



31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6200

Committee of the Whole Meeting July 1, 2013 7:00 p.m.

1. Call To Order

2. Roll Call

3. Pledge Of Allegiance

4. Reports

a. Reports

- **Mayor**

- Announce 4th of July events

- **Clerk**
- **Attorney**
- **Manager** - Retirement recognition, Monday, 7/1/2013

- Mike Chorney - PW 36 years
- Frank Kulas - PW 31 years
- Greg Compton - 17 years
- George Mossman - PW 17 years

*Background Of
Subject Matter* *

Type Discussion Only

5. Items To Be Removed From Consent Agenda

6. Consent Agenda (Omnibus Vote)

a. Village Board Minutes

i. Village Board Minutes

Board to consider approving the minutes of the Committee of the Whole Meeting held June 13, 2013, the Community Flood Meeting held on May 22, 2013, the Village Board Tour held on June 26, 2013, and the corrected minutes of the Village Board Meeting held June 17, 2013.

*Background Of
Subject Matter* Required parliamentary procedure.

*Additional
Background* *

Recommendation Approval

Type Motion

Budgeted N/A

*Budgeted
Explanation* *

Documents: [2013-06-13 COMMITTEE OF THE WHOLE MEETING MINUTES.PDF](#), [2013-05-22 COMMUNITY FLOOD MEETING.PDF](#), [2013-06-26 VILLAGE TOUR MINUTES.PDF](#), [2013-06-17 VILLAGE BOARD MINUTES CORRECTED.PDF](#)

b. Finance Ordinance

i. Finance Ordinance #5

\$940,744.64

Background Of Subject Matter	*
Type	Motion

c. **Purchase Orders**

i. **PO 11031292**

Village of Downers Grove \$485,826.00

Background Of Subject Matter	Westmont percentage of the VOC for fiscal year 2014, includes both Police and Fire.
Additional Background	This will be paid in monthly installments of \$44,166.00 for 11 months. The first installment having been paid.
Type	Purchase Order

Documents: [PO 11031292.PDF](#)

ii. **PO 11031208**

Meade Electric Company \$60,000.00

Background Of Subject Matter	Street Light locates and repairs for fiscal year 2014.
Type	Purchase Order
Budgeted	Yes

Documents: [PO 11031208.PDF](#)

iii. **PO 11028915**

Sentinel Technologies, Inc. \$19,243.00

Background Of Subject Matter	Maintenance Agreements from 5/1/13-4/30/14 on network equipment.
Type	Purchase Order
Budgeted	Yes

Documents: [PO 11028915.PDF](#)

iv. **Purchase Order Total**

\$ 565,069.00

Background Of Subject Matter	*
Type	Purchase Order

d. **Total Of Purchase Orders & Finance Ordinance #5**

\$1,505,813.64

Background Of Subject Matter	*
Type	Motion

e. **Prevailing Wage Ordinance**

Board to consider approval of an ordinance to ascertain the prevailing wages as defined in said Act.

Background Of Subject Matter	The Village of Westmont is required by Illinois State Law to adopt the attached ordinance and mail certified copies to the State of Illinois.
Additional	This particular state law requires the Village to ascertain the prevailing wages, as

Background	defined in State law, for laborers, mechanics& other workers in the locality of the Village who are employed in performing construction of public works.
Type	Ordinance

Documents: [PREVAILINGWAGEORDINANCEFOR2013.PDF](#), [DU PAGE COUNTY PREVAILING WAGE FOR JULY 2013.PDF](#)

7. Unfinished Business

a. Central Business District TIF, Adoption Of Ordinances

Board to consider the following ordinances adopting the Central Business District Tax Increment Financing (CBD TIF) District:

1. An ordinance designating the redevelopment project area.
2. An ordinance adopting the TIF in connection with the designation of the CBD redevelopment project area.
3. An ordinance approving the redevelopment plan and project.

Background Of Subject Matter	On May 2, 2013 the Village Board conducted a public hearing for the proposed CBD TIF where interested parties could ask questions, make comments, & file written objections. The TIF consultant from Teska Associates gave a background presentation.
Additional Background	On April 26, 2013 the Joint Review Board for the CBD TIF met and provided a favorable recommendation regarding the proposal.
Recommendation	Staff recommends approval of the SWBD TIF Ordinance.
Type	Ordinance
Budgeted	Yes

b. 2013 Westmont Street Fair Street Closures

Board to consider an ordinance allowing for additional street closures during the 2013 Westmont Street Fair events on Thursday evenings from 5:00pm to 9:30pm during June, July and August:

1. Cass Avenue from Irving to Norfolk.
2. Irving Street from the alley east of Cass to the alley west of Cass.

Background Of Subject Matter	Due to the success of the Westmont Street Fair, including the Westmont Fresh Market and Cruisin' Nights, the Westmont Special Events Corporation is requesting the additional street closures to accommodate the growth in attendance.
Type	Ordinance

8. New Business

a. 132 South Linden Avenue, Berbaum Variance Approval Requests

Board to consider an ordinance approving the following requests from Jon Berbaum for a front yard deck in the R-3 Single Family Detached Residential District:

1. Zoning Code variance to allow lot coverage greater than the 35% maximum allowed for the purpose of approving a front yard deck on a lot with existing non-conforming lot width
2. Zoning Code variance to allow the construction of a front yard deck within the required front and side yard setbacks
3. Zoning Code variance to allow the construction of a front yard deck larger than 100 square feet

Background Of Subject Matter	The applicant's property slopes toward the front of the lot, has a mature tree in the rear yard, & a rear door does not exist in the rear of the house to access a rear yard deck. The narrow lot width does not allow outdoor living space without a
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variance.

