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Transcript of Hearing

Date: January 9, 2023

Case: Village of Wayne Plan Commission

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1 PRESENT:

2 NANCY WOLFE, Chairperson

3 KATHLEEN TRANCHIDA, Member

4 FRED IOZZO, Member

5 BILL KOHL, Member

6 GREGORY RICHARD, Member

7 CAROL DIMITROFF, Member

8

9 ALSO PRESENT:

10 MIKE GRICUS

11 PETER MOUROUSIAS

12 MICHELLE MOUROUSIAS

13 ANNA CUNAN

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1 CHAIRPERSON WOLFE: I will take a
2 rollcall.

3 Carol Dimitroff?

4 MS. DIMITROFF: Present.

5 CHAIRPERSON WOLFE: Bob Hanley is absent,
6 he notified us before.

7 Fred Iozzo?

8 MR. IOZZO: Here.

9 CHAIRPERSON WOLFE: And Bill Kohl?

10 MR. KOHL: Here.

11 CHAIRPERSON WOLFE: Greg Richard?

12 MR. RICHARD: Here.

13 CHAIRPERSON WOLFE: Kathy Tranchida?

14 MS. TRANCHIDA: Here.

15 CHAIRPERSON WOLFE: Nancy Wolfe is here.

16 So we have a quorum, thank you.

17 We will proceed to approval of proceedings
18 and minutes --

19 MR. RICHARDS: I motion.

20 CHAIRPERSON WOLFE: -- the transcript as
21 the minutes.

22 Is there a second?

23 MR. KOHL: Second.

24 CHAIRPERSON WOLFE: Motion by Mr. --

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1 MS. TRANCHIDA: I have a question --

2 CHAIRPERSON WOLFE: Can I make it for the
3 record?

4 Mr. Richard made the motion, Bill Kohl
5 seconded it.

6 Go ahead, Cathy, please.

7 MS. TRANCHIDA: My question is the part
8 where it says about ordinances, they don't enforce
9 unless there is a complaint, I didn't like that
10 whole part. If we have an ordinance we should be
11 enforcing it; otherwise remove the ordinance.

12 CHAIRPERSON WOLFE: I understand that. I
13 don't think anybody disagrees with you.

14 The motion on the table is accepting the
15 transcripts as the minutes of the meeting.

16 MS. TRANCHIDA: Okay.

17 CHAIRPERSON WOLFE: So it is describing a
18 discussion, not giving the solution or answers to
19 questions that may be raised, but all we are
20 voting on now is accepting the transcript as the
21 minutes.

22 Did you have any other questions or
23 anybody else have any additions, corrections, or
24 deletions to the transcript? If anybody read

1 them. We do, we read them all the time.

2 Then we will just take a voice vote.

3 All those in favor say aye.

4 (Chorus of ayes.)

5 CHAIRPERSON WOLFE: Opposed?

6 (No response.)

7 CHAIRPERSON WOLFE: No nays, the motion
8 carries.

9 Public comment. We do have people from
10 the public here, we are always glad to have you.
11 Is there anyone that wants to address the
12 Commission tonight?

13 (No response.)

14 CHAIRPERSON WOLFE: No? Okay, thanks so
15 much.

16 We will go on to the next item, which is
17 our continued discussion of the various sections.

18 I know there is many before us, but I
19 think as I recall in a review of the transcript,
20 the issue was home occupations Section 10-7-1. We
21 had some extended discussion last week and some
22 suggestions.

23 At last month's meeting I offered to
24 incorporate the discussion and I think the

1 agreement points, and that's what I sent around to
2 you all today. Maybe we can pick up our
3 discussion there if that's all right.

4 And I know Mr. Richard has a matter on the
5 sheds and we can bring that up, too. If you like
6 we can do that one first, I don't have any quarrel
7 whichever way we go.

8 MR. RICHARDS: You want to talk about
9 sheds?

10 CHAIRPERSON WOLFE: Sure.

11 MS. DIMITROFF: I am sorry, can you remind
12 me why are we talking about sheds?

13 MR. RICHARDS: Sheds, it used to be or the
14 way it reads now sheds have to be within the
15 setbacks, which --

16 MS. DIMITROFF: Which are typically --

17 CHAIRPERSON WOLFE: Let me just clarify.

18 All accessory buildings, any building, has
19 to be within the setback, including accessory
20 buildings, which include storage sheds.

21 Go ahead.

22 MS. DIMITROFF: I guess my question is did
23 we talk about sheds last time?

24 MR. RICHARDS: Yes.

1 MS. DIMITROFF: The last meeting?

2 MR. RICHARDS: Yes.

3 CHAIRPERSON WOLFE: We did talk, it was
4 raised, and I think that, again, we suggested --

5 MR. RICHARDS: You asked me to come up
6 with language.

7 CHAIRPERSON WOLFE: -- to come up with the
8 language so we have something concrete in front of
9 us to discuss and consider before making any
10 further -- taking any further action on it.

11 Mr. Richard did take the concept that he
12 wanted us to consider, which is contained in that
13 paragraph 1, and I think it is --

14 MR. RICHARDS: My purpose is to get on
15 small lots a small shed so it doesn't have to be
16 smack dab in the middle of the backyard, I want it
17 closer to the property line.

18 MS. DIMITROFF: I have a question about
19 this.

20 When you say 300 square feet for the
21 accessory building is that the largest the shed
22 can be?

23 MR. RICHARDS: That's what would define --

24 MS. DIMITROFF: Is that part of what we

1 are defining, is this 300 square foot somewhere
2 else, or is this only the first time?

3 MR. RICHARDS: That's here.

4 MS. DIMITROFF: So it is the only time it
5 is mentioned.

6 MR. RICHARDS: The idea, Carol, is that on
7 small lots -- small sheds on small lots because it
8 was --

9 MS. DIMITROFF: 300 square feet is still
10 pretty big.

11 MR. RICHARDS: It is six sheets of
12 plywood.

13 MS. TRANCHIDA: As we have almost three
14 acres I can only have 400 square feet for a
15 accessory building, so that doesn't make sense to
16 me. Am I looking at it wrong?

17 MR. RICHARDS: I don't know. I am not
18 familiar with your property.

19 MS. TRANCHIDA: It is almost three acres,
20 and according to the definition for accessory
21 building I can only have 20%, that's 400 square
22 feet, but you are allowing these little less than
23 an acre to have 300 square feet.

24 MS. DIMITROFF: I guess my question, is

1 the size of the shed for less than an acre defined
2 somewhere else or are we defining it here?

3 Because I think 300 is a lot, just high level,
4 that's 20 by 15 which is like --

5 MR. IOZZO: 10 by 30.

6 Is it defined somewhere else?

7 CHAIRPERSON WOLFE: I am not aware of it.
8 I looked up the definition of shed and it is not
9 under the definition section of the zoning
10 provisions of the Village code, but it is defined
11 or described at least in 10-3-5, paragraph J, as
12 storage sheds for the use and purpose of storing
13 personal property, lawn equipment, gardening
14 equipment, tools, provided that, however, that no
15 storage shed shall be used in conjunction with any
16 home occupation or any business or industry.

