



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

Village Board Meeting May 1, 2014 7:00 p.m.

1. Call To Order

2. Roll Call

3. Pledge Of Allegiance

4. Open Forum

Participants are advised that the Open Forum procedure is a privilege and should not be abused. Persons will be recognized, given the chance to speak and then the question or request will be answered, if necessary, referred to Village Staff for a response. Rules of Order and common courtesy will be rendered and expected. Time limit for each person is 3 minutes, unless previous arrangements with the Mayor have been agreed upon.

Items that will take more than 3 minutes should be placed on the next Regular Village Board Meeting Agenda. Contact the Village Manager for placement on the agenda.

5. Reports

a. Board Reports

- Mayor - Honor Westmont Crossing Guards during Public Service Week
- - Yolanda Austin
 - Lynn Gustafson
 - Jan Lewsader
 - Monica Lofton
 - Jim McCrory
 - Wanda Peavy
 - Marguerite Regan
 - Al Rodde
 - Keith Sellers
- - Employee Customer Service Award
- Clerk
- Attorney
- Manager - Announce Chair of the EIC, Aaron Spencer
- Trustees

**Background Of
Subject Matter**

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Type

Discussion Only

b. Committee Reports

- Administration & Finance
- Building & Zoning
- Public Safety
- Public Works
- Public Information
- Code Enforcement
- Westmont First

- Environmental Improvement Commission

**Background Of
Subject Matter** *

Type Discussion Only

6. Items To Be Removed From Consent Agenda

7. Consent Agenda (Omnibus Vote)

a. Village Board Minutes

i. Village Board Minutes

Board to consider approving the minutes of the Village Board Budget Meeting held April 10, 2014 and the Village Board Meeting held April 17, 2014.

**Background Of
Subject Matter** Required parliamentary procedure.

**Additional
Background** *

Recommendation Approval.

Type Motion

Budgeted N/A

**Budgeted
Explanation** *

Documents: [2014-04-17 VILLAGE BOARD MEETING MINUTES.PDF](#), [2014-04-10 VILLAGE BOARD BUDGET MEETING MINUTES.PDF](#)

b. Finance Ordinance

i. Finance Ordinance #1

Total to be announced at the meeting.

**Background Of
Subject Matter** *

Type Ordinance

c. Purchase Orders

i. PO 11033421

Dorner Company \$5,385.00

**Background Of
Subject Matter** Butterfly valves - water plant pump repair

Type Purchase Order

**Budgeted
Explanation** Funds available

Documents: [PO 11033421.PDF](#)

ii. PO 11033422

Affordable Roofing, Inc. \$9,470.00

**Background Of
Subject Matter** Re-roof water building

Type Purchase Order

Budgeted Yes

Documents: [PO 11033422.PDF](#)

iii. **PO 11033461**

CivicPlus \$11,170.00

Background Of Subject Matter FY 2014-2015 Website Hosting - Home Page

Additional Background Invoice #147433

Type Purchase Order

Budgeted Yes

Documents: [PO 11033461.PDF](#)

iv. **PO 11033460**

Sungard Public Sector, Inc. \$36,660.72

Background Of Subject Matter HTE - Maintenance June 1, 2014-May 31, 2015

Type Purchase Order

Budgeted Yes

Documents: [PO 11033460.PDF](#)

v. **PO 11033415**

HD Supply Waterworks \$42,000.00

Background Of Subject Matter 2: Sensus Omni C2 meters - Meter exchange program

Type Purchase Order

Budgeted Yes

Documents: [PO 11033415.PDF](#)

vi. **PO 11033370**

Conservation Design Forum \$157,735.00

Background Of Subject Matter Green Infrastructure Feasibility Study

Type Purchase Order

Budgeted Yes

Documents: [PO 11033370.PDF](#)

vii. **PO 11033469**

Village of Downers Grove \$626,988.00

Background Of Subject Matter Westmont portion of annual salaries for Fire & Police dispatch per agreement.

Type Purchase Order

Budgeted Yes

Documents: [PO 11033469.PDF](#)

viii. **Total Of Purchase Orders**

\$889,408.72

Background Of *

Subject Matter

Type Purchase Order

d. **Total Of Purchase Orders And Finance Ordinance #1**

Total to be announced at meeting.

**Background Of
Subject Matter** *

Type Ordinance

e. **Proclamations**

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**Background Of
Subject Matter** *

Type Proclamation

i. **Public Service Recognition Week**

Board to consider a proclamation declaring the week of May 4 through May 10, 2014 as Public Service Recognition Week.

