



Community Development Committee Regular Hybrid Meeting

Thursday, May 20, 2021 at 4:30 PM

Minutes - Approved

I. Called to Order: At 4:30 P.M.

II. Present: Attendance by observation, no roll call taken.

III. Pledge of Allegiance

IV. Approval of Minutes: Trustee Barker made a motion to approve the minutes from the February 25, 2021 Regular Meeting and Trustee Nero seconded the motion. Motion passed on a voice vote.

V. OPEN FORUM - No one spoke during Open Forum.

VI. NEW BUSINESS

A. Special Use Permit Update - CuraLeaf - 11 East Ogden - Regional compliance director Matt Kalmick provided the Committee with an update on their first 30 days of business and how traffic control has been going. Kalmick noted that business and operations have been smooth and they have been maintaining positive reviews and feedback. He also noted that there have been no issues with traffic going in and out of the establishment. Kalmick requested relief from the requirement for managing traffic with the off-duty police officer.

Trustee Barker asked if the parking lot was monitored with cameras, Kalmick replied that there were security cameras maintained by a professional security vendor off site.

The committee agreed that they were comfortable with the requested relief for the Special Use traffic management requirement. Community Development Director Bruce Sylvester stated that if the Board is comfortable and does not think the traffic is going to be a problem, then staff would send the business an official letter noting the traffic management would no longer need to be maintained.

- B. Historical Society Plaque Program Update** - Westmont Historical Society board members Tom Smith and Alice Crampits provided the committee with information regarding their efforts and plans to recognize Westmont's 100th anniversary. The Westmont Historical Society initiated a plaque program which highlights Westmont's history by identifying and promoting awareness and appreciation for buildings which have historical or architectural merit. In order to meet the criteria, the buildings must have been built prior to World War II or be at least 50 years old and have historical significance to the community. The program is still in its implementation process. Village of Westmont Manager Steve May added that for each application, there would need to be Village Board approval. Smith stated that Community Development staff would be notified of each plaque application in advance. Village Planner Nalini Johnson suggested the Historical Society develop a map indicating the plaque locations and once that is established, it can be presented to the Village Board at a later date.
- C. Zoning Text Amendments** - Village Planner Nalini Johnson went over some text amendments that the Planning and Zoning division has been working on. Johnson informed the Board that staff has identified issues that have made development more difficult and would like to improve the development process with some text amendment suggestions. The four amendments on the table included the following :
- a. Adding Residential uses as allowed uses in the O/R 1 district.
 - b. Catering uses to be allowed by right in B-1, B-2, O/R, C-1.
 - c. Clarify rules for beauty parlors.
 - d. Density and bulk modifications.

Mayor Gunter asked staff what the density and bulk regulations are like in other communities. Johnson replied that some of the communities she had researched such as Chicago did not mention number of bedrooms but rather square footage and units. Johnson noted she would look further into surrounding areas.

The board was in favor of staff continuing research and moving forward.

- D. Salt Storage building/structure regulations** - Building Commissioner Jason Vitell provided the committee with background information regarding bigger organizations installing their own large volume salt and mulch storage as well as equipment on their private property in order to save money. The code does not permit such use or outside storage. Vitell noted that over the last year these structures have become more prevalent and asked the Committee how Code

Enforcement should proceed.

The Committee agreed that the issue should be regulated, whether it be with temporary permits during winter, advisory, or prohibit them all together. For the current permanent structures that exist, staff was directed to have them remove the structure completely, and in the interim work on details and suggestions for temporary structures that are seasonally allowed and better regulated.

- E. Hotel regulations**--preventing long-term residency at hotels - Vitell discussed that when the suspension for places to have the ability to evict tenants is lifted, there is going to be a flood of tenants that are evicted. Code Enforcement has begun to see some of these evictions result in long-term stays at hotels. Vitell stated that hotels and motels are not built for long term stays, and there are ordinances in place to prevent more than 30 day stays. Vitell asked the committee for direction on how or if they should pursue this ahead of the curve.

The committee agreed that although difficult to regulate, staff should look into ways of enforcing what exists but modify the ordinance language to create exceptions for certain situations such as temporary builders/developers in the area or temporary fire restorations.

- F. 6108 - 6152 South Cass (Westview South) Update** - Community Development Director Bruce Sylvester discussed long term property maintenance issues with the vacant strip mall called Westview South. The property owners have approached Community Development regarding new developments and necessary entitlements. Citations were issued after some pause, but the Committee agreed to move forward with Code Enforcement action in the interim.

Mayor Gunter added some background information including the long term communications between the Village and the property owners and the Village's efforts to buy the property at fair market value.

The Committee agreed that the property should be cleaned up at the very least, and that they would like to see new development, preferably new single family housing.

- G. Annexation Update** - Sylvester provided the Committee with updates on the ongoing forced and voluntary annexations that Community Development has been working on. Mayor Gunter added that all of the annexations are part of a previous boundary agreement.

VII. UNFINISHED BUSINESS - None

VIII. COMMUNITY DEVELOPMENT REPORTS

A. Community Development Director - Bruce Sylvester provided the committee with a brief overview of the Community Development Department 2021 Quarter 1 report.

IX. MISCELLANEOUS - Trustee Barker who is on the Environmental Improvement Committee discussed a solar panel program they are trying to implement in hopes of promoting and streamlining solar panels in Westmont.

X. ADJOURN - Trustee Guzzo made a motion to adjourn at 5:56 PM, and Trustee Nero seconded the motion. The motion to adjourn was approved by unanimous consent.