17 I would suggest that in your proposal that
18 accessory building be substituted with the word
19 storage shed.

20 MR. RICHARDS: I totally agree.

21 CHAIRPERSON WOLFE: I think I share
22 Carol's concern about setback.

23 One of the foundations of zoning
24 regulations are setbacks. When you say two feet

1 from the property line --

2 MS. DIMITROFF: That is so close.

3 CHAIRPERSON WOLFE: -- it is really,
4 really close.

5 I think Mike had brought up an issue just
6 in his review of it about it about the access for
7 fire equipment.

8 MR. GRICUS: If neighboring property
9 owners wanted to put up a shed, no different than
10 the separation distance of a shed from your house
11 has to be ten feet, that's a fire separation
12 distance that's followed up in zoning.

13 So if you are two feet off the property
14 line if the neighbor wanted to put up a shed along
15 the same property line he would now have to be
16 eight feet away, so.

17 MS. DIMITROFF: Because you have to have a
18 ten-foot minimum in between.

19 MR. GRICUS: If it were five feet at least
20 -- it would be same on each side, if they are five
21 feet apart then you have a ten-foot separation.

22 MS. DIMITROFF: And I think five feet is
23 better because at least maintenance and all of
24 that, like a two-foot space or four-foot space.

1 MR. GRICUS: And if there is any drainage
2 along that property line you don't want it so
3 close that you can't maintain it.

4 MR. RICHARDS: We do point out that you
5 can't put the building in a drainage swale.

6 MR. GRICUS: If it's a drainage easement,
7 but there may not be a platted easement, so, that
8 would be the only time --

9 CHAIRPERSON WOLFE: Would you just refresh
10 me at least, if not anyone else, what is the
11 setback, standard setback?

12 MR. GRICUS: The setbacks are based on the
13 zoning district, so the side yard -- each
14 accessory structure in a rear yard has to be the
15 side yard setbacks for that district from the side
16 and rear property lines.

17 CHAIRPERSON WOLFE: What is the typical
18 setback for a residential smaller lot?

19 MR. GRICUS: 25 feet.

20 CHAIRPERSON WOLFE: That's what I thought,
21 25 feet.

22 MR. IOZZO: So a one-acre lot would be
23 25 feet?

24 MR. RICHARDS: Isn't it 25 and 15?

1 MR. GRICUS: Well, when you go to the
2 zoning districts W3 is 25 feet, which is probably
3 some of the areas you are looking at.

4 MS. DIMITROFF: 25 feet from every
5 property line?

6 MR. GRICUS: Yes, from the side and the
7 rear. You are looking at the same thing for W4.
8 When you get into W2 it's 30 feet. W1 is 50 feet.

9 MR. RICHARDS: We are talking small
10 properties.

11 CHAIRPERSON WOLFE: On a lot of an acre or
12 less. I live in a lot of an acre or less and I am
13 not sure that I'd like a shed two feet from my
14 property line.

15 MR. RICHARDS: But you have a homeowner's
16 association.

17 CHAIRPERSON WOLFE: That doesn't matter,
18 it still sort of sets the standard, with all due
19 respect. And I don't mean to argue, yes, I agree
20 with you, there is that, but I think -- the way I
21 look at it, and I think I mentioned it already,
22 setbacks are sort of the foundation. Some of the
23 other things are not as traditional as setbacks,
24 property setbacks are sacrosanct.

1 Two feet I think for Mike's reason, if no
2 others, is too small. So is it is a question of
3 whether we want to allow sheds to under these
4 circumstances not comply with the setback lines as
5 a matter of code allows it across the board, and
6 that's what we are here to discuss.

7 MR. RICHARDS: I can tell you from
8 experience in my neighborhood there are sheds
9 everywhere and they are all right on the property
10 line.

11 CHAIRPERSON WOLFE: That gets to
12 enforcement issues, that doesn't mean it should
13 change the code.

14 MS. DIMITROFF: On the thing that's
15 written already, which is black, right, no
16 detached accessory building or structure shall be
17 erected, altered or moved to any location --

18 MS. REPORTER: Hold on, slow down, please.

19 MS. DIMITROFF: I am just reading the
20 first sentence of that thing.

21 Altered or moved to any location less than
22 ten feet from the nearest -- that's from the wall
23 of the principal building, okay, that's from a
24 wall.

1 And you are saying -- so that's from the
2 building, the house or whatever itself, and then
3 we are saying right now based on the zoning those
4 setbacks could be as much as 25 feet?

5 CHAIRPERSON WOLFE: As little as 25 feet.

6 MR. GRICUS: The part of the section that
7 applies to those setbacks is in resident districts
8 accessory buildings and structures shall be
9 located on the yard between the minimum required
10 side yards and shall be a minimum distance from
11 the rear lot line that is equal to the minimum
12 required side yard for the district as located.

13 So the side yard setbacks for those
14 districts, W1 is 50, W2 is 30, W3 and W4 and W5
15 are 25 feet.

16 So for the smaller lots you get into W3,
17 some of the legal nonconforming lots, and there
18 may be sheds there that have been there for ages
19 considered legal but nonconforming. If they are
20 voluntarily taken down then --

21 MS. DIMITROFF: You can't put it back up.

22 MR. GRICUS: -- you can't put it back up
23 in the same spot.

24 CHAIRPERSON WOLFE: Or you could if you

1 went to the ZBA and got a variation.

2 MR. GRICUS: Went to the ZBA, right.

3 MR. RICHARDS: Which seems per shed to
4 spent \$2,600 to --

5 CHAIRPERSON WOLFE: But --

6 MS. DIMITROFF: They it went from 25 to --
7 that's too close.

8 MR. IOZZO: The other thing is 10 by 30 is
9 basically a garage, 300 square feet, of the large
10 -- it could be a large structure.

11 MR. GRICUS: Well, the Village code did
12 get changed for accessory structures to allow
13 similar to garages 10% of the overall square
14 footage of the house where it used to be just the
15 ground floor area or the footprint. Of course if
16 you have a ranch house --

17 MS. TRANCHIDA: You get screwed.

18 MR. GRICUS: -- it doesn't help you any.

19 Even though it's 300 square feet you would
20 still be restricted to the code that it's not more
21 than 10% of the square footage of the house.

22 MR. IOZZO: Less than 10%.

23 Does that include garages and other
24 accessory buildings?

1 MR. GRICUS: Well, garages are separate
2 because garages are -- the percentage got
3 increased for that independent of all these other
4 accessory structures.

