



Community Development Committee Special Meeting

Thursday, July 23, 2020 at 4:30 PM

Minutes - DRAFT

I. Called to Order: At 4:30 P.M. by Trustee Barry

II. Present: Mayor Ron Gunter, Village Clerk Jinny Szymiski, Village Manager Steve May

Westmont Virtual Roll Call : Trustee Linda Liddle, Trustee Harold Barry, Trustee Marie Guzzo, Community Development Director Bruce Sylvester, Building Commissioner Jason Vitell, and Village Planner Nalini Johnson

III. Pledge of Allegiance - Waived

Mayor Ron Gunter paid tribute to Trustee Jim Addington following his recent passing.

IV. Approval of Minutes: Trustee Liddle made a motion to approve the minutes from the **January 16, 2020** Regular Meeting and Trustee Guzo seconded the motion. Motion passed on a voice vote.

V. OPEN FORUM - No one spoke during Open Forum.

VI. NEW BUSINESS

- A. Heritage Tree Fee Waiver Request** - Community Development Director Bruce Sylvester gave a brief background of Nature's Bests request to install an additional parking lot located at 260 N. Linden Avenue. In doing so, they may need to remove a Heritage Tree and are asking for a waiver of fees.

Bill Zalewski with Advantage Consulting, discussed the proposed site plan and intended use for the proposed commercial parking lot. Zaleski described the heritage tree locations and details relating to the root systems. Zalewski also discussed alternative landscaping plans which would include planting additional trees to off-set the heritage tree replacement diameter.

Village Forester Jon Yeater discussed the Heritage Tree species, life expectancy, and age. Yeaters primary preference was to work toward preserving the tree, but if not, it would

be to remove and replace with quality species.

There was discussion pertaining to redesigning the entrance which would eliminate two stalls and would require reconfiguration of the storm sewer connection.

Trustee Guzzo and Liddle were not in favor of waiving the fee in lieu of heritage tree replacements, but was in favor of site reconfiguration.

Mayor Gunter determined that the fees would not be waived and that the applicant would be given the ability to work with staff as well as the Village Attorney to approve the process given any site and landscaping reconfiguration.

Director Sylvester did not think revising the layout to eliminate two stalls or add additional plantings would trigger a variance.

- B. **Repeat Tall Grass/Weeds Offenders** - Building Commissioner Jason Vitell informed the board that there is now a “how to guide” for code enforcement and building permits available on the public website.

Vitell suggested including in the Department budget, funds for hiring a landscape company to address some of the problem properties that continually have vegetation overgrowth. Once the Village is billed by the third party landscaping company, the property would then be lienied.

Finance Director Spencer Parker noted that Community Development has \$4,000 budgeted for ‘nuisance clean-up’.

Mayor Gunter suggested utilizing Village Staff to perform that services however Village Manager Steve May stated the Village is no longer equipped staff wise, plus they do not want to put staff at risk or Village equipment at risk either since it is unknown what may be within the overgrowth. Mayor Gunter directed staff to bring the problem properties into compliance as soon as possible.

Vitell stated that he would correspond with the Village Attorney and fine tune the proposal and bring it back before the board at a later date.

- C. **Code Enforcement Sump-Pump Discharge Rules** - Vitell gave the board some historical background regarding resident complaints relating to sump pump discharge. Residents are told it is a civil matter unless the discharge is within 25ft of the public right of way.

Vitell asked the board for direction and suggested adding language to the code to include neighbor to neighbor sump pump discharge guidance.

Manager May agreed with Vitell in the sense that residents have perpetually come to the Village for assistance in neighbor to neighbor sump pump issues. May added that the absence of an Engineer on staff has decreased the ability to field the complaints and make suggestions on better ways to remedy the situation.

Mayor Gunter asked staff how surrounding communities handle sump pump discharge. Vitell replied that after researching, he found most neighboring communities had some kind of language addressing neighbor to neighbor sump pump discharge direction. Mayor Gunter stated that he did not think it was necessary for the Village to regulate sump pumps.

Trustee Guzzo was opposed to infiltrating specific measurements, but agreed that a general statement could be added pertaining to gutter and sump pump discharge directed toward neighbors.

Trustee Liddle liked the idea of not infringing on your neighbor but agreed with Trustee Guzzo that a specific measurement was not needed.

Vitell stated that he would take the feedback from the meeting to craft a reasonable statement and bring it back to the board in October.

VII. UNFINISHED BUSINESS - None

VIII. COMMUNITY DEVELOPMENT REPORTS -

Village Planner Nalini Johnson gave the board Planning and Zoning case updates and mentioned the next Planning and Zoning meeting agenda, which will include 1 N. Cass Avenue, scheduled for August 12th, 2020.

Building Commissioner Jason Vitell discussed updates, and statuses for issued permits under construction which included :

- Burger King (4 W. 63rd St.)
- Mystery Grocer (30 W. 63rd St.)
- Quincy Station (1 W. Quincy St.)
- Starbucks (6160 S. Cass Ave. #A)
- Oakmont Point (700-750 Oakmont Ln.)
- Medical Office Building (303 W. Ogden Ave.)

Vitell discussed the shipping container status which compliance has been achieved by all but one business out of roughly 30 containers.

IX. MISCELLANEOUS - Fire Chief Steve Riley gave a brief update on Covid-19 related statistics.

X. ADJOURN - Trustee Liddle made a motion to adjourn at 5:51 PM, and Trustee Guzzo seconded the motion. The motion to adjourn was approved by unanimous consent.