



MINUTES

**Regular Meeting
Community Development Committee of the Board**

August 12, 2015

1. The meeting was called to order by Chair Barker at 5:00 pm.

2. Roll Call

Bruce Barker, Chairman - present
Ron Gunter, Mayor - present
Jim Addington, Trustee - present
Harold Barry, Trustee - present
Virginia Szymiski, Village Clerk - present
Thomas Mulhearn, Police Chief - present
Steve May, Village Manager - present
Jill Ziegler, Community Development Director - present
Larry Forssberg, Chamber Executive Director - present
Joe Hennerfeind, Code Enforcement - present
Nick Weinert, Building Commissioner - present
Kim Nicoll, Planning Engineer - present

3. Pledge of Allegiance

4. The Minutes from the June 11, 2015 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. New Business

A. Inspection fee discussion

The current permit fees were discussed in length with regard to having some permits be a flat fee, as fences are. The proposed flat fee is for residential only, and permits that don't vary in cost now, such as windows, flat work, patios, hot water heater, low voltage. Discussion regarding in-house vs. the consultant doing inspections, and having to reverse what is done with costs. Building Commission Weinert introduced the idea of a using a percentage for some items instead of a flat fee.

B. Tax Increment Financing Policy

Discussion on the TIF policy that is being worked on. This will go directly to developers and businesses and will follow state statute. The Village's TIF consultant is working it. The document will be reviewed by staff, then the Economic Development Committee team, and then reviewed by the village attorney before going before the Board.

6. Reports and Unfinished Business -

A. Building Permits

Discussion on the number of permits that we have taken in so far this year.

B. Code Enforcement

Staffing - brief discussion regarding hiring another employee, on hold until the State passes the budget.

Active Court Cases - discussion on the five (5) on-going court cases. Property A is a construction site on Willard Place, Property B is a garage on 59th Street that was not finished and will be torn down. Property C is a house on West End that has been ongoing for the past four years.

C. Engineering

Currently thirty-seven (37) permits have been issued for projects. Discussion on the Municipal Engineers Group regarding wetland maps & floodplain maps. The County has a \$118,000 grant for redoing the wetland maps and have been working on it for the past three (3) years. The County has been working on Flood Plain maps for the past two (2) years. You can view the maps at www.Illinois.floodmaps.org.

Also work is being done on a Tech Guide Manual. A Standard Detail for permeable pavers is being worked on.

D. Text amendment updates from Planning and Zoning

- a. Multi-Family - parking
- b. Special Use
- c. Antenna
- d. Design Guidelines
- e. Video Gaming - Board meeting tonight. Requesting a 500' distance between corner of building/tenant space and neighboring gaming facility. Liquor license requirement.

E. Update: Larry Forssberg - Westmont Economic Development Partnership

Several small businesses open recently: Dairy Queen, Tips-N-Toes, Coco Froyo. There has been interest in the empty restaurant at St. James Crossing. We have been informed that the franchisee for Hardees has filed bankruptcy.

7. Miscellaneous

The next meeting will be October 15, 2015.

The meeting was adjourned at 6:35 pm.