5 MR. IOZZO: So on a 3000 square foot house
6 you could have a 10 by 30, a 300 square foot
7 thing.

8 MR. GRICUS: Correct.

9 MR. IOZZO: Plus the garage.

10 MR. GRICUS: Regardless of whether it's a
11 ranch or a two-story house. It used to be you
12 could only count the ground floor area of the
13 house, not the second story and the code got
14 changed to allow all the living area of the house,
15 first and second floor.

16 MR. IOZZO: I don't disagree with the
17 concept, I am just trying to get my hand around
18 it.

19 What about is there areas in the village
20 where a side yard and a rear yard would be the
21 same for two different properties?

22 MS. DIMITROFF: What do you mean?

23 MR. IOZZO: We have areas in the village
24 where the rear yards are not rear yard to rear

1 yard where it is rear yard and side yard, and if a
2 person put that --

3 MR. GRICUS: For a corner lot.

4 MR. IOZZO: And the person went two feet
5 from the lot line and they would be within the
6 side yard of the other house where it could be
7 very close.

8 MR. GRICUS: Well, you would still have
9 your corner side yard setback, which is like a
10 front yard setback. So if you have a corner lot
11 the setbacks from both street frontages are the
12 same and they are considered front yard setbacks
13 so it would prevent it from getting closer to the
14 street than the house could be for the rear yard,
15 if that makes sense.

16 MR. IOZZO: I see what you are saying.

17 MS. DIMITROFF: What are you asking, if I
18 have a lot here and a lot here and this is the
19 road, are you saying --

20 MR. IOZZO: I am saying if this faces this
21 way and this faces this way and this guy puts his
22 accessory building right here it's right next to
23 this house, let's say this lot is going this way,
24 here is the street, okay, and he wants to put his

1 two feet here and this house is here, all of a
2 sudden you have got an accessory building right
3 next in the guy's -- could be his front yard
4 actually.

5 Are we addressing that issue at all?

6 MR. RICHARDS: I think I know what you are
7 talking about, that is the issue I have got. My
8 side yard are the rear yards for two of my
9 neighbors and their shed is there already.

10 It seems that everyone that has a piece of
11 property always finds a certain part of their
12 property that they think nobody ever sees and
13 that's where they put the shed. It's kind of like
14 this imaginary invisibility.

15 CHAIRPERSON WOLFE: Although, and I am
16 speaking from experience, next-door to me, not
17 here, in Wisconsin, is a five-acre lot and the guy
18 is way over here but he built a garage with living
19 quarters up above on the setback line directly
20 adjacent to my property five acres away, and it
21 was completely legal. And I look out -- he
22 doesn't look out, he doesn't even see his garage.
23 It is very lovely I may add, it looks like it
24 belongs to us, which we are okay with that, it is

1 nice looking. But I look out my side window and
2 see it all the time. He can never see it except
3 from his balcony up on the top of his house or
4 something. And that's all legal. There was
5 nothing of a variation.

6 I think our building setback lines in
7 Wisconsin are like 15 feet or something, but I
8 think that addresses what you are saying, you
9 couldn't look it out the side even when it is
10 allowed.

11 I see three issues with this from our
12 discussions. One is accessory buildings, should
13 we define it more tightly as the storage shed?
14 The 300 square feet size of this shed, and then
15 the two feet, which I find any variation from a
16 setback that we codify difficult to support.

17 Although I support the concept, as Fred
18 said, I appreciate and understand what the purpose
19 of this and don't disagree with that, but to
20 achieve that goal we are throwing setback lines
21 literally out the window and putting a shed in its
22 place.

23 With that, any further discussion or do we
24 want to have some time to mull it over? I don't

1 have any quarrel with --

2 MS. DIMITROFF: I have one more question.

3 Do we have a definition that says what a
4 shed is as opposed to an accessory building?

5 CHAIRPERSON WOLFE: Other than 3-5-J,
6 that's the only definition I have that I could
7 find. It is in 10-3-5, Paragraph J, permitted
8 uses and purposes of accessory buildings, they
9 list many and they describe them, and I would say
10 it's a definition and storage shed is included in
11 there. That storage definition is as Mike and I
12 have previously described.

13 And I will be glad to give you my
14 handwritten notes if you want them.

15 MS. DIMITROFF: That's okay, I have the
16 whole thing on my computer.

17 So what do we want to do, say come back
18 with something else or are we saying --

19 MR. RICHARDS: What's the right setback
20 number?

21 CHAIRPERSON WOLFE: You don't have to
22 codify the setback.

23 MR. RICHARDS: Rather than two feet,
24 what's the right number, is it five?

1 CHAIRPERSON WOLFE: Five feet or ten -- I
2 think we have to have no less than five feet for
3 the reasons --

4 MR. RICHARDS: I think ten starts to get
5 it out in the middle of the --

6 MS. DIMITROFF: If you ever want go up --
7 if you have a quarter acre lot that's a different
8 story, right?

9 MR. RICHARDS: Keep in mind, this is for
10 smaller lots.

11 CHAIRPERSON WOLFE: Right.

12 Again, people have gone to the ZBA for
13 sheds or barns, I think there were a few to do it,
14 and I think even the ZBA would say we could give
15 you two but why, nobody was objecting to it, push
16 it up, can you get a little bit closer away from
17 that, and I think everybody felt a little more
18 comfortable.

19 Again, I would be open to considering
20 something much greater than two feet and less than
21 the setback line and what is that number, it's got
22 to be at least five feet.

23 MR. RICHARDS: Okay.

24 CHAIRPERSON WOLFE: And should it be ten

1 feet?

2 MR. RICHARDS: I think ten gets it out in
3 the --

4 CHAIRPERSON WOLFE: But it still is having
5 the -- you are still getting half as far away from
6 the setback line, I mean, 25 to 30 -- 10 feet is
7 still a pretty good dent into that setback line
8 for a provision that will allow without exception
9 if you need that.

10 MS. DIMITROFF: And zoning isn't based on
11 the lot size, it is based on where, right?

12 CHAIRPERSON WOLFE: A little bit of both.

13 MR. GRICUS: Correct, because you have
14 some lots in some of the zoning districts that are
15 nonconforming as it relates to size --

16 CHAIRPERSON WOLFE: That's why I think
17 lots --

18 MR. GRICUS: -- which is the point of it.

19 CHAIRPERSON WOLFE: -- an acre or less
20 that seems the way to approach it.

21 MR. RICHARDS: 300 feet is too big. What
22 is the right number?

23 CHAIRPERSON WOLFE: 30 feet are too big.

24 MR. RICHARDS: I mean 300 square feet. I

1 am sorry.

2 CHAIRPERSON WOLFE: Oh, 300, yes.

3 MR. RICHARDS: I just did it because I
4 took six sheets of plywood.

5 CHAIRPERSON WOLFE: What's a typical
6 storage shed, the pre-manufactured ones which I
7 don't think are allowed, but what is the typical
8 size of that? I am not very good with dimensions.

9 MR. IOZZO: Maybe you want to stretch it
10 200, 10 by 20. That's a pretty good size storage
11 shed. You can get a tractor in there.

