

Meeting Minutes
Planning Zoning and Historic Preservation Committee

Date July 6, 2026

Time 5:30pm

Location: City Hall Council Chambers

Members Present: Josh Anderson (Chairman), Philip Brown, Torie Bounous, Matthew Smith

Absent: Robyn Peterson, Rick Stewart

Staff + Council:

- Council Member: Robin Harrison: Present
- Public Works: Josiah Bayless: Present
- Public Works: Julie Tilley: Present
- City Administrator: Traci Cox: Present
- Mayor: Bren Flanigan: Present

The meeting was called to order at 5:30pm by Chairman Josh Anderson.

Philip Brown made a motion to approve last month's minutes:

2nd: Matthew Smith

Motion Carries

Public Hearing:

1. To consider a request for a Certificate of Appropriateness for facade restoration on property located at 116-118 W 4th Street
 - a. Applicant: Bruton and Co. 530 W Fir Road Ste C
 - b. Applicant was not present. Josh mentioned that we needed applicant to be here in order to consider the request. Philip Brown made a motion that we make an exception and consider to approve the request as submitted.
 - i. Motion failed
 - c. Josh motions to table the request and forward to next meeting.
 - d. 2nd by Matthew Smith, Tori: yea
 - e. Philip Brown - nay
 - f. Motion passes.

New Business:

1. To consider a blight request for property located at 103 E 3rd
 - a. Applicant: Leo and Jonie Montalbano 226 Meacham Ave Park Ridge, IL 60068
 - b. Hoping for construction/restoration to put shopping and restaurant into the property.
 - c. Motion by Philip Brown to approve the blight declaration.

- d. 2nd by Matthew Smith, Torie: yea
- e. Josh Anderson abstained
- f. Motion carries.

Staff Report:

- Josiah: Storm cleanup went well
- Traci: None
- Mayor Flanigan: None

Old Business

- Discuss Historic District Guidelines
 - The committee went through the Proposed work by project type matrix line by line and adjusted various items between major work, minor work, and No COA.
 - Moving forward: Communicating with the general public about the proposed changes to the ordinance, etc. Julie and Josh will talk about the draft ordinance and present at next month's meeting.

Adjournment: There being no further business, there was a motion to adjourn the meeting

- Motion by: Torie Bounous
- Second by: Josh Anderson
- Motion carried, no opposition
- Meeting adjourned at: 6:40

The next meeting will be at city council chambers on: Monday Aug 3, 2026