



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

Village Board Meeting - Amended Agenda August 21, 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

Babe Ruth Little League Awards

Fire Department Awards

Commissioner Anton Retirement

Key to the Village - Bill & Jo Wavak and Marcel & Theresa Levesque

Clerk

Attorney

Acting Manager

Trustees

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. Meeting Minutes

Board to consider approving the minutes of the regular Village Board meeting held on August 7, 2014.

Background Of *

Subject Matter

Type Motion

Documents: [2014-08-07 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. July Financial Report

Board to consider a motion to accept the financial report submitted for the month of July 2014.

Background Of *
Subject Matter
Type Motion

Documents: [JULY 2014 FINANCIAL MEMO.PDF](#), [MONTHLY REVENUE AND EXPENSE SUMMARY JULY 2014.PDF](#)

c. **Finance Ordinance**

- i. **Finance Ordinance #9**
Total to be announced at the meeting.

Background Of *
Subject Matter
Type Ordinance

d. **Purchase Orders**

- i. **PO 11033255**
Kamstrup Water Metering \$23,991.40

Background Of Water Meters for pilot program as discussed at Public Works
Subject Matter Committee
Type Purchase Order
Budgeted Yes

Documents: [PO 11033255.PDF](#)

- ii. **PO 11034159**
Baxter & Woodman \$22,620.00

Background Of West Ogden Water Main Extension, as approved at the 8/7
Subject Matter Board Meeting
Type Purchase Order
Budgeted No
Budgeted The money was not included in the budget, but the costs will
Explanation be reimbursed by a developer

Documents: [PO 11034159.PDF](#)

- iii. **PO 11034188**
Hornik Engineer Systems \$8,370.00

Background Of Backflow Testing May - July
Subject Matter
Type Purchase Order
Budgeted Yes

Documents: [PO 11034188.PDF](#)

- iv. **PO 11034220**
Don Morris Architect \$10,675.00

Background Of Building Review & Inspections
Subject Matter
Type Purchase Order
Budgeted Yes

Documents: [PO 11034220.PDF](#)

v. **PO 11034232**

DuPage Mayors & Managers Conference \$21,920.28

<i>Background Of Subject Matter</i>	Annual Dues
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents: [PO 11034232.PDF](#)

vi. **PO 11034248**

Phillips Flowers \$13,059.40

<i>Background Of Subject Matter</i>	Downtown Decorations - Wreaths
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents: [PO 11034248.PDF](#)

vii. **PO 11034250**

Vidito Tree Experts \$24,909.00

<i>Background Of Subject Matter</i>	EAB Tree Removal & Stumping (59 tress)
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents: [PO 11034250.PDF](#)

viii. **PO 11034254**

Westmont Park District \$12,500.00

<i>Background Of Subject Matter</i>	Quarterly Landscaping Services
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents: [PO 11034254.PDF](#)

ix. **PO 11034216**

Westmont Park District \$8,049.24

<i>Background Of Subject Matter</i>	Salary Cost Sharing - Landscape Architect
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents: [PO 11034216.PDF](#)

x. **PO 11034299**

Home Security Store, Inc. \$5,324.04

<i>Background Of Subject Matter</i>	Replacement Alarm System for Village Hall.
<i>Type</i>	Purchase Order

Budgeted	Yes
Budgeted Explanation	Grant Funded

Documents: [PO 11034299.PDF](#)

xi. **Total Of Purchase Orders**
\$151,418.36

Background Of Subject Matter	*
Type	Purchase Order

e. **Total Of Purchase Orders And Finance Ordinance #9**

To be announced at the meeting.

Background Of Subject Matter	*
Type	Motion

f. **Proclamation**

September 2014 is Hunger Action Month in the Village of Westmont.

Background Of Subject Matter	The Northern IL Food Bank, a partner of our own People's Resource Center, requests that everyone wear orange on Sept. 4 as part of the Hunger Action Month.
Type	Proclamation

Documents: [PROCLAMATION - SEPTEMBER IS HUNGER ACTION MONTH 2014.PDF](#)

8. **Unfinished Business**

9. **New Business**

a. **Planning And Zoning Commissioner Reappointments**

Board to consider a motion approving Mayor Ron Gunter's reappointment of the following members of the Planning and Zoning Commission:

- Steve Fedeczko
- R. Roy Fleet
- Greg Pill
- Ed Richard
- Craig Thomas
- Wallace Van Buren

Background Of Subject Matter	The term of office for each Commissioner is five (5) years and until their respective successors are appointed and qualified. All the appointees have met all requirements for reappointment.
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Additional Background	At this time there is an opening for 1 new commissioner, due to the resignation of Commissioner Anton.
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Recommendation	Approval
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Type	Motion
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b. **141 East Richmond Avenue - Beusse Fence Variance**

Board to consider an ordinance approving a Zoning Code variance request from Brian and Angela Beusse to allow a 6' solid wood fence in the side yard adjoining the street

in the R-3 Single Family Residential District.

Background Of Subject Matter	Applicants have a large corner lot & are requesting a variance in order to be able to fence the majority of their rear yard. The code requires the fence be set back 15' from the property line, & they would like to install the fence at the property line.
Recommendation	The fence would be set back far enough from the corner to avoid any line of sight issues from the intersection, and would provide the applicants the ability to fence almost 3,000 more square feet of their back yard.
Type	Ordinance

Documents: [141 E RICHMOND MARKED PLAT.PDF](#), [BEUSSE ATTACHMENTS.PDF](#), [141 E RICHMOND AVE - PLANNING AND ZONING AGENDA ITEM.PDF](#)

c. **100,102 And 104 Chestnut Avenue - People's Resource Center**

Board to consider an ordinance approving the following requests from the People's Resource Center at 100, 102 and 104 Chestnut Avenue in the M-Manufacturing District:

1. Zoning Code variance request to reduce the number of required off-street parking stalls to allow the operation of a multi-tenant building.
2. Waiver from associated variance fees.