12 CHAIRPERSON WOLFE: That could be an 8 by
13 10 or typical one.

14 MS. TRANCHIDA: 10 by 15.

15 MS. DIMITROFF: 10 by 15.

16 MR. RICHARDS: Let's do 32 times 4.

17 MS. TRANCHIDA: It is nonconforming with
18 the acres that are more than that. If you get 300
19 wide do they get 300 square feet from the property
20 one and a half times the size?

21 MR. RICHARDS: How about 200?

22 CHAIRPERSON WOLFE: This doesn't affect
23 what you are talking about. This just says if it
24 could be bigger it can't be bigger than 300 feet,

1 so. This doesn't mean that it can be up to --
2 this doesn't allow if it isn't otherwise allowed a
3 shed to be or any accessory building to be greater
4 than 300, it just says if it could be it can't be
5 bigger than 300.

6 MS. TRANCHIDA: Right.

7 I think that's too big for less than an
8 acre.

9 MR. RICHARDS: I just did -- I am
10 correcting myself here, I just did 32 square feet,
11 which is a sheet of plywood times 6 is 192, so
12 round up to 200.

13 CHAIRPERSON WOLFE: I don't think people
14 want 200.

15 MS. DIMITROFF: Round it down to 150.

16 CHAIRPERSON WOLFE: 150 is pretty generous
17 I think is what Cathy's position is, right?

18 MR. IOZZO: I guess I look at from a
19 tractor side of thing, are you going to put -- if
20 you got a mower and bicycles and everything else,
21 you know, how big is that storage shed need to be?
22 I think at 15 by 20 you can at easily put a car in
23 there.

24 MS. DIMITROFF: Which we don't want.

1 MR. IOZZO: We don't want to go there, but
2 I think a decent sized tractor and the rest that
3 goes with it, you know, I think 200 is for sure
4 generous.

5 MS. DIMITROFF: Generous.

6 MS. TRANCHIDA: Can you have an accessory
7 building and a shed on your property?

8 CHAIRPERSON WOLFE: Depends.

9 MS. DIMITROFF: It can't be more than the
10 percentage.

11 MR. GRICUS: It all counts towards the
12 10%.

13 MS. TRANCHIDA: You guys are killing me
14 with that.

15 MR. GRICUS: You can't have multiple ones.

16 MR. IOZZO: You can have multiple ones but
17 they can't exceed 10%.

18 MS. TRANCHIDA: But you have a number of
19 buildings as well, right?

20 MS. DIMITROFF: What do you mean?

21 MR. RICHARDS: Five sheets of plywood is
22 160 square feet.

23 MS. TRANCHIDA: If it's within the 10%.

24 MS. DIMITROFF: What do you mean, yeah you

1 can, can't you?

2 MS. TRANCHIDA: I thought I heard you
3 couldn't.

4 MS. DIMITROFF: Of how many buildings on
5 your property?

6 MS. TRANCHIDA: Is there, Mike?

7 MR. GRICUS: The way it is worded,
8 excluding attached and detached private garages,
9 private stables, guest houses, coops, pens are
10 allowable, maximum of two attached or detached
11 accessory buildings shall be permitted on any
12 residential lot.

13 MR. IOZZO: Two.

14 MS. DIMITROFF: Two, maximum 10%.

15 CHAIRPERSON WOLFE: Not including garages
16 or your chicken coop.

17 MR. GRICUS: Right.

18 MR. IOZZO: And the chicken coop.

19 MS. DIMITROFF: Or a pen.

20 CHAIRPERSON WOLFE: Greg came up with 160,
21 which I like the way you think with the size of
22 the plywood sheets, I like that.

23 MR. RICHARDS: That's the way --

24 MR. KOHL: I could go with that.

1 CHAIRPERSON WOLFE: 160?

2 MR. GRICUS: We have storage sheds, we
3 have pool houses, we have greenhouses?

4 MR. RICHARDS: Someone make a motion?

5 CHAIRPERSON WOLFE: There is one other, it
6 is the two feet minimum of two feet from the
7 property line.

8 MR. RICHARDS: I am making a motion that
9 says change the wording from accessory building to
10 storage shed, change no larger than 300 to 160,
11 and change minimum of two feet to five feet.
12 That's my motion.

13 MS. DIMITROFF: 5 feet or 10 feet?

14 MR. RICHARDS: Five feet. Ten gets it out
15 -- these are little properties, they are not
16 four-acre properties.

17 CHAIRPERSON WOLFE: Motion by Mr. Richard.
18 Is there a second?

19 MR. IOZZO: Just one more because I want
20 to clarify that thing about the buildings on the
21 corner, so the two lots that are going like this,
22 does that address that at all? In other words,
23 now can that five feet --

24 MR. RICHARD: Is five feet from the

1 property line.

2 MR. IOZZO: From the property line and the
3 guy next door it is his side yard so it is bumping
4 up against his side yard, are we offended by him
5 being five feet from the property line when he's
6 got to be on a one acre lot, what is it, 25 feet,
7 his house has to be 25 feet in, okay, because it
8 is a side yard, but then his neighbor only has to
9 be five feet from --

10 MR. RICHARDS: For a shed.

11 MR. IOZZO: Because of the fact it is a
12 side yard and rear yard. Am I making any sense?

13 CHAIRPERSON WOLFE: I think it applies to
14 any configuration of the lots and adjacent lots.
15 It is five feet from any property line, period.

16 MS. DIMITROFF: That guy, like depending
17 on size lot, he could have two sheds right on it,
18 you know what I am saying?

19 MR. IOZZO: He could.

20 MR. KOHL: If the house is big enough.

21 MR. IOZZO: If the house is big enough.

22 MS. DIMITROFF: I am saying he could have
23 depending --

24 MR. IOZZO: If he has a 3200 square foot

1 house he could have two sheds?

2 MS. DIMITROFF: Let's say -- I am on a
3 flag lot, right, I have a neighbor that has stuff
4 and his lot is two acres, but if he has two of
5 them backing up, like this is his front and these
6 are fronts and these are fronts he can have two
7 sheds, right, he could have one here, he could
8 have one here, his house would be right here
9 looking at two sheds. I have three lots that are
10 adjacent to mine.

11 MR. IOZZO: Right. I am familiar with the
12 way it is.

13 MS. DIMITROFF: Like he has a whole pile,
14 he has a garbage pile right there which he
15 shouldn't have to our homeowner's association and
16 I have to look at it every time I drive down my
17 driveway.

18 MS. TRANCHIDA: Is this the exception to
19 the rule?

20 MR. GRICUS: You mentioned driveways.

21 MS. DIMITROFF: It could happen anywhere.

22 MR. GRICUS: I thought you mentioned
23 driveways.

24 MS. DIMITROFF: We are turning the corner.

1 MR. GRICUS: They are 12 feet.

2 MS. DIMITROFF: The lots are one acre or
3 less in the neighborhood I am assuming you have
4 this in the Village.

5 CHAIRPERSON WOLFE: I just want to remind
6 you, it is five feet -- your amendment would be
7 five feet from the side or rear property lines, I
8 don't know if that would impact your analysis.

