48 to 52 (the sale shall end 52 hours after it begins). After further discussion, Alderman Berg called for the question. Roll call vote: Nolan, aye; Berg, aye; Dikun, no and Hay, aye. Motion approved three to one.

TREE BANK PARKING ON 502 SECOND ST.

Moved by Berg, seconded by Dikun to recommend to the City Council that a public hearing be conducted at the City Council Meeting on August 24th, 2004, and to send notices to all affected residents to rescind the tree bank parking at 502 Second St. Roll call vote: Nolan, aye; Berg, aye; Dikun, aye and Hay, aye. Motion approved four to zero.

TRAILER PARK ISSUES

Building Inspector Santeler reviewed the trailer park exterior code report and pictures (as attached) identifying code violations and safety and health issues. Based on the exterior inspection, staff recommends that a public hearing be conducted to determine if this area is considered to be substandard and to further determine whether or not an area inspection should be conducted under the housing inspection program to seek access to the insides of the trailers for safety and health codes. Moved by Berg, seconded by Hay to recommend to the City Council that a public hearing be conducted to determine if the area should come under the regulations of the housing inspection ordinance. Roll call vote: Nolan, aye; Berg, aye; Dikun, aye and Hay, aye. Motion approved four to zero.

At 8:17 p.m., moved by Berg, seconded by Nolan to adjourn the meeting. All ayes. Motion carried.

Submitted by:
Chairman Tom Hay