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Community Development Department

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MINUTES

Village of Westmont
Community Development Committee of the Board
Regular Meeting of Thursday, May 26, 2016, 4:30 p.m.

Westmont Village Hall Executive Session Room
31 West Quincy Street, Westmont, IL

I. Call to Order

Chairman Barker called the meeting to order at 4:30 p.m.

II. Roll Call

Board Members

Ron Gunter, Mayor
Jim Addington, Trustee
Bruce Barker, Trustee
Linda Liddle, Trustee
Virginia Szymiski, Village Clerk
Marie Johanik-Guzzo, Trustee

Staff

Steve May, Village Manager
Jill Ziegler, Community Development Director
Joe Hennerfeind, Planner II
Nick Weinert, Building Commissioner
Mike Ramsey, Director of Public Works
David Weiss, Fire Chief
Mary Slattery, Administrative Assistant
Melissa Brendle, Municipal Services Office Supervisor

Guests

Sharon Kman, resident

III. Pledge of Allegiance

IV. Minutes

Trustee Barker made motion to approve minutes from last meeting, Trustee Guzzo approved and seconded by Trustee Liddle, all in favor, minutes approved.

V. Resident Sharon Kman addressed the Board: New construction at 101 S. Hudson:

Shared pictures and documents of the damage to her property by the construction company building new home at 101 S. Hudson.

New fence was damaged due to construction company digging close to the support posts. Construction then halted after hole was dug. Mrs. Kman contacted Mr. Paris, who is the General Contractor and he stated he would fix the fence but this never developed until six months later.

Fence is now fixed but Mrs. Kman is worried about her foundation to her house, which she believes could take 10 years to figure out if something is wrong. She stated she may have to sue the Village in the future. Mrs. Kman is concerned because she felt she did not receive adequate help with the fence issue. She contacted Weinert on several occasions to have the Village help her with her issues.

Mrs. Kman feels there is nothing in place to help residents when new construction takes place in the Village.

Nick Weinert, Building Commissioner Response:

Property built by Wilton Homes, property was dug and approved for foundation walls but work ceased at the property and hole was left. Just recently work started up again and the walls and foundation were poured.

Weinert contacted Wilton Homes and homeowner on several occasions to get them to fix the fence.

In regards to the foundation, Wilton Homes used a walk behind bobcat to not cause anymore problems to Mrs. Kman and her comments regarding her foundation. Building a house next to her house will not compromise her foundation since the cone of compression has not been violated.

There is an issue with Mrs. Kman's fence being located approximately 6 inches on the 101 S. Hudson property. The General Contractor, Mr. Paris, stated he would correct the fence but will need to wait until construction is finished with the house and put the new fence onto Mrs. Kman's property. The Village will not give him a Certificate of Occupancy until the fence is fixed properly and on the correct side of the lot line. Weinert will also ask contractor to put a little more dirt around the foundation to secure the fence.

VI. UNFINISHED BUSINESS

A. Inspection fee discussion (*continued from March 17, 2016*)

Nick Weinert:

Weinert handed out a spreadsheet of permits with current pricing and what is proposed. A 1 ½ percent permit fee is proposed (for residents), which would include the permit and inspections. An additional plan review fee would be triggered if the permit required planning and zoning. Zoning permits include fences, garages, houses additions and anything that adds lot coverage to a property.

Commercial permits will always have a plan review fee due to the complexity of the project and inspection charges.

Commercial permits would be 1 ½% plus the plan review and inspections. Commercial permits will make up the revenue from the resident fees due to size of projects, plan review and inspections. There was talk of changing the ordinance because in the past it was thought the flat fee would save people money but it really ended up benefiting the commercial projects.

Will draft the ordinance with all the changes with pricing and new permit forms and present to the Board at the next meeting.

B. Plumbing code amendments

Nick Weinert:

Plumbing code in the ordinance is incorrect and states that the Village of Westmont adopted the 2014 plumbing code. The language should show that the Village adopted the **77 Admin Illinois Admin Code 890**.

After discussion with municipalities, the State has said they will not approve each ordinance and will not have to provide scientific documentation on why Villages need to change their ordinance. Weinert worked with the plumber and plumbing counsel and put in the ordinance what the common plumbing practices are for this area. The attorney drafted up the ordinance and properly adopted the Illinois plumbing code and what is common practice for this area.

VII. REPORTS and NEW BUSINESS

Nick Weinert:

A. Building division:

- a. Building permits have increased tremendously, partially because the building division is more frequently in the field and residents know they need permits. There are not as many new single family residence permits, but there was a big rush at end of last year due to the new sprinkler ordinance which has likely offset that number.
- b. Code enforcement: 280 web QA's to date, closed 208 and 72 that are open.
- c. Active court cases:
House on West End, no work on property and set for court hearing on July 7th.
224 Willard, next court date: 7/7/16 for status hearing due to serving everyone properly. Judge stated this will be the last continuance.

Westview Shopping Center retention pond was supposed to be done by July 6th. They came in for permit but the Village has not heard if they have notified Anchor Rock next door to go on property to fix the pond.

Joe Hennerfeind:

B. Planning division

- a. Text amendments:
Front yard setback @ 25 feet when it meets context has been approved.
B3 to allow special uses for residential has been approved.
Forthcoming--looking at B1, B2, C1 tables to clean them up due to being changed so many times. Looking to make them read better.
- b. Project updates:
230 S. Cass-townhouses on Cass that revised their project to include a subdivision and should be owner occupied townhouses.
350 E. Richmond- new single family residential home is proposed on lot that was never constructed and this substandard size lot received a positive recommendation from Planning and Zoning Commission. Goes to Village Board tonight.

143 S. Cass- interior design studio will be proposing an addition and received positive recommendation from planning and zoning. Will be heard at Village Board Meeting.

50 W. Ogden- Tesla Dealership, will be heard tonight.

5933 S. Cass- Dr. Yuan's dentist office and home which is for some signage

200 N. Linden JT Manning school- security improvements and small addition.

Hilton Project had special meeting on May 18th and was continued to special meeting on June 15th. Trying to work with Hilton and residents on issues.

June meeting:

430 E. Ogden- BMW project, full reconstruction of everything on their multiple site's.

301 S. Lincoln- destroyed by fire, rebuilding and requesting a variance.

VIII. MISCELLANEOUS:

Trustee Barker:

Lincoln dealer, which is remodeling for past 2 years, has a piece of plywood on west corner, would like to see the plywood painted, an eye sore.

New fence repaired behind the Jewel which looks nice.

Steve May:

Resident renewed the request for a public sidewalk on 61st Street. It is in the budget and will start the engineer design for the sidewalk. Discussion needs to ensue if we should recapture the cost of the sidewalks. Need to put a mechanism in place to have conformity with sidewalks. Board will re-visit this at next meeting with public works too.

IX. ADJOURN