9 MS. DIMITROFF: Well, it is side or rear,
10 so this is their rear and this is their rear.

11 MR. IOZZO: If we can reword to make as
12 long as it is rear yard to rear yard.

13 CHAIRPERSON WOLFE: Would that be
14 workable, Mike?

15 MR. IOZZO: Help me out here, Mike, what
16 makes sense?

17 MS. TRANCHIDA: The exception instead of
18 having just one rule.

19 CHAIRPERSON WOLFE: This is the rule.

20 MR. GRICUS: Or it can't abut a
21 neighboring side yard.

22 CHAIRPERSON WOLFE: Pardon?

23 MR. GRICUS: It can't abut a neighboring
24 side yard, I don't know. That would be one way to

1 look at it.

2 MR. IOZZO: There you go.

3 MR. KOHL: Yeah.

4 CHAIRPERSON WOLFE: How would that work?
5 From the side or rear property, what did you just
6 say?

7 MR. GRICUS: It can't abut or be adjacent
8 to a neighboring side yard. In that case it would
9 have to be the 25 feet.

10 MR. KOHL: It would have to move.

11 CHAIRPERSON WOLFE: To neighboring side
12 yard.

13 MR. KOHL: Those are the rare exceptions.

14 MR. IOZZO: Most of them are lined up in
15 theory.

16 MR. GRICUS: It would be a corner lot
17 situation.

18 MR. IOZZO: A corner lot situation.

19 CHAIRPERSON WOLFE: I accept his
20 suggestion. So it would be on lots of an acre or
21 less a storage shed no larger than 160 square feet
22 may be placed in a rear yard a minimum of five
23 feet from the side or rear property lines but
24 cannot abut or be adjacent to a neighboring side

1 yard? Does that do it, Mike? Does that make
2 sense?

3 MR. RICHARDS: No, it doesn't.

4 CHAIRPERSON WOLFE: I didn't think it
5 makes sense either.

6 MR. RICHARDS: This whole thing, why even
7 bother having this? It puts it right back out in
8 the middle of the property.

9 MR. IOZZO: How would you address the
10 issue where a side yard and rear yard are butting
11 up against each other?

12 MR. RICHARDS: Who cares?

13 MS. DIMITROFF: I care.

14 MR. IOZZO: The guy's house might be
15 really close to the -- he put it right on the
16 25-foot mark of the side yard and now the
17 neighboring property puts the storage shed 30 feet
18 away from his --

19 MR. RICHARDS: It has got to be in the
20 rear yard, not the side yard.

21 MR. IOZZO: It's his rear yard but it's
22 only my side yard. Does that make sense?

23 MR. RICHARDS: No.

24 MR. IOZZO: So we are on a corner again,

1 okay, and I face this way, this lot is facing this
2 way, and this is my driveway going in here,
3 whatever, okay, and he --

4 MR. RICHARDS: Your house is there, draw
5 your house.

6 MR. IOZZO: The house is 25 feet, okay,
7 and he puts his storage shed right here five feet
8 off the lot line.

9 MR. RICHARDS: That's the side of your
10 house.

11 MR. IOZZO: That's the side of my house,
12 let's say the driveway here.

13 MR. RICHARDS: What do you care? It's the
14 side of your house.

15 MS. DIMITROFF: I care because I see it
16 every time I drive to my house.

17 MR. IOZZO: Maybe patio with my swimming
18 pool, I don't know.

19 MR. RICHARDS: I think these things defeat
20 the purpose, if you are going to do that let's
21 forget about this whole thing.

22 CHAIRPERSON WOLFE: Well, we do have a
23 motion. Does anybody want to second that motion?

24 (No response.)

1 CHAIRPERSON WOLFE: Then I think that the
2 motion fails for lack of a second.

3 MR. RICHARDS: There you go.

4 CHAIRPERSON WOLFE: I think it can garner
5 further discussion and I think refinement, and I
6 think one step might be Mike's suggestion is just
7 made in further consideration anybody wants to.

8 With that we left going back to 10-7-1,
9 home occupations, and, again, I sent that out
10 today.

11 MS. TRANCHIDA: I am having a terrible
12 technical day.

13 CHAIRPERSON WOLFE: I am sorry.

14 MS. TRANCHIDA: My printer won't work, my
15 daughter's phone had to get a new phone switched
16 my phone number with hers.

17 MS. DIMITROFF: You can look with me.

18 This is the language that we talked about
19 last time.

20 CHAIRPERSON WOLFE: I took the draft that
21 was prepared by our attorneys some time ago, we
22 used it as our discussion, we had discussions and
23 I incorporated what I think the first paragraph is
24 we took that last paragraph, I think that was

1 Greg's suggestion is more of a preamble, so that's
2 what that is.

3 My only question I had when I prepared
4 this was in paragraph D, that first phrase, except
5 for home offices which may be located in a
6 detached structure, Mike, that is what it
7 currently reads now, right?

8 MR. GRICUS: Correct.

9 CHAIRPERSON WOLFE: I don't know whether
10 we wanted to keep that in to allow home offices to
11 be located in a detached structure or not. And I
12 don't know why I struck it out, but I think that
13 was a question I had, I don't know if we talked
14 about it or we needed to clarify that.

15 MR. RICHARDS: I think the last meeting,
16 Carol, didn't you express the -- I don't know if
17 you had a detached building you would like to use
18 that as a home office? Am I smoking weed here?

19 MS. DIMITROFF: No, we were talking about
20 that.

21 CHAIRPERSON WOLFE: I remember that as
22 well.

23 I think I would be okay with it being in
24 there. I think when we talked about we didn't

1 want to define as originally suggested home
2 occupations to just be office works. So I think
3 maybe that's where I got, I didn't want to confuse
4 it, maybe that's it.

5 MS. TRANCHIDA: Aside from landscapers
6 looking at skid steers and bobcats and trailers,
7 why are we trying to boss people what they can do
8 inside their home?

9 MR. RICHARDS: In their home?

10 MS. TRANCHIDA: Yes. For --

11 MR. RICHARDS: I don't bring skids to my
12 house.

13 MS. TRANCHIDA: I do on occasion.

14 Let me put it this way. The home
15 occupation, I can understand, if they are bringing
16 skid steers and bobcats and everything to their
17 home, it is sightly, it is noisy, if they are
18 stacking firewood because that's their business, I
19 can understand having guidelines around that. But
20 what I do in my home is no one's business because
21 it's legal, I am not causing pollution, I am not
22 causing excess traffic. So I don't understand why
23 Wayne wants to boss people with what they can do
24 in their home.

