

**VILLAGE OF RIVERSIDE
PRESERVATION COMMISSION
Special Meeting
Tuesday, January 14, 2020, 9:00 am
Riverside Township Hall – Room 4**

SPECIAL MEETING MINUTES

1. Called to Order: 9:00 am

2. Roll Call

Present: CHAIRPERSON CHARLES PIPAL
VICE-CHAIRPERSON RICHARD RAY
COMMISSIONER ABERDEEN MARSH OZGA
COMMISSIONER THOMAS WALSH
COMMISSIONER KIMBER COOMBES

Absent: COMMISSIONER SANDER KAPLAN
COMMISSIONER MICHAEL LEARY

Also Present: CD Director Abt

3. Public Comment: None.

4. New Business:

4.1. Discussion and Recommendations to Staff and Village Board regarding a proposed Zoning Code Amendment related to existing gravel driveways.

CHAIRMAN PIPAL asked the Commissioner for their thoughts on the proposed amendment. COMMISSIONER COOMBES asked for clarification of what the issue was. Director Abt provided some background regarding the existing code and the proposed amendments. COMMISSIONER COOMBES stated she was concerned about the imposition of the cost on the homeowners. COMMISSIONER WALSH noted that the proposed amendment doesn't require the cost until the sale of the home. CHAIRMAN PIPAL stated he did not see it as an undue burden.

COMMISSIONER COOMBES stated she believed not allowing gravel driveways was moving in the wrong direction and asked what the other commissioners thought. CHAIRMAN PIPAL stated that Olmsted did not really talk about private property or pavement on private property. He does not feel that the proposed amendment would have any impact given the limited number of properties. VICE-CHAIRPERSON RAY and COMMISSIONER COOMBES had some questions about how the enforcement would work and what the impact would be on inherited homes. Director Abt explained that with the list, the properties affected could be flagged in the building permit system and that at compliance inspections it would be noted if there was a gravel driveway and a

condition would be placed on the Certificate of Compliance so the buyers are aware. She also noted that Staff has been trying to notify all affected property owners of the proposed text amendment which was why the Planning and Zoning Commission had made the recommendation that they made. She also noted that houses that are inherited are typically exempt from the certificate of compliance process and that the driveway replacement would not be required until the beneficiary sold the property.

COMMISSIONER OZGA thought this text amendment was more of a clarification of an existing policy and allowed for a slow phase out a material it had already decided was not in the communities best interest and therefore believed the text amendment did not have a negative impact on the village's landmark designation. She also noted it did not impact the local landmark properties. COMMISSIONER WALSH concurred with COMMISSIONER OZGA.

COMMISSIONER OZGA motioned to recommend to the Village Board that the proposed text amendment as recommended by the Planning and Zoning Commission would not have a negative impact on the Village's historic landmark designation or the General Plan of Riverside, seconded by COMMISSIONER WALSH.

AYES: WALSH, COOMBES, OZGA, RAY, PIPAL

NAYS: None.

Motion Passes.

5. Adjournment:

The meeting was adjourned at 9:25 am.