



1200 WILMETTE AVENUE
WILMETTE, ILLINOIS 60091-0040

**MINUTES OF THE LAND USE COMMITTEE
TUESDAY, JUNE 22, 2015
6:00 P.M.
VILLAGE BOARD CONFERENCE ROOM OF VILLAGE HALL
1200 WILMETTE AVENUE, WILMETTE, ILLINOIS 60091**

Members Present: Trustee Dan Sullivan, Chairman
Trustee Carol Ducommun
Trustee Ted McKenna

Members Absent: None

Staff Present: John Adler, AICP, Director, Community Development
Lisa Roberts, AICP, Assistant Director of Community Development

I. Call to Order.

Chairman Sullivan called the meeting to order at 6:00 p.m.

II. Approval of Minutes.

Trustee McKenna moved to approve the minutes of the February 19, 2015 Land Use Committee meeting. The motion was seconded by Trustee Ducommun. Voting yes: Chairman Sullivan, Trustee Ducommun and Trustee McKenna. Voting no: none. **The motion carried.**

III. Regulation of Townhouse Units Facing Side Lot Lines

The Committee heard from Margret Smith, 1322 Wilmette Ave, who said she and many of her neighbors and other R2 district residents were concerned that the new Zoning Ordinance allowed townhomes that face side lot line as a permitted use instead of a special use. Their concerns included the loss of privacy, building massing and the need for a curb cut.

After discussion it was determined that Ms. Smith’s concerns would not be addressed by making side facing townhomes a special use and prohibiting them or developing new regulations is what she and her neighbors were asking for.

The Committee agreed that side facing townhomes can be more problematic than front facing townhomes and voted unanimously to recommend that the Village Board refer the discussion of the townhouse/stacked flat regulations to the Land Use Committee sitting as a Special Zoning Committee.

IV. Regulation of the Short Term Rental of Residential Property

Mr. Adler said with the growing popularity of short term rental websites such as Airbnb and VRBO the need to regulate the short term rental of residential property has arisen. The Land Use Committee voted unanimously to recommend that the Village Board refer the discussion of the short term rental of residential property to the Land Use Committee sitting as a Special Zoning Committee.

V. International Code Council's International Property Maintenance Code – Adoption Discussion

Mike Zimmermann, Village Attorney, recommended that the Village adopt the 2006 International Property Maintenance Code (IPMC). The IPMC makes identifying sections of the code to cover property related violations easier because the IPMC is more detailed than the Village's current regulations, with all property maintenance requirements contained in a single document and working in concert with other adopted model codes (International Building Code and International Residential Code).

Another important advantage is judicial familiarity. Because the IPMC is used by many other communities, judges are familiar with violations cited under the IPMC.

The Committee agreed with Mr. Zimmermann's recommendation and directed staff to tailor the 2006 IPMC for further review by the Committee.

VI. Local Amendment to the International Code Council's 2006 International Building Code - Section 509.2

Mr. Adler explained that M&R has proposed to construct their building at 611 Green Bay Road with wood construction above the parking/commercial podium. This type of construction is not specifically permitted by the 2006 International Building Code (IBC), which the Village has adopted with some local amendments. However, such construction is permitted by the latest revision to the building code, the 2015 IBC.

Because this winter the Village intends to move to the 2015 ICC code family, including the 2015 IBC, staff is recommending the adoption of a local amendment to the 2006 IBC in compliance with the requirements of the 2015 IBC that would allow the type of construction desired by M&R.

The Committee agreed with staff's recommendation and voted unanimously to recommend amending the 2006 International Building Code to amend the 2006 IBC as proposed.

IV. Other Business.

There was no other business.

V. Public Comment.

There was no public comment.

VI. Adjournment

At 7:15 p.m., Trustee Ducommun moved to adjourn the meeting, Trustee McKenna seconded the motion and **the motion carried unanimously.** The meeting was thereafter adjourned.

Respectfully Submitted,

John Adler, Director
Community Development