



Community Development Committee Meeting

Thursday, April 25, 2019 at 4:30 PM

Minutes

- I. Called to Order:** At 4:30 P.M. by Chairman Jim Addington
- II. Present:** Mayor Ron Gunter, Village Clerk Jinny Szynski, Trustee Linda Liddle, Trustee Jim Addington, Trustee Bruce Barker, Trustee Harold Barry, Trustee Mary Guzzo, Village Manager Steve May, Community Development Director Bruce Sylvester, Building Commissioner Jason Vitell, and Finance Director Spencer Parker

III. Pledge of Allegiance

IV. Approval of Minutes: Trustee Liddle made a motion to approve the minutes from the January 17, 2019 Regular Meeting and Trustee Barker seconded the motion. Motion passed on a voice vote.

V. UNFINISHED BUSINESS

A. Recommended Ordinance Amendment for rules regarding the Commercial Vehicle Parking; Recreational Vehicle Parking; and Storage Containers.

- a. **Commercial Vehicle Parking** - Building Commissioner Jason Vitell discussed possible ordinance text amendments related to commercial vehicle parking. After updating the Village Board on current codes and regulations, Vitell proposed various eliminations, modifications, restrictions and definitions for them to review. Barry stated that home based businesses are encouraged but not commercial/industrial home businesses. Addington suggested the Board review the packet provided to them and to communicate with Community Development if there are any objections with the suggested amendments. Barry had questions on how these regulations would be enforced.
- b. **Storage Containers** - Vitell discussed the Village's current issues related to storage container use and regulation. Vitell recommended ordinance text amendments related to storage containers which included defining storage containers, defining items that can be stored, and zoning district restrictions. Barry discussed safety concerns in terms of hazardous materials being stored.

Addington also had safety concerns and preferred to only permit the containers with a variation or waiver. Liddle asked if the Village had the right to inspect the containers to which Village Attorney John Zemenek replied the best way to regulate is to have guidelines of what isn't allowed and how to properly anchor them. Addington stated the Board would move forward if no issues arise in the next two weeks.

- c. **Recreational Vehicle Parking** - Vitell shared with the committee various obstacles that Community Development has faced in terms of the current recreational vehicle parking code. Vitell asked the Committee their stance and if they feel it necessary to revise the current code. The committee did not feel that the code needed to be revised at this time.

VI. **NEW BUSINESS**

- A. **Request for a B-1 Business District Development Permit to allow a Vape Shop at 4 West Burlington Avenue.** - Sylvester discussed the process of a B-1 business district development permit. Specifically, Sylvester wanted to discuss with the Board a Vape Shop interested in 4 West Burlington Avenue. Barry and Guzzo had concerns regarding the amount of vape shops and similar businesses in Westmont. Zemenek discussed various options with the Board and the need to have a public Planning and Zoning meeting to discuss regulation, permitted districts, and restrictions. Barry suggested limiting licenses if possible, Zemenek said he would look into it. The Board agreed that they would like to discuss this further. Business owners Furqan Shaikh and Ahmed Sharif-Mudgir stated to the Board their intentions and how they think it will positively affect the community by providing a safer alternative to cigarettes. Mayor Gunter felt it was contradicting to the petitioners original statement since additionally, the business would also sell tobacco products.
- B. **Request for building and fire code modifications to allow a lift-chair in a shared stairway in a multi-family residential building.** - Sylvester discussed a permit request from a Westmont resident to install a chair lift in a stairwell for her husband which is currently not permitted at their multi-family living space under the building and fire codes. Sylvester stated the homeowners association was supportive. Sylvester had public safety concerns with changing the current codes in place. Various alternatives were discussed including waiving the code for this particular instance, variance requests, and text amendments. The Board wanted to postpone the decision for another two weeks until it was determined if a waiver was possible.
- C. **Proposal from the Westmont Historical Society for an Identification Plaque program.** - A member of the Westmont Historical Society presented to the committee a program where they would install plaques on homes and buildings in the downtown business

district that are designated as historic. The Board was supportive of the proposal. Sylvester stated he would work with the organization to outline a process and requirements.

VIII. Adjourn

Trustee Liddle made a motion to adjourn at 5:53 PM, and Trustee Nero seconded the motion. The motion to adjourn was approved by unanimous consent.