



MINUTES

Regular Meeting

Community Development Committee of the Board

Regular Meeting of Thursday, January 21, 2016, 4:30 pm

1. The meeting was called to order by Chair Barker at

2. Roll Call

Bruce Barker, Chairman -
Ron Gunter, Mayor -
Marie Guzzo, Trustee -
Jim Addington, Trustee -
Linda Liddle, Trustee -
Steve Nero, Trustee -
Harold Barry, Trustee -
Virginia Szymiski, Village Clerk -
Thomas Mulhearn, Police Chief -
Dave Weiss, Fire Chief -
Larry Kaufman, Director of Fire Prevention Bureau -
Steve May, Village Manager -
Jill Ziegler, Community Development Director -
Larry Forssberg, Chamber Executive Director -
Joe Hennerfeind, Planner II -
Larry McIntyre -
Spencer Parker, Finance Director -
Jim Gunther, Deputy Chief -
Mike Ramsey, Public Works Director -
Nick Weinert, Building Commissioner -
Glen Liljeberg, IT -
Melissa Brendle, Municipal Services Office Supervisor -
Noriel Noriega, Assistant Public Works Director -
Rick Bocek, Duty Chief -

3. Pledge of Allegiance

- 4.** The Minutes from the October 15, 2015 meeting were reviewed. A motion was made by Marie Guzzo to accept the minutes and seconded by Jim Addington.

5. New Business

6. Unfinished Business

A. Building Division

The yearly report was gone over in detail. In 2015 a total of 1,332 permits were issued. Three were new commercial construction, 20 new single family homes. Total revenue of \$1,239,952.19 was collected.

Priority properties were discussed.

59th St. - The garage has been taken down, issue is resolved.

110 N. Cass Ave. - There was an issue with the balconies, it was resolved quickly.

Westview South Mall - will soon be in court, regarding the retaining wall.

301 S. Lincoln St. - Owner is working with Staff to get permits issued to demolish the house.

Code Enforcement has taken in several lack of heat complaints, and followed up on them. There have been several complaints of sump pumps discharging on the sidewalk.

The Ponds Apartment Complex has a new owner, and name change. The new name will be Westmont Village Apartments. The new owners are planning on making a lot of changes to the complex including a new Clubhouse.

Active Court Cases discussed -

S. Lincoln - garage addition taken down

Willard Pl. - a bid has been made to have the foundation removed, it goes before the Village Board tonight.

West End - was given a 30 day extension

Inspection Fees were discussed. The possibility of a flat fee was discussed, and a more detailed look at commercial fees. The permit process for window permits is being changed.

Plumbing code and energy code were discussed. Local amendments to the plumbing code are now allowed by the state and the Village will pursue amendments disallowing PEX piping. The state is moving to the 2015 energy code and the Village will need to adopt soon.

B. Planning Division

Text amendments being considered:

The Hilton Hotel is the only B-3 Zoned District. The Hilton is considering making property improvements in the coming year. Looking at Codes to see what can be done to stay business friendly and help them expand.

It is being recommended that the 500' distance requirement for video gaming be removed from the zoning code. It is currently in 3 sections, the zoning code, business license code and liquor license code. This will save the applicant time and money. It is proposed to remain in the Liquor License code & Business license code. This gives the Board a little more flexibility.

Staff proposed an amendment to zoning setbacks in the R-3 districts. While not altering the 35' front yard setbacks, up to a 10' encroachment (to 25') is proposed. Text amendment is dependent on matching neighborhood context and can be beneficial including reduction of lot coverage. Committee was in support of moving forward.

Tents will now have a separate permit pending board approval on 01/21.

A local brewer is interested in opening a brewery in the B-1 zoning district, in the downtown area.

C. Engineering Division

Noriel gave a quick update of engineering permits. Since October, 9 new houses have been approved, 7 permits have been submitted for new single family homes. Two commercial projects have been approved, Pathways Senior Living, now under construction, and Audi Parking Garage, to be handed out shortly.

Green infrastructure - Cumnor Road being the first impervious concrete street in the state was discussed. This street has made plowing in snow events challenging. This street can not be salted and can only be plowed with a rubber blade, which is on a front loader. An Employee who is plowing the route that Cumnor is on, has to stop, go get the end loader, and then plow the street. Options to make this transition faster/easier are being looked into. A broom is also being looked into.

Central Business District alley redesign is 25% complete, Ogden Avenue south to 55th Street.

Fee in lieu of - this pertains to residential detention and requires a waiver from the Village Board.

D. Special Projects

There is a Village wide ban to not use coal tar for new residential and commercial. This does not include the driveway seal that can be purchased at Home Depot. The EPA is moving towards making a mandatory ban nationwide.

Clarendon Hills Garden Initiative - The location of East Quincy & Richmond is being looked at for a community garden site and for Education on beekeeping. The Village of Clarendon Hills is looking for the Village of Westmont to be a partner. The Clarendon Hills Park District will be maintaining this location. A fundraiser on Earth Day at the Hilton was discussed.

7. Miscellaneous items -

The Annual TIF meeting will be on February 2, 2016 @ 2 pm in the Village Board room. A certified mailing was done.

Trustee Barry inquired about a replacement Code Enforcement Officer to replace Code Officer Whitehead. Currently in the process of replacing Ms. Whitehead, also in budget for extra Code Officers in the summer.

The discussion on the 500' distance text amendment was reopened for discussion. It is recommended that this requirement be removed from the zoning code, which would decrease the applicant's application time by two months, and reduce the cost by \$500. It would still provide the Village Board with control if necessary because the regulation would be kept in the liquor license. Trustee Barry inquired why not omit the 500' rule completely. The rule gives the Board more control. If a current restaurant in town would like to have gaming machines, it can go to the Village Board to request a waiver within two weeks at no cost.

The next meeting will be March 17, 2016 at 4:30 pm.

The meeting was adjourned at 5:35 pm.