**Background Of
Subject Matter** *

Type Proclamation

Documents: [2014 PUBLIC SERVICE RECOGNITION WEEK PROCLAMATION.PDF](#)

ii. **National Police Week**

Board to consider a proclamation declaring May 11 through May 17, 2014 as National Police Week.

**Background Of
Subject Matter** *

Type Proclamation

Documents: [2014 POLICE WEEK PROCLAMATION.PDF](#)

f. **Community Events**

i. **McGrath Acura - 400 E Ogden Avenue**

Board to consider an ordinance granting a sound amplification permit on a retroactive basis to McGrath Acura of Westmont for a special event on May 1, 2014 from 12:00 to 5:00 p.m.

**Background Of
Subject Matter** The applicant discussed this special event and this permit request at the Village Board meeting on April 17, 2014. The applicant is hosting an event to honor military vets and their families; a live band will be performing.

**Additional
Background** The event is in support of Rockin for the Troops which funds the Operation Support our Troops programs.

Type Ordinance

8. **Unfinished Business**

9. **New Business**

a. **TIF And Economic Development Consultant Services**

Board to consider an ordinance approving the following agreements with Ehlers to act as consultants:

1. Agreement for Tax Increment Financing (TIF) Annual Reporting and Joint Review Board Services.
2. Agreement for Economic Development Consultant Services.

Background Of Subject Matter With the recent adoption of the TIF districts, the Village is required to file an annual report and hold Joint Review Board meetings. Payments to the consultant will be based on hours worked, and will not exceed \$4,500.

Additional Background The Village has & will continue to be approached by developers interested in using TIF funds & other economic development incentives. Ehlers can analyze and aid in developer negotiations. Cost would be based on time worked, which will vary by project.

Recommendation After contacting multiple vendors for quotes, staff recommends selection of Ehlers.

Type Ordinance

Budgeted Yes

Budgeted Explanation The budget in the general fund includes the annual compliance costs as well as an estimated cost for assistance on one project. Additional project costs could be reimbursed by the TIF funds once they begin to generate revenue.

Documents: [WESTMONT COVER LETTER.PDF](#), [WESTMONT TIF REPORTING PROPOSAL.PDF](#), [WESTMONT ECON DEV CONSULTING SERVICES.PDF](#)

b. **320 E. Ogden Ave - Wendy's**

Board to consider ordinances approving the following requests from Jeff Gylling of the Wendy's Company to reconstruct a fast food restaurant with a drive-in in the B-2 General Business District:

1. Special use permit to operate a fast food restaurant with a drive-in.
2. Zoning code variance to increase the number of allowable signs.
3. Zoning code variance to increase the maximum gross square footage of signs.
4. Zoning code variance to increase the maximum gross square footage of menu boards.
5. Zoning code variance to permit parking in the required front yard setback.
6. Zoning code variance to reduce the number of required off-street parking stalls.
7. Zoning code variance to reduce the required rear yard setback in order to construct a dumpster enclosure.
8. Site and landscaping plan approval.
9. Commercial masonry waiver request.

Background Of Subject Matter Applicant requests special use approval to rebuild a Wendy's restaurant with a drive-through window. Due to the site's limited size, parking variances are needed. Applicant intends to use corporate branding & is also requesting multiple sign variances.

Additional Background Applicant revised site circulation & parking after meeting with staff. At April public hearing, Commission recommended approval with elimination of left turns on Ogden. Applicant was not receptive to the recommendation to eliminate left turn onto Ogden.

Recommendation The traffic consultant has included a memo addressing the recommendation. Commission was pleased the restaurant remains in Westmont & is meeting the Comprehensive Plan with a new monument sign & improved corridor landscaping.

<i>Type</i>	Ordinance
<i>Budgeted</i>	N/A

Documents: [320 E OGDEN - P AND Z AGENDA ITEM.PDF](#), [320 E OGDEN - APPLICATION.PDF](#), [320 E OGDEN - ATTACHMENTS.PDF](#), [320 E OGDEN - ELAVATION.PDF](#), [320 E OGDEN - FINDINGS OF FACT.PDF](#), [320 E OGDEN - LANDSCAPE PLAN.PDF](#), [320 E OGDEN - TRAFFIC STUDY LETTER.PDF](#)

c. **50 West Ogden And 613-635 Grant Street - Leaders Bank**

Board to consider ordinances approving the following requests from Leaders Bank, represented by James Olguin regarding 50 W Ogden and 613-635 Grant Street to construct a parking lot expansion:

1. Map amendment request to rezone the properties located at 635 Grant Street, 631 Grant Street, 629 Grant Street, 625 Grant Street, 621 Grant Street, 617 Grant Street and 613 Grant Street from R-4 General Resident District to B-2 General Business District.
2. Preliminary Plat of Subdivision.
3. Site and Landscaping Plan approval.

