



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

## Village Board Meeting June 12, 2014 5:30 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 - Progressive Village Performance Network
- Clerk
- Attorney
- Manager
- Trustees

*Background Of  
Subject Matter*

\*

*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 Meeting Minutes**

Board to consider approving the minutes of the Village Board Meeting held May 29, 2014.

|                                            |                                   |
|--------------------------------------------|-----------------------------------|
| <b><i>Background Of Subject Matter</i></b> | Required parliamentary procedure. |
| <b><i>Type</i></b>                         | Motion                            |
| <b><i>Budgeted</i></b>                     | N/A                               |

***Documents:*** [2014-05-29 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. **Finance Ordinance**

i. **Finance Ordinance #4**

Total to be announced at the meeting.

|                                            |           |
|--------------------------------------------|-----------|
| <b><i>Background Of Subject Matter</i></b> | *         |
| <b><i>Type</i></b>                         | Ordinance |

c. **Purchase Orders**

i. **PO 11033837**

Amalgamated Bank of Chicago \$739,104.06

|                                            |                          |
|--------------------------------------------|--------------------------|
| <b><i>Background Of Subject Matter</i></b> | Annual Bond Debt Service |
| <b><i>Type</i></b>                         | Purchase Order           |
| <b><i>Budgeted</i></b>                     | Yes                      |

***Documents:*** [PO 11033837 -1.PDF](#)

ii. **PO 11033820**

Meade Electric Company \$65,000.00

|                                            |                                    |
|--------------------------------------------|------------------------------------|
| <b><i>Background Of Subject Matter</i></b> | Annual Streetlight repairs/locates |
| <b><i>Type</i></b>                         | Purchase Order                     |

***Documents:*** [PO 11033820 -1.PDF](#)

iii. **PO 11033855**

Westmont Park District \$25,000.00

|                                            |                                   |
|--------------------------------------------|-----------------------------------|
| <b><i>Background Of Subject Matter</i></b> | Landscaping services - 2 invoices |
| <b><i>Additional Background</i></b>        | simultaneous payment              |
| <b><i>Type</i></b>                         | Purchase Order                    |
| <b><i>Budgeted</i></b>                     | Yes                               |

***Documents:*** [PO 11033855 -1.PDF](#)

iv. **PO 11033807**

All Traffic Solutions \$12,190.00

|                             |                |
|-----------------------------|----------------|
| <b><i>Background Of</i></b> | Speed sentries |
|-----------------------------|----------------|

**Subject Matter**

**Type** Purchase Order

**Budgeted** Yes

**Documents:** [PO 11033807 -1.PDF](#)

v. **PO 11033787**

Westmont Park District \$7,836.13

**Background Of Subject Matter** Salary Share - R. Fleck

**Type** Purchase Order

**Documents:** [PO 11033787 - 1.PDF](#)

vi. **Total Of Purchase Orders**

\$849,130.19

**Background Of Subject Matter** \*

**Type** Purchase Order

d. **Total Of Purchase Orders And Finance Ordinance #4**

Total to be announced at the meeting.

**Background Of Subject Matter** \*

**Type** Motion

**8. Unfinished Business**

**9. New Business**

a. **6S611 Vandustrial Drive - Great Lakes Auto Sports Special Use**

Board to consider an ordinance approving a Special Use permit to allow the retail sale of classic automobiles as an accessory use.

**Background Of Subject Matter** Applicant is looking to sell classic automobiles as an accessory use to his primary operation of restoring & repairing classic automobiles. Retail auto sales in the M District require a special use.

**Additional Background** All activities including storage & sales will occur indoors. The building is in the South Westmont Business District TIF area, but the property owner does not plan to redevelop this lot in the near future. The property is not located on primary frontage.

**Recommendation** Planning & Zoning Commission recommended approval with standard special use conditions; there was no public comment. Economic Development Committee also gave a positive recommendation. Comprehensive Plan recommends the lot for M district activities.

**Type** Ordinance

**Budgeted** N/A

**Documents:** [6S611 VANDUSTRIAL DRIVE - AGENDA ITEM.PDF](#), [6S611 VANDUSTRIAL DRIVE - FINDINGS OF FACT.PDF](#)

b. **408-412 North Cass Ave - Cass Ave Dream Homes**

Board to consider ordinances approving the following requests from Cass Avenue Dream Homes regarding 408-412 North Cass Avenue to construct a new row townhome development in the R-4 General Residence District:

1. Zoning code variance request to reduce the required front yard setback
2. Zoning code variance request to reduce the required maximum allowable density
3. Site and landscaping plan approval
4. Preliminary subdivision approval
5. Masonry waiver

**Background Of Subject Matter** Applicant requests a 15' front yard setback variance (30' required) & 75,780 sq ft density variance (127,800 sf required), & masonry waiver. Staff has concerns regarding meeting final engineering, & the project cannot be completed without that approval.

**Recommendation** Planning & Zoning Commission recommended approval at 5/14 public hearing, with public discussion about density, proximity to residential homes to the west on Grant St, detention & setbacks. EDC also gave a positive recommendation.

**Type** Ordinance

**Budgeted** N/A

**Documents:** [408-412 N CASS - PACKET ATTACHMENTS.PDF](#), [408-412 N CASS - MASONRY WAIVER.PDF](#), [408-412 N CASS - DENSITY SUMMARY.PDF](#), [408-412 N CASS - FINDINGS OF FACT.PDF](#), [408-412 N CASS - PZC MINUTES.PDF](#), [408-412 N CASS - STAFF MEMO.PDF](#), [408-412 N CASS - PLANS.PDF](#)

c. **115 E Ogden Ave - Hinsdale-Westmont Veterinary Center**

Board to consider ordinances approving the following requests from the Hinsdale-Westmont Veterinary Center to build a new veterinarian office and indoor kennel facility in the B-2 General Business District:

1. Special use permit request to operate a veterinarian office
2. Zoning code variance request for a veterinarian office to be located within 100 feet of a residence district
3. Special use permit request to operate an indoor kennel
4. Zoning code variance request for an indoor kennel to be located within 100 feet of a residence district
5. Site and landscaping plan review
6. Commercial masonry waiver request

**Background Of Subject Matter** Applicant requests special use and site & landscaping plan approvals to build an indoor vet & kennel facility. Due to the proximity to the single family residential home to the south, distance variances are requested.

**Additional Background** Comprehensive Plan denotes this site as underutilized & recommends the whole block for retail redevelopment. If the lot were combined with the east property (which is not for sale), the combined properties could be a larger redevelopment or expansion.

**Recommendation** P&Z C recommended approval of the special use & variance requests at 5/14 meeting, & final site site plan is scheduled for 6/11. Due to residential proximity Board may want to add special conditions regarding hours of operation & number of kennels.

**Type** Ordinance

*Budgeted*

N/A

*Documents:* [115 E OGDEN - SITE PLANS.PDF](#), [115 E OGDEN - AGENDA ITEM.PDF](#), [115 E OGDEN - CENTER PLANS.PDF](#), [115 E OGDEN - POWERPOINT.PDF](#), [115 E OGDEN - PZ MEETING MINUTES.PDF](#)

d. **Liquor License Waiver - Westmont Park District**

Board to consider an ordinance approving a special events liquor license fee waiver for the annual Fourth of July Fireworks celebration on July 4, 2014. The Westmont Park District requests the board waive a total of \$100.00 in fees.

*Background Of  
Subject Matter*

This event is a family friendly community event to celebrate the 4th of July. The Westmont Police Department will provide security during the beer sales, per ordinance.

*Type*

Ordinance

**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.*