



**Community Development Committee Meeting
Thursday, October 12, 2017 at 4:30 PM
Minutes**

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

II. Present: Mayor Ron Gunter, Trustee Linda Liddle, Trustee Jim Addington, Trustee Steve Nero, Trustee Bruce Barker, Trustee Marie Guzzo, Village Manager Steve May, Community Development Director Jill Ziegler, Building Commissioner Jason Vitell, Deputy Chief Steve Riley, Police Chief Jim Gunther, Finance Director Spencer Parker, Municipal Services Office Supervisor Melissa Brendle, Administrative Assistant Jaime Hofmann, Administrative Assistant Erica Perez

III. Pledge of Allegiance

IV. Approval of Minutes: Trustee Addington made a motion to approve the minutes from August 17, 2017. Trustee Liddle seconded the motion. Motion passed.

V. Community Development Reports

A. Building Division

a. Code Enforcement / Property Maintenance: Building Commissioner Vitell reported that the number of complaints received by Code Enforcement have increased. Since the beginning of the year, 480 complaints have been received. Between the months of May through September, 63 violations of working without a permit were issued. A resident at the Westmont Village Apartments reported that the recycling bins had been removed. Westmont Village Apartments stated that they were getting fined by Waste Management since garbage was repeatedly being thrown in the recycling bins. The apartments will be reinstituting their recycling procedure, which will include educating the residents and providing proper signage. Mayor Gunter asked if Code Enforcement has visited Margie's yet. Vitell responded that they did notice there are up to four landscape trucks / trailers on the lot when they visited the site. He stated they will monitor the lot to make sure it is cleaned up.

Vitell stated that a resident on North Adams has been picking up trash and storing it in the front and back of their home. There have been posts on Facebook about the trash pile-up at the residence. Code Enforcement has been out to the location with the Police Department and Fire Department to inspect the property. Nearby residents have also put up security cameras.

Trustee Barker asked if the neighboring residents have contacted the Village. Vitell responded that they have sent complaints in via WebQA.

Ziegler stated that there have been auto dealers unloading by Ty Warner Park and that Code Enforcement has been following up with the situation. She also stated that a restaurant was spotted dumping cooking oil in the storm sewer. Code Enforcement has followed up with Public Works and the store manager. Trustee Addington asked what side of Ogden the restaurant is located at. Ziegler responded that it is on the north side of Ogden.

Vitell stated that there is an individual living in a van on a property in Westmont. There is no clear ownership of the property, so there is no person to fine as the homeowner. The Village Attorney is in the process of writing down statutes to address the situation. Code Enforcement will likely be bypassing Field Court and go straight to DuPage County House Court to have the vehicle removed. Trustee Liddle asked if Social Services is involved. Vitell responded that they are already involved. Ziegler stated that since it is on private property, it makes the situation more complicated. Vitell stated that the nearby residents have been dealing with this for over six years.

Ziegler provided a brief update on the current court cases. The property on West End has accrued over \$180,000 in liens. There is currently a judgement against the property as the work is still not completed. The property on North Warwick has been going through a multi-year complaint. The house has been painted and the resident is complying with the Village's requests. In regards to landscaping, there have been ongoing issues with Walgreens and Dunkin Donuts. A citation has been issued to Walgreens for not complying with their approved landscape plan. Landscape plans will be monitored for commercial properties to ensure that landscaping is being maintained.

b. Permits: Ziegler provided an update on the current residential and commercial projects. Many new single family residences have recently been approved. A Certificate of Occupancy was recently issued for 529 W. 59th Street. The construction at Bernas Park is progressively moving along. Italiamo passed their final inspections and will be opening in the near future.

B. Engineering Division

a. GIS: Ziegler stated that GIS interviews are underway. They hope to make a decision soon.

b. Project Updates: The construction at Porsche is moving along and engineering inspections are continually ongoing. BMW is currently working with the engineering division for approval on accommodating a larger detention pond. Aldi recently submitted their as-built drawings and final engineering inspections will be completed shortly. The construction at Royal Hills Club is nearly finished as well.

C. Planning Division

a. Sign Code Update: Ziegler stated that Village Planner, Joseph Hennerfeind, presented the proposed sign code amendments to the Planning and Zoning Commission at the September / October meeting. He will be presenting it to the Village Board on October 26, 2017. To date, the proposed changes have been well received.

Ziegler stated that Oak Brook Hills / Natatorium will be re-submitting to Planning and Zoning at the November meeting. The project has changed from the first time they submitted to Planning and Zoning. The Natatorium has been moved to a new location and the golf course will be reduced from an 18-hole course to a 9-hole course. Mayor Gunter stated that the applicants are trying to speed up the process but they need to have everything in place before going to the Public Hearing. Trustee Barker asked what the potential time frame is for the project. Ziegler responded that they intend on presenting to the Board in December. She stated that it is important and necessary to have public hearing items taken care of in order for the final approval request at the Village Board meeting to run smoothly.

b. Strategic Plan Action Items: Ziegler provided an update on the current text amendments. The masonry waiver was approved in August and the Beekeeping Amendment was approved in September. A Heritage Tree Amendment has been proposed that will save trees that are 20" dbh and historical trees. The amendment will promote conservation and preservation areas. In regards to corridor / gateway signs, the Village has met with IDOT, who has been very amenable. The Village is looking for ways to save money so that smaller signs can be installed as well. The gateway sign at Cumnor and West Ogden Avenue will be a smaller gateway sign. Since there is no right of way, approval will need to be given from the property owner. Ziegler stated that the Village has reached out to ComEd about the weeds at Richmond Gardens and they were taken care of. There are plans for grading, which should occur at the end of October. Richmond Gardens will be offering honey harvesting and shrub / tree sales. A local middle school will be making sugar boards for the bees.

VI. Miscellaneous - Vitell stated that Code Enforcement Officer, Dave Chapman, will be working on getting ready for his Certification for Property Maintenance. Ziegler stated that she, Hennerfeind, and two Planning Commissioners attended the Illinois Planning Association seminar, which included multiple planning seminars. They all found the event to be beneficial. Ziegler reported that the video gaming in Westmont has brought in \$7.0 million per month. Between the months of May through August, over \$28.0 million was brought in. Trustee Liddle asked if the Village is capped. Ziegler responded that we are capped.

Ziegler provided an update on the current grant updates. Johnny's Blitz was approved for a facade and life safety grant. However they will not receive it until they are open for a year. Urban Vet has received their reimbursement for the facade and life safety grant. 15 West Cass (Dolce) has received grant approval for a new awning. Expressions Dance Academy recently applied for a facade grant.

Trustee Addington asked about the gas station at Cass and Naperville Rd. He stated that there are still cars sitting there. Vitell responded that they will not be getting a Certificate of Occupancy until the cars are gone.

VII. Adjourn: Meeting motioned to adjourn at 5:30 p.m. by Trustee Addington. Trustee Nero seconded the motion.