

**MINUTES OF THE COMMITTEE OF THE WHOLE
OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF WESTCHESTER
27 May 2014**

CALL TO ORDER:

The meeting was called to order at 7:26 PM and present / responding to roll call were Trustees Calcagno, Gattuso, Perry, Steker, Yurkovich and President Pulia, absent was Trustee Reda. Also present were Village Clerk Miller, Village Manager Matthys, and Attorney Durkin.

NEW BUSINESS:

A. Recommendation from Planning Commission – Ms. Headley

Staff is proposing an amendment to various sections of the Village's zoning code. Text amendments to 18.04, 18.12, 18.28, 18.32, 18.40 and 18.58 of Title 18 of the Village of Westchester Zoning Ordinance to: 1. Include a definition section (18.04); 2. Include residential setbacks currently in the Building Code; 3. Add regulations regarding accessory structures (18.12); 4. Clarify lot coverage requirements (18.12); 5. Add provisions for training centers in the B-1 (18.28); 6. Include provisions for outdoor seating for restaurants (18.32); 7. Medical marijuana (18.40); and 8. Modifying provisions for billboard signs. The Plan Commission held a Public Hearing on April 29th regarding these amendments. The Planning Commission recommended approval of all but two amendments. Staff recommends using the proposed language and not using the language from the Planning Commission. Staff also recommends reducing the amount of lot coverage to 50% and to allow up to 60% but require some type of permeable pavement. The Planning Commission recommendation was to allow those that already have coverage at 60% to replace with like items not with permeable pavement. President Pulia suggests making a subcommittee of Trustees Gattuso and Yurkovich to meet with Ms. Headley and go over the amendments to the Zoning code. The Board agrees to put the nonconforming and lot coverage amendment on hold until further discussion with the subcommittee. The Board also agrees to gather more information regarding building heights. The Board agrees to pass all other amendments.

B. Requirements for Concrete and Asphalt Driveways and Approaches

A resident who applied for a building permit was informed that they could only replace their approach with concrete. They were very concerned with this. Staff reviewed the language in the code regarding concrete and asphalt aprons. Staff has historically used the following language to require an apron to be constructed of concrete: **14.03.920 New residential construction:** In all new residential construction, driveways and driveway approaches shall be concrete, unless the approved subdivision plan specifically permits use of other material.

Upon further review of this language by staff and the Village Attorney, it has been determined that this section of the code is written for instances where a new house is being constructed. The language which regulates the construction of aprons in instances where the driveway approach is being removed and replaced is **14.03.910 Driveway approach—Portion between public sidewalk and curb**

The Board agrees to allow only concrete approaches, add depressed curbs, and to remove section b from **14.03.910**.

C. Bid results – Portsmouth Ave. Sanitary Sewer Replacement Program – Ms. Matthys

There was a Bid opening for the Portsmouth Ave. Sanitary Sewer Replacement project on May 16th. Four Bids were received. Staff recommends Unique Plumbing Company who was the low bidder. This item will be added to the next agenda.

D. Change Order 2013 SIP – Concrete – Phase 1 – Ms. Matthys

J Nardulli Concrete, has encountered sixteen different alleys or commercial entrances along the various streets in the 2014 Street Rehabilitation Program. Alley and Commercial driveways are subjected to heavier vehicles than a normal homeowner's driveway. These locations need to be replaced with 8-inches of concrete. The original bid did not include a pay item for removal and replacement of 8-inch PCC alley/commercial driveways. The locations have been measured and the proposed change order is \$29,808. This item will be added to the next agenda.

E. IDOT Traffic Signal Upgrade – Ms. Matthys

IDOT is proposing to upgrade the traffic signals on State highways with LED modules. State funds will be used for 90% of the traffic signal upgrade. The Village is required to pay \$5,216.40. No Board action is required for this.

F. Disposal of Surplus Property – Mr. Hribal

This is a request to dispose of property that had been used throughout the Village and has now been deemed non-functioning. All items have been inventoried with an item brand and model as well as the serial number. This item will be added to the next agenda.

5. OLD BUSINESS:

A. End Loader Repair (Handout at Meeting) – Ms. Matthys

An estimate was received from Westside Tractor Sales for \$39,205. Public Works Staff has found another vendor (Chicago Bus and Truck) who feel that they could provide another estimate of \$10,000 less. This estimate was not received prior to this meeting but Staff recommends if said estimate is received to use Chicago Bus and Truck. This will be added as an action item on the next agenda.

6. INFORMATION ONLY:

Pres. Pulia - A meeting was held with ComEd a few weeks ago. A green-coated chain link fence with green-coated slats has replaced the chain link fence by the fountain area. There is a broken tree branch on Wakefield between Stratford and Sunnyside that is on the electric lines. This will be taken care of today weather permitting. In a conversation between Special Events and the Park District, it has been suggested that in lieu of hot dogs at the end of the fourth of July, that they give away the red, white, and blue bomb style popsicles. The Board agrees to this suggested change.

PUBLIC PARTICIPATION:

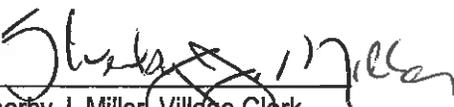
Steven Battersby – Mr. Battersby was surprised by the recommendations from the Planning Commission by how strict they are. President Pulia noted that was the reason for his suggestion of a subcommittee to take a more comprehensive look at all of these recommendations being posed.

Chris Laux – There is a house on 2826 Sunnyside that has overgrown grass. Mr. Laux has taken his personal lawnmower to this location to cut the grass. This is a foreclosure and Mr. Laux was wondering if there is something that can be done to make sure this property is in compliance. President Pulia stated that there is no Illinois State Law requiring banks to be responsible for the upkeep of foreclosures. Mr. Laux would also like to know what else the grass ordinance covers.

President Pulia stated that it covers weeds and other things too. President Pulia suggested that if Mr. Laux sees any property not in compliance, to go on the Village's website and send a request for service.

ADJOURNMENT:

With no further business to be discussed, Trustee Yurkovich made a motion, seconded by Trustee Calcagno to adjourn. On the roll call vote the Board passed said motion and the meeting was adjourned at 8:50 PM. (AYE 6).


Sherby J. Miller, Village Clerk