1 CHAIRPERSON WOLFE: I don't know that they
2 are bossing people around, I think this is just
3 incorporating those limitations or those
4 regulations that you just set out.

5 I mean, I think that's what we talked
6 about, we don't want to limit the types of
7 occupations except for industry and manufacturing,
8 I think that's the only thing that is prohibited.

9 I think it's just making sure there aren't
10 too many excess parking and things like that, and
11 this is really what this does.

12 MS. DIMITROFF: It's a response to a year
13 and a half ago where people came to the meeting
14 and they said we have a lot of problems here,
15 right, as far as people doing stuff out of their
16 homes that it's causing disruption to the quiet
17 enjoyment of the neighborhood.

18 MS. TRANCHIDA: How can we determine the
19 three vehicles parked are not for their company
20 but it's rather for the business?

21 MS. DIMITROFF: Did you get a chance to
22 read through this?

23 MS. TRANCHIDA: Here, more than three
24 vehicles parked.

1 CHAIRPERSON WOLFE: The home occupation
2 shall not result in --

3 MR. IOZZO: We are trying to get away from
4 the thing where all of a sudden ten vehicles show
5 up at 8:00 o'clock in the morning and are there
6 all day until 5:00 o'clock at night, we are trying
7 to get away from that situation.

8 MR. KOHL: It's not a parking lot.

9 MR. IOZZO: It's not a parking lot.

10 MS. TRANCHIDA: How about badging the
11 vehicles with a company name, you want those
12 hidden in the garage?

13 MS. DIMITROFF: That's already like that.
14 That's already like that.

15 MS. TRANCHIDA: I vote to change that.

16 MS. DIMITROFF: It doesn't have to be in a
17 garage, but it has to be hidden.

18 MR. IOZZO: Sheltered.

19 MS. TRANCHIDA: What do you use for
20 sheltered?

21 MR. IOZZO: Screened. Two evergreen trees
22 is good.

23 MS. DIMITROFF: You can use a hedge or a
24 fence, something like that.

1 MS. TRANCHIDA: I tell you, I have a
2 two-car garage, it is very small, and I barely fit
3 my car in there, and it has no lawn mower
4 equipment, nothing in it, I have got my beekeeping
5 stuff.

6 CHAIRPERSON WOLFE: It says more than
7 three vehicles only if it's related to the home
8 occupation, not to your personal use.

9 MS. TRANCHIDA: How do you enforce it?

10 CHAIRPERSON WOLFE: That's difficult,
11 that's why we have our professional
12 Mike Gricus.

13 MS. TRANCHIDA: Professional, how do you
14 enforce that?

15 MR. GRICUS: That's what becomes tough. I
16 mean, you are talking a large piece of land, any
17 enforcement activities from the property line I
18 don't trespass.

19 MS. TRANCHIDA: I know you don't.

20 MR. GRICUS: Unless something is visible
21 or I am invited on the property, when you talked
22 about enforcement action being -- we can only do
23 what we can see from the right of way.

24 MS. DIMITROFF: Unless there is a

1 complaint issued.

2 MS. TRANCHIDA: No. There was a complaint
3 on my house, he went to my neighbor's house and
4 looked.

5 MR. GRICUS: Because they invited me on
6 the property. I called and said what are you
7 looking at, they said come over, we will show you.
8 And then I reached out to you.

9 CHAIRPERSON WOLFE: I think this -- any of
10 the code provisions in any of the amendments that
11 we have been considering are to address what we
12 feel are the best regulations for our community
13 based on the community's needs and what they
14 brought to our attention, as Carol said.

15 I think this was one of the issues that
16 really precipitated the overall look on all the
17 provisions that we have been addressing to date
18 over this last year or plus as they apply and
19 before that, even before I was here.

20 MS. TRANCHIDA: I did read this one.

21 MR. RICHARDS: I have an issue about it
22 being screened, if you have got --

23 MS. DIMITROFF: The vehicles being
24 screened?

1 MR. RICHARDS: If you have got a
2 commercial vehicle and it is screened.

3 MS. DIMITROFF: I don't know that that --
4 I think that's in a different section.

5 CHAIRPERSON WOLFE: It is a different
6 section. I believe we had some language you
7 wanted to include.

8 MR. RICHARDS: My language for that would
9 be --

10 CHAIRPERSON WOLFE: Or suggestion.

11 MR. RICHARDS: -- unless loading or
12 unloading all vehicles displaying business
13 lettering or logos shall be parked in a garage at
14 all times.

15 MS. TRANCHIDA: That's what I thought I
16 saw that.

17 MS. DIMITROFF: That's your amendment.

18 MR. RICHARDS: Yes.

19 MR. GRICUS: It's not how it reads now.

20 MS. TRANCHIDA: That's why I said garage.

21 MR. RICHARDS: The reason I am doing that
22 or suggesting that is to help Mike out, you know,
23 if I have got somebody whose got a truck, a well
24 truck or something like that and it says Greg's

1 Well Drilling on it and it's behind two arborvitae
2 but I can still see the goddamn thing, it is not
3 going to help Mike out.

4 MS. DIMITROFF: What are you saying, help
5 him out in what way?

6 MR. RICHARDS: Enforcement.

7 MS. DIMITROFF: What do you mean?

8 MR. RICHARDS: Because the homeowner can
9 say it's screened, I have got two arborvitae and
10 it's screened in.

11 MS. TRANCHIDA: But not all people --

12 MS. DIMITROFF: Are we saying that's not
13 good enough?

14 MS. TRANCHIDA: Not all people are white
15 collar, right? There is blue collar that drive
16 these trucks, so because they are blue collar they
17 have to put it in a garage? Maybe they don't have
18 room. I don't have room.

19 MS. DIMITROFF: Maybe it won't fit in the
20 garage.

21 MR. RICHARDS: I don't think it has to do
22 with what color you are, it is about your property
23 values and having commercial trucks parked
24 outside.

1 MS. DIMITROFF: Densely planted evergreen
2 shrubs or trees, densely planted, which is more
3 than two arborvitae, okay?

4 MR. RICHARDS: Subjective nonetheless.

5 MS. DIMITROFF: Everything is subjective.

6 MR. RICHARDS: Must be parked inside of a
7 garage at all times.

8 MR. IOZZO: We would have to look at that.
9 I don't think we ever got to the garage code or
10 the size of the garage doors.

11 CHAIRPERSON WOLFE: Well, we did
12 indirectly.

13 MR. RICHARDS: We have done that.

14 CHAIRPERSON WOLFE: We did limit the size
15 of it.

16 MS. TRANCHIDA: 300 square feet for bay
17 and --

18 MR. IOZZO: Height and width.

19 MS. DIMITROFF: We did that.

20 MR. IOZZO: I don't think we finished.

21 MR. RICHARDS: Everyone has been talking
22 about these landscape people setting up shop, the
23 trucks show up, they are there all night, they are
24 not there, this would solve that. And why don't

1 they want to do that?