Background Of Subject Matter	Leaders Bank requested approvals at the 12/2013 P&Z public hearing; continued for more information & revised plans. Neighbors concerns were commercial encroaching into residential, wanted previously approved townhomes between commercial & single family.
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Additional Background	Applicant revised site plan & moved cul-de-sac north, substantially increased landscaping & increased distance of parking lot from residences. Neighbors concerned landscaping would not be installed; it is required per site plan approval.
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Recommendation	Revised plan approved at April 2014 meeting. Commission had noted the building needed more parking, previous comments were taken into consideration so commission recommended approval.
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<i>Type</i>	Ordinance
<i>Budgeted</i>	N/A

Documents: [50 W OGDEN P AND Z AGENDA ITEM.PDF](#), [50 W OGDEN - LANDSCAPE.PDF](#)

d. **20 East Chicago Avenue - Sunrise Distributors**

Board to consider ordinances approving the following requests from Farhan and Yousuf Karim of Sunrise Distributors Inc. to operate used automobile sales with an automotive repair business that includes body and fender work and vehicle painting in the B-2 General business District:

1. Special use permit to allow the sale of used automobiles.
2. Variance to permit the sale of used automobiles within 500 feet of a residence district.
3. Special use permit to operate an automotive repair business that includes body and fender work and vehicle painting.
4. Variance to permit the automotive repair business within 500 feet of a residence district.

Background Of Subject Matter	Discussion at 4/9/14 public hearing centered around painting, the existing fenced parking lot, & junked vehicle storage. Applicant stated intent was to provide enough space to access the rear lot, but did not want to stripe parking spaces.
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Additional Background	Commission recommended approval with conditions of no more than 50% of parking lot capacity to be junked cars. Applicant did
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not represent junked cars to the Economic Development Committee, so staff recommends attached, more restrictive conditions.

Recommendation Applicant submitted a revised site plan clarifying how the parking lot would be utilized. That is attached with staff's & Commission's recommended conditions. Per zoning code, all junked cars must be stored indoors, & vehicles for sale can be in the lot.

Type Ordinance

Budgeted N/A

Documents: [20 E CHICAGO P AND Z AGENDA ITEM.PDF](#), [20 E CHICAGO ORIGINAL APPLICATION.PDF](#), [20 E CHICAGO ORIGINAL ATTACHMENTS.PDF](#), [20 E CHICAGO FINDING OF FACT.PDF](#), [20 E. OGDEN - SUNRISE DISTRIBUTORS LETTER.PDF](#), [20 E CHICAGO PROPOSED PARKING LAYOUT.PDF](#), [20 E CHICAGO PROPOSED SPECIAL CONDITION STAFF RECOMMENDATION.PDF](#)

e. **Declaration Of Village Property As Surplus**

Board to consider an ordinance declaring certain Village owned vehicles as surplus property to be sold at the DuPage Mayors and Managers Conference (DMMC) auction.

Background Of Subject Matter This property, as identified in the attachment, has outlived its useful life. It is outdated, non-functioning, replaced, or otherwise not economically maintainable.

Additional Background These vehicles will be disposed of by auction through Obenauf Auction Services, Inc. on behalf of DMMC, beginning in May 2014. This property, upon being declared surplus and sold, will be removed from the Village's property inventory.

Recommendation Staff recommends approval of this declaration of listed vehicles as surplus and the method of disposition.

Type Ordinance

Documents: [AUCTION LIST 2014.PDF](#), [2014-05-01 VEHICLE SURPLUS ORDINANCE.PDF](#)

f. **Lease Agreement - Konica Minolta**

Board to consider an ordinance authorizing a corrected agreement with Konica Minolta for a five year lease of 10 copy machines.

Background Of Subject Matter This item was approved at the 4/3 regular board meeting, however a typo was found in the agreement that changes the payment terms. A corrected lease needs to be approved.

Additional Background Current lease expires in May. Additional savings achieved by reducing number of copiers by one machine this lease period. An internal staff committee reviewed various options & recommended renewing with Minolta.

Type Ordinance

Budgeted Yes

Documents: [MINOLTA LEASE AGREEMENT - CORRECTED.PDF](#)

10. Miscellaneous

11. 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.

12. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting

should contact Mr. Ronald Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.