Additional Background	Applicant proposes a pervious deck material & to remove the house's rear walkway. Staff recommends also using pervious pavers to replace the side walkway so infiltration will occur on the lot, & lot coverage will increase slightly to 40.2% from 38%.
Recommendation	Planning & Zoning Commission made a unanimous favorable recommendation for approval, noting separation from the street, mature vegetation, lack of access from the rear of the home, & use of pervious materials to allow for stormwater infiltration.
Type	Ordinance

Documents: [BERBAUM VARIATION - FINDINGS OF FACT.PDF](#), [BERBAUM VARIATION - LETTER IN SUPPORT.PDF](#), [BERBAUM VARIATION - PRELIM ENG REVIEW.PDF](#), [BERBAUM VARIATION - REVISED DECK PLANS - REDUCED.PDF](#), [BERBAUM VARIATION - PLANNING AND ZONING COMMISSION STAFF MEMO.PDF](#), [BERBAUM VARIATION - PLANNING AND ZONING COMMISSION SUBMITTAL FROM APPLICANT.PDF](#)

b. **31 N. Cass, Downtown Development Grant Request**

Board to consider an ordinance approving a Downtown Development Grant Request from Danielle Kirin of The Sweet and Savory Spot in the amount of \$1,250.

Background Of Subject Matter	The applicant is requesting assistance with the \$2,500 awning installation for the new bakery and cafe. The work is eligible for the facade improvement portion of the Downtown Development Grant. A brown awning with magenta lettering/logo is proposed.
Additional Background	The Grant Committee met on 6/18/13 and made a recommendation to approve a matching grant in the amount of \$1,250 for the facade work. Interior cosmetic improvements such as countertops, tile, and paint were not considered eligible.
Recommendation	At the time of the filing, the applicant also proposed fire safety work. The Committee recommended tabling this portion of the grant request in order to obtain additional information from the applicant and her contractor.
Type	Ordinance
Budgeted	Yes

Documents: [31 N CASS APPLICATION MATERIALS.PDF](#)

c. **33 N. Cass Ave, Downtown Development Grant Request**

Board to consider an ordinance approving a Downtown Development Grant Request from John Hagedorn of Uncle Jon's Music in the amount of \$2,820.

Background Of Subject Matter	The applicant is requesting assistance with the \$5,640 fire alarm system installation fee. The work is considered a life safety improvement eligible for a matching grant of up to 50%.
Additional Background	The Grant Committee met on 6/18/13 and made a recommendation to approve a matching grant in the amount of \$2,820 for the life safety work.
Type	Ordinance
Budgeted	Yes

Documents: [33 NORTH CASS ATTACHMENT.PDF](#)

d. **38 N. Cass Ave, Downtown Development Grant Request**

Motion to postpone generally the approval of a Downtown Development Grant Request from Al Kohout of 38 North Corporation (Alkaye Media/Sound Memories) in the amount of \$149.50.

Background Of Subject Matter	The applicant is requesting assistance with the \$299 fee to connect the building's wireless monitoring equipment to Norcomm. The work is considered a life safety improvement eligible for a matching grant of up to 50%.
Additional Background	The Grant Committee met on 6/18/13 and made a recommendation to approve a matching grant in the amount of \$149.50 for the life safety work.

Recommendation	At the time of filing, the applicant also proposed facade improvements including a new awning. The Committee recommended tabling the facade work in order to allow the applicant time to revise the submittal.
Type	Motion
Budgeted	Yes

Documents: [38 N CASS APPLICATION.PDF](#)

e. **Class 2 Liquor License**

Board to consider an ordinance increasing the number of Class 2 Liquor Licenses to accommodate a request by Neat Kitchen and Bar located at 246 N. Cass Avenue.

Background Of Subject Matter	*
Type	Ordinance

f. **Class 4 Liquor License**

Board to approve an ordinance to increase the number of Class 4 Liquor Licenses to accommodate a request by Dotty's located at 6188 S. Cass Avenue.

Background Of Subject Matter	*
Type	Ordinance

g. **312-364 North Warwick - Map Amendment Request**

Board to consider an ordinance approving a Map Amendment request to rezone properties located at 312 -316, 320, 324, 328, 360 & 364 North Warwick Avenue from R-4 General Residence District to R-3 Single Family Detached Residence District.