Background Of Subject Matter	Applicant requests a parking variance to reduce the number of required parking spaces in order for the existing property owner to run his medical supply business, for a dance studio to operate, and for the People's Resource Center to operate.
Additional Background	As part of the request, the applicant would restripe the existing parking lot to add 8 additional parking spaces, which results in a variance request for 7 spaces. The applicant has noted nearby available street parking which can also be used.
Recommendation	PRC is a valued resource that has outgrown its location & has been searching for a permanent home for several years. The proposed striping improvements will add to parking counts & staff recommends approval of the variance & fee waiver.
Type	Ordinance

Documents: [2014-08-13 PZC STAFF REPORT - PRC PARKING VARIATION.PDF](#), [PRC APPLICATION MATERIALS.PDF](#), [PRC PLANS.PDF](#), [PRC LETTER.PDF](#)

d. **333 East Ogden Ave - Standard Market**

Board to consider an ordinance approving the following requests from Standard Market in the B-2 General Business District:

1. Zoning Code Variance request to increase the number of allowable signs.
2. Zoning Code Variance request to display more than five signs on the premises.
3. Zoning Code Variance request to display a sign that projects more than 18 inches.

Background Of Subject Matter	Applicant is permitted two total signs per code. Applicant requests approval of additional signs to provide identification of the new seasonal outdoor BBQ patio.
Recommendation	The proposed square footage of the combined sign area meets zoning requirements, but the number of signs triggers the variance request. In addition, one of the signs projects from the building, also requiring a variance.

Type Ordinance

Documents: [2014-08-13 STAFF REPORT - STANDARD MARKET SIGN VARIANCE - PZC.PDF](#),
[STANDARD MKT ATTACHMENTS.PDF](#)

e. **Ryan Builders - 6635 6655 And 6675 South Cass Avenue**

Board to consider ordinances approving the following requests from Ryan Builders, Inc. for an existing planned unit development multi-family project located at 6635, 6655 and 6675 South Cass Avenue:

1. Approving an amendment to the Planned Development Agreement, as amended, to eliminate the rental restriction on condominium units.
2. Approving an extension of the previously-granted variance for density for 6635 South Cass Avenue.

Background Of Subject Matter 40% of the marketplace utilizes FHA loans to finance home purchases. FHA rules prohibit loans for properties with rental restrictions. The developer seeks an amendment to the Planned Development Agreement to remove the restriction on rental units.

Additional Background Additionally, the developer seeks to extend the time period by which he must commence construction so as to not lose his previously-granted variance for density. The Village Board has granted 3 prior extensions since Year 2008.

Type Ordinance

f. **150 West 63rd Street - Removal Of Title Objections**

Board to consider an ordinance voiding prior development ordinances affecting title to the Village-owned property located at 150 West 63rd Street.

Background Of Subject Matter As part of the proposed sale of 150 W 63rd to Bradford Real Estate for the Mariano's development, Bradford has requested that the Village terminate/void certain prior development ordinances for other projects recorded against title to the property.

Additional Background The ordinances involve (1) a Site Development Agreement and to Amended and Restated Site Development Agreement, (2) a Reciprocal Easement Agreement, (3) acceptance of a bid to purchase the property, and (4) approval of a contract to sell the property.

Recommendation Approve. Voiding these prior unrelated approvals is a pre-condition closing on the sale of the property.

Type Ordinance

g. **Village Board Meeting Start Time 2014**

Board to consider an ordinance to adjust the start time of the regular Village Board meetings to 5:30pm for the remainder of the year.

Background Of Subject Matter As requested by the Board at the last meeting.

Type Ordinance

h. **Auto Aid Agreement - Darien Woodridge Fire Protection District**

Board to consider an ordinance authorizing a mutual aid agreement with the Darien-Woodridge Fire Protection District.

Background Of Subject Matter This is a renewal, no changes have been made.

Type Ordinance

Documents: [AUTOMATIC AID AGREEMENT - WFD DARIEN WOODRIDGE.PDF](#)

i. **57th Street And Wilmette Avenue - Conveyance Of Properties**

Board to consider an ordinance to transfer certain parcels owned by the Village of Westmont to the Westmont Park District to be used for stormwater management and park purposes, as an amendment to the existing IGA with respect thereto.

Background Of Subject Matter The Westmont Park District Board has voted to request the transfer of ownership of the two Village-owned parcels while maintaining Village stormwater management on the parcels consistent with the intergovernmental agreement of 1988.

Type Ordinance

Documents: [PARK DISTRICT ORDINANCE.PDF](#)

j. **Plaza Drive Parking Restrictions**

Board to consider an ordinance restricting parking on Plaza Drive between Burr Oak and Plaza Drives.

Background Of Subject Matter The north side of Plaza Dr. west of Blackhawk Dr. has been designated as the preferred location for loading/unloading auto transports. These trucks are large and need a sufficient sized area to park and unload. Parked cars interfere with this operation.

Additional Background Signs for NO PARKING during the day have been installed on a trial basis. Plenty of auto parking opportunities exist. Unloading operations are now more efficient.

Recommendation WPD, Park District, and PW Committee recommend approval of permanent parking restriction.

Type Ordinance

Budgeted N/A

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 the 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.