2 CHAIRPERSON WOLFE: I think your point is
3 it's why -- what if you live there and have a
4 company, have your company logo on your vehicle?

5 MR. RICHARDS: Put it in the garage.

6 CHAIRPERSON WOLFE: But what if you don't
7 have a garage big enough?

8 MR. RICHARDS: Shouldn't bring it home.

9 CHAIRPERSON WOLFE: Then we need to
10 regulate that, not regulate home occupations by
11 limiting what kind of cars and trucks you can have
12 in parking, and that's one of the issues we are
13 going to address, onsite parking. Is coming up.
14 That may be the better place to address it --

15 MR. RICHARDS: It might be.

16 CHAIRPERSON WOLFE: -- rather than in home
17 occupation.

18 I think everybody understands your point,
19 we understand your point and Carol's point, but is
20 this the right place to put it in, maybe not,
21 about should that limitation or regulation be
22 included in home occupations. Maybe it should be
23 in off-street parking provisions.

24 MS. TRANCHIDA: Do you have anything that

1 supports that it devalues the homes by having a
2 work truck parked in the driveway.

3 MR. RICHARDS: I know it really pisses off
4 the neighbors.

5 MS. TRANCHIDA: I don't care about that,
6 you said devalue.

7 MR. RICHARDS: We got past that.

8 CHAIRPERSON WOLFE: We did.

9 MR. KOHL: By the way, sort of.

10 CHAIRPERSON WOLFE: Like I said, maybe
11 that should be best addressed in an off-street
12 parking provision.

13 And I think we also -- didn't we talk
14 about it, about keeping it overnight or -- that
15 may be associations, too, I don't remember.

16 MS. DIMITROFF: We want to see --

17 CHAIRPERSON WOLFE: We want to see if we
18 have consensus on this, and I think we've reached
19 consensus that Greg's suggestion might be better
20 off being considered off-site parking? Would that
21 be correct to say?

22 MS. DIMITROFF: We aren't saying you can't
23 have the business, we are saying --

24 CHAIRPERSON WOLFE: You don't need to park

1 in the garage.

2 MS. DIMITROFF: This is about what can you
3 have for home occupation.

4 CHAIRPERSON WOLFE: Right.

5 My only question is what is the consensus
6 on that Paragraph D and I don't know if we have
7 reached that, about the home offices can be in a
8 detached structure.

9 MR. IOZZO: We have it here it cannot be,
10 but are we changing that to --

11 CHAIRPERSON WOLFE: I had a question, I
12 had stricken it out, but I wasn't sure about it, I
13 wasn't sure if we talked about it and what we
14 decided on it.

15 MR. RICHARDS: D what you struck is not
16 struck?

17 CHAIRPERSON WOLFE: Doesn't need to be
18 struck.

19 MR. RICHARDS: So leave this in.

20 CHAIRPERSON WOLFE: Leave, right.

21 MS. TRANCHIDA: So you can have it in a
22 detached?

23 CHAIRPERSON WOLFE: You can have your home
24 office, only your own work product, not your home

1 occupation, your business conducting, you are
2 conducting your own business.

3 MS. TRANCHIDA: In a detached.

4 CHAIRPERSON WOLFE: Yes, your home office.

5 MR. IOZZO: You can have your office in a
6 detached building.

7 MS. TRANCHIDA: I work from home.

8 CHAIRPERSON WOLFE: And you can have it in
9 a detached structure.

10 MR. IOZZO: And you can work in the
11 garage.

12 MS. DIMITROFF: Detached garage.

13 CHAIRPERSON WOLFE: Or shed.

14 MR. KOHL: Can't have in the shed?

15 CHAIRPERSON WOLFE: No, you can't have it
16 in the shed.

17 MS. TRANCHIDA: I have a question. I work
18 for company and I work out of my house. Is that
19 considered my one occupation?

20 CHAIRPERSON WOLFE: No. That's your home
21 office.

22 MS. TRANCHIDA: Okay, got it.

23 CHAIRPERSON WOLFE: With that any other --
24 does this accurately incorporate our discussion

1 and our current --

2 MS. DIMITROFF: Two minutes to finish?

3 MR. RICHARDS: Talking about paragraph J,
4 home occupation shall not result in more than
5 three vehicles parked simultaneously, so if I
6 am --

7 CHAIRPERSON WOLFE: Or customers, clients,
8 or employees.

9 MR. RICHARDS: If I am a nefarious
10 landscaper, I can have --

11 MS. TRANCHIDA: Did you bring home a
12 bobcat?

13 MR. RICHARDS: If I can have my truck and
14 my foreman's truck and my bobcat driver's flatbed
15 on the property?

16 CHAIRPERSON WOLFE: Are vehicles defined
17 in that?

18 MR. IOZZO: You are getting back into the
19 parking thing again because I think that the
20 parking ordinance which we spent a year talking
21 about addressed trailers, what trailers you could
22 have or couldn't have during the day or not in the
23 day, so that's another whole issue about the
24 trailer, but technically you could have three

1 vehicles parked there during the day that had
2 signs on them I don't see according to how this
3 reads.

4 MR. RICHARDS: Is that what we want?

5 MR. IOZZO: Probably not, but.

6 CHAIRPERSON WOLFE: I thought that there
7 was a section about no exterior sign or display of
8 any kind exterior display of any kind in
9 conjunction with the home occupation. That's been
10 in there, that's in there currently.

11 MS. DIMITROFF: It is exterior sign or
12 display of any kind. Is that going to cover the
13 vehicles?

14 MR. GRICUS: That's a sign on the
15 property, not on the vehicle.

16 CHAIRPERSON WOLFE: You could put
17 passenger vehicle.

18 MR. IOZZO: Put passenger.

19 MR. RICHARDS: Pickup.

20 CHAIRPERSON WOLFE: In paragraph J, the
21 home occupation shall not be more than three
22 passenger vehicles.

23 MS. DIMITROFF: Wait, but it could have
24 five trucks?

1 MR. RICHARDS: Yes.

2 How about calling them vehicles displaying
3 business lettering or logos?

4 CHAIRPERSON WOLFE: I don't know that
5 that's the issue, I think people are concerned
6 with the --

7 MS. DIMITROFF: Quantity.

8 CHAIRPERSON WOLFE: -- number of cars,
9 just the parking lot kind of aspect, right. I
10 don't think it's the signage, it's the --

11 MR. RICHARDS: I would think so.

12 CHAIRPERSON WOLFE: Well, it could be that
13 in addition to.

14 MR. RICHARDS: Yes.

15 MS. TRANCHIDA: So the house on Smith they
16 are automatically in violation?

17 CHAIRPERSON WOLFE: Unless you can prove
18 that they are for customers, clients, or employees
19 of the home occupation and not the residence. But
20 this doesn't -- this is for business people, like
21 customers, clients or employees, not residents.
22 So you might have six kids and they all have cars
23 and you have eight cars with the parents and six
24 kids?