Background Of Subject Matter	The attached memo provides more detailed information regarding the Planning and Zoning Commission public hearing, including the detailed public comments that were made from individual property owners.
Additional Background	The apartment complex property owner at 312-316 N. Warwick requested to retain the existing R-4 zoning to avoid a non-conforming situation under R-3. The Commission clarified the apartment complex would still be non-conforming if the R-4 zoning remained.
Recommendation	The Commission unanimously recommended keeping R-4 zoning for the apartments at 312-316 North Warwick, & to rezone the rest of the block from 320 - 364 North Warwick to R-3 single family. The apartments are currently existing non-conforming under R-4.
Type	Ordinance
Budgeted	N/A

Documents: [2013-06-27 BOARD ACTION SHEET - WARWICK REZONING.PDF](#), [2013-06-12 PLANNING AND ZONING COMMISSION STAFF MEMO AND ATTACHMENTS - WARWICK REZONING.PDF](#), [2013-05-24 LETTER TO HOMEOWNERS - WARWICK REZONING.PDF](#)

h. **Award Of Bid Proposal**

Board to consider an ordinance approving the bid and awarding the construction contract to ERA Valdivia Contractors for the South tower Tank Repainting Project.

Background Of Subject Matter	Construction project consists of repainting the interior & exterior metal surface of the 1,000,000 gallon elevated water storage tank; including surface preparation, collection & disposal of surface debris, painting & other miscellaneous items of work.
Additional Background	On June 4, 2013 the Village received bid proposals from 5 contractors. The low bidder, ERA Valdivia Contractors, has a bid in the amount of \$310,000.00 which is approximately 30% below the Engineer's Estimate of \$450,000.00.
Recommendation	Staff recommends award of contract to ERA Valdivia Contractors.

Type Ordinance

Documents: [BID TUBULATION FOR SOUTH TOWER REPAINTING PROJECT.PDF](#)

i. **Adoption Of Revisions To The DuPage County Stormwater -Flood Plain Ordinance**

Board to consider an ordinance adopting the 2013 DuPage County Stormwater and Flood Plain Ordinance Amendments and General Certifications.

Background Of Subject Matter An update to the DuPage County Countywide Stormwater & Flood Plain Ordinance has been approved by the Stormwater Management Committee & County Board. This ordinance is effective April 23, 2013.

Additional Background It has corrected scriveners errors, added clarification, & addressed organizational/operational issues left unresolved by the last comprehensive text amendments.

Recommendation As a Partial Waiver community, the Village is required to duly adopt a resolution or ordinance of the corporate authorities of our community.

Type Ordinance

Documents: [REVISIONS TO THE COUNTY CODE - APRIL 2013 RESOLUTION.PDF](#)

j. **2010 Note Redemption**

Board to consider an ordinance authorizing redemption of the 2010 series general obligation notes.

Background Of Subject Matter In 2010 the Board issued general obligation notes that could be redeemed early if desired. As discussed at the 5/16/2013 Admin/Finance Committee meeting, one of the things that could be done to pledge revenue to fund a bond is to pay off the debt early.

Additional Background With 45 days notice, the Village can redeem these notes with a 1% penalty. We owe \$25,339 in July, & estimate additional redemption cost at approximately \$1,265,000. As noted in the previous meeting, we have the cash balance available to do this.

Type Ordinance

Budgeted No

Budgeted Explanation This can be included in the appropriation ordinance.

k. **Declaration Of Surplus Property - Fire Department**

Board to consider an ordinance to declare certain unusable radio equipment from the Fire Department as surplus property.

Background Of Subject Matter With the required implementation of the state-wide communication system, Starcom radio, this equipment is no long usable. The detailed posted list of equipment can be sold, once declared as surplus.

Additional Background This equipment will be sold at an online auction or as otherwise directed by the Village Manager. The sale of this equipment should generate an estimated \$5,000.00 in revenue to the Village.

Type Ordinance

Documents: [2013 WFD SURPLUSRADIO.S.PDF](#)

l. **Declaration Of Surplus Property - Police Department**

Board to consider an ordinance to declare unused property of the Westmont Police Department as surplus.

Background Of Subject Matter In 2009 the Westmont Canine (K-9) Program ended. The K-9 equipment has remained unused by the Police Department for the past four years.

Additional Background The Naperville Police Dept. has offered to purchase this unused equipment. To be sold, the Board must first declare the items as surplus.

Recommendation	Staff recommends sale of the equipment.
Type	Ordinance

m. **Hiring Freeze**

Board to consider a motion to temporarily lift the hiring freeze for the sole purpose of hiring a full time Police Officer and a part time Property Control position.

Background Of Subject Matter	Due to retirement, there is an open police officer position and the part-time property control opening will replace a full-time position.
Type	Motion
Budgeted	Yes

9. **Miscellaneous**

10. **Executive Session**

This Board may adjourn to closed session to discuss matters so permitted and may act upon such matters upon returning to open session.

11. **Adjourn**