1 MR. RICHARDS: Mike has to figure out
2 genealogy and what's this purpose of this vehicle.

3 CHAIRPERSON WOLFE: Again, nothing is
4 perfect.

5 And this isn't language that I created,
6 this is from other ordinances, people do the best
7 to regulate and these are the rules and the people
8 coming in looking at the rules hopefully follow
9 them. And if they are egregiously and we have
10 evidence to prove they are not following it then
11 enforcement can take it.

12 This doesn't make it perfect or foolproof,
13 but it does set the standard that hopefully people
14 will follow. That's what laws are about.

15 MS. TRANCHIDA: Rumor had it, I don't know
16 if it is true, is they are running a home
17 healthcare out of that house.

18 CHAIRPERSON WOLFE: We talked about that
19 last time and before.

20 MR. GRICUS: And the church and --

21 MS. TRANCHIDA: You have heard all that?

22 CHAIRPERSON WOLFE: We are not here to
23 adjudicate that issue.

24 MR. GRICUS: People from the home country

1 coming there with no substantial documentation to
2 support any of that.

3 MS. TRANCHIDA: Between a rock and hard
4 place.

5 MR. GRICUS: It is like you want to do
6 what you can do in your house, I can only see what
7 I can see.

8 MS. TRANCHIDA: I don't care what people
9 do, leave me alone.

10 MR. GRICUS: That property owner was nice
11 enough to see me on his property, I could see what
12 was out there, and he substantially reduced the
13 vehicles.

14 What had happened, if everyone cares to
15 hear, is that the property owner's sons got into
16 accumulating vehicles while he was out of the
17 country and they were fixing them up and selling
18 them. The kid is doing a hobby, I mean, the kids
19 are in their 20s, a lot of the vehicles got
20 cleaned up and got rid of them. But based on our
21 code once you are behind the building line as much
22 pavement as you have you can fill with vehicles as
23 long as they are licensed.

24 Now, if I stand out on Smith Road can I

1 see 50 to 100 feet back which cars are licensed or
2 not?

3 CHAIRPERSON WOLFE: Getting back to home
4 occupation --

5 MR. GRICUS: As long as I see tires are
6 inflated.

7 CHAIRPERSON WOLFE: -- we are going over
8 the same territory, are we going to be able to
9 reach consensus on this?

10 MS. DIMITROFF: H, that should be than.

11 CHAIRPERSON WOLFE: Which one? Right, got
12 it.

13 MS. DIMITROFF: You are keeping D?

14 CHAIRPERSON WOLFE: Yes.

15 J, do we have consensus on J or not?

16 Those are the vehicles.

17 MS. DIMITROFF: We are saying J you could
18 have 20 employees that work for your business but
19 only three of them or three vehicles unless they
20 all clown car it can be on the property at one
21 time? So it would at least stem the flow of just
22 having too many people there at the same time,
23 which is the issue.

24 CHAIRPERSON WOLFE: I think that's the

1 intent.

2 MR. KOHL: That is the issue.

3 MS. DIMITROFF: Isn't the issue to limit
4 the total number of employees or total number of
5 people that come to the house that day, it is the
6 total number at the same time, that's all you are
7 limiting here.

8 MR. RICHARDS: I am confused there.
9 Because we limit the business use to three cars,
10 but let's say I have got three kids and they are
11 all living at home, they each have a car my wife
12 has a car, I have got a car, now we are at eight
13 cars.

14 MS. TRANCHIDA: That's what I said, how do
15 you enforce something like that.

16 MR. RICHARDS: It's tricky.

17 CHAIRPERSON WOLFE: It is a little tricky.
18 At least it sets the standard, you know, I don't
19 know.

20 MS. TRANCHIDA: Shouldn't have ordinances
21 you can't enforce.

22 MR. IOZZO: And we have the parking
23 ordinance, too, but we can address that at the
24 parking ordinance. We had that same problem, we

1 talked about that for months about how many cars
2 can you park in front of the house, how many can
3 you park in the back of the house, where can you
4 park them? What if you have relatives over for
5 the weekend, what if it is Christmas and you have
6 six other people, it just goes on and on, it is --

7 MS. DIMITROFF: How high is the fence?
8 Six feet.

9 MR. IOZZO: It is almost impossible.

10 CHAIRPERSON WOLFE: Is there a motion on
11 the home occupation?

12 MS. DIMITROFF: I motion to pass it.

13 MR. KOHL: Second.

14 CHAIRPERSON WOLFE: I will take a rollcall
15 vote.

16 Carol Dimitroff.

17 MS. DIMITROFF: Aye.

18 CHAIRPERSON WOLFE: Fred Iozzo?

19 MR. IOZZO: Aye.

20 CHAIRPERSON WOLFE: Bill Kohl?

21 MR. KOHL: Aye.

22 CHAIRPERSON WOLFE: Greg Richard?

23 MR. RICHARD: Aye.

24 CHAIRPERSON WOLFE: Cathy Tranchida?

1 MS. TRANCHIDA: Aye.

2 CHAIRPERSON WOLFE: And Nancy Wolfe, aye.

3 Okay, motion carries.

4 I am going to suggest that we don't have
5 enough time to start a whole new issue and that I
6 think a couple of us have some issues to go home
7 for on this dark winter night.

8 I do have an announcement to make, this is
9 my last meeting. I am retiring for personal
10 reasons, nothing related to offsite parking or
11 home occupation.

12 MS. TRANCHIDA: Or buildings. Mike drove
13 her away.

14 CHAIRPERSON WOLFE: No, that's not it at
15 all, there is some personal reasons. I submitted
16 my letter this morning and it was received and
17 accepted. So I will not be here at the meetings
18 chairing the meetings or participating in the
19 Commission.

20 It has been my privilege to work with all
21 of you. I have worked here for almost 20 years
22 between the ZBA and this. I am proud to have
23 served the community for most of the time that I
24 lived here, I have lived here like 24 years I

1 think. That's it. So good luck to you all.

2 MR. RICHARDS: Motion to adjourn.

3 CHAIRPERSON WOLFE: Is there a second?

4 MR. IOZZO: Second.

5 CHAIRPERSON WOLFE: All those in favor.

6 (Chorus of ayes.)

7 (MEETING ADJOURNED AT 8:25 P.M.)

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1 STATE OF ILLINOIS)
2 COUNTY OF DUPAGE) SS.

3

4 I, STEPHANIE A. BATTAGLIA, do hereby
5 certify that I reported in shorthand the
6 proceedings had at the hearing aforesaid, and that
7 the foregoing is a true, complete, and accurate
8 transcript of the proceedings at said hearing as
9 appears from my stenographic notes so taken and
10 transcribed under my personal direction, this 18th
11 day of January, 2023.

12



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15

Certified Shorthand Reporter

16

17

18 CSR No. 084-003337 - Expires May 31, 2023.

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20

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22

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