



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

Village Board Meeting December 11, 2014 5:30 p.m.

1. Call To Order

2. Pledge Of Allegiance

3. Roll Call

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 - Committees: Recognition of F. Roy Fleet - P&Z commissioner & the EDC committee appointments.
- Clerk
- Attorney
- Acting 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. **Meeting Minutes**

Board to consider a motion to approve the minutes of the Village Board Meeting held November 13, 2014.

<i>Background Of Subject Matter</i>	Required parliamentary procedure.
<i>Type</i>	Motion

Documents: [2014-11-13 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. **October Financial Report**

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

<i>Background Of Subject Matter</i>	Typically the Financial Report is accepted at the second meeting of the month, but since there was only one meeting in November, this first meeting in December includes the financial report which would have been accepted at the second November meeting.
<i>Type</i>	Motion

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

c. **Finance Ordinance**

i. **Finance Ordinance #16**

To be announced at the meeting.

<i>Background Of Subject Matter</i>	*
<i>Type</i>	Ordinance

d. **Purchase Orders**

i. **PO 11034976**

United Meters \$75,000.00

<i>Background Of Subject Matter</i>	Replacement of 500 water meters.
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents: [PO 11034976.PDF](#)

ii. **PO 11034992**

Westmont Fire Department 2% Association \$30,151.55

<i>Background Of Subject Matter</i>	Pass through for Foreign Fire Insurance Tax.
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents: [PO 11034992.PDF](#)

iii. **PO 11034727**

West Central Municipal Conference \$17,186.00

Background Of Subject Matter	Labor for planting trees.
Additional Background	The Board previously approved this PO for the vendor Pugsley & La Haie. It has now come to our attention that while Pugsley & La Haie will perform the work, the Village must pay West Central Municipal Conference, who will then pay Pugsley & LaHaie.
Type	Purchase Order
Budgeted	Yes

Documents: [PO 11034727.PDF](#)

iv. **PO 11035029**

Westmont Park District \$12,500.00

Background Of Subject Matter	Landscape Maintenance Quarterly Payment.
Additional Background	The payment is included on the finance ordinance, and so is being approved simultaneously with the purchase order.
Type	Purchase Order
Budgeted	Yes

Documents: [PO 11035029.PDF](#)

v. **PO 11034626**

Doors by Russ \$12,405.00

Background Of Subject Matter	Replace garage doors at Water.
Type	Purchase Order
Budgeted	Yes

vi. **PO 11034955**

Westmont Park District \$8,149.08

Background Of Subject Matter	Salary Sharing - Landscape Architect (August - October).
Additional Background	Simultaneous
Type	Purchase Order
Budgeted	Yes

Documents: [PO 11034955.PDF](#)

vii. **PO 11034991**

Critical Technology Solutions \$5,596.15

Background Of Subject Matter	Door Access Controls for Security Upgrade.
Type	Purchase Order
Budgeted	Yes
Budgeted Explanation	Funded through a state grant

Documents: [PO 11034991.PDF](#)

viii. **PO 11035017**

Hornik Engineer Systems \$5,285.00

Background Of Subject Matter Backflow certifications and water service inspection.

Additional Background Simultaneous

Type Purchase Order

Budgeted Yes

Documents: [PO 11035017.PDF](#)

ix. **PO 11035094**

Gregory Property & Development \$5,126.53

Background Of Subject Matter Greenleaf Subdivision punch list items.

Additional Background The payment is included in the finance ordinance, which will be approved simultaneously with the purchase order.

Type Purchase Order

Budgeted N/A

Documents: [11035094.PDF](#)

x. **PO 11035015**

Burns & McDonnell \$5,024.38

Background Of Subject Matter Engineering Review Fees.

Type Purchase Order

Budgeted Yes

Budgeted Explanation This is reimbursed by permit fees.

Documents: [PO 11035015.PDF](#)

e. **Total Of Purchase Orders**

\$176,423.69

Background Of Subject Matter *

Type Purchase Order

f. **Total Of Purchase Orders And Finance Ordinance**

To be announced at the meeting.

Background Of Subject Matter *

Type Motion

8. Public Hearing

a. **Property Tax Levy Hearing**

Board to conduct a public hearing regarding the property tax levy.

Background Of Because the proposed levy is such a small increase, the board is

Subject Matter	not legally required to publish notice in the paper or hold a public hearing. However, in the interest of transparency the Board chose to publish a notice and hold this hearing.
Additional Background	The proposed total levy is in the amount of \$8,265,332. It is expected this levy will generate closer to \$8,107,974.
Type	Discussion Only
Budgeted	Other
Budgeted Explanation	This levy will impact the FY 2015-16 Budget

9. Unfinished Business

a. 407, 309 & 311 W 63rd St - Pathway Development Partners

Board to consider ordinances approving the following requests from Pathway Development Partners regarding the properties located at 407 West 63rd Street, 309 West 63rd Street and 311 West 63rd Street, all in Westmont, IL 60559 for the following:

1. Map Amendment request to rezone the property at 407 West 63rd Street, 309 West 63rd Street and 311 West 63rd Street from R-4/PD General Residence District / Planned Development to R-6 Special Residence District.
2. Site and Landscaping Plan approval to build an assisted living facility.
3. Preliminary Plat of Subdivision.
4. Zoning Code Variance request to reduce the required front yard setback in an R-6 Special Residence District for the purpose of constructing parking within the setback.
5. Zoning Code Variance request for relief from the maximum allowable density in an R-6 Special Residence District.

Background Of Subject Matter	Applicant requests rezoning to R-6, site & landscaping plan approval, & variances to build a senior living facility with 109 units (75 assisted living units & 34 Memory Care units). Amenities would include dining rooms, activities, wellness, & courtyards.
Additional Background	Applicant presented to PZC in August & was continued for additional information, & returned for a public hearing in Oct. Applicant also met with the adjacent residential neighbors and has revised building elevations & screening along the property lines.
Recommendation	PZC made a unanimous negative recommendation based on concerns including flooding, change in density & use, along with traffic issues on 63rd Street. Several Commissioners felt a senior living facility was needed, but not at this location.
Type	Ordinance

Documents: [BOARD MEMO FROM PATHWAY.PDF](#), [PRELIMINARY STORMWATER ANALYSIS NOV 2014.PDF](#)

b. Standing Committees Of The Board

Board to consider an ordinance to name the following as the standing committees of the Board: Public Information, Public Safety, Administration and Human Resources, Public Works and Engineering, Community Development, Finance, and Economic Development.

Background Of Subject Matter	As the standing committees are restructured, a new rotation schedule shall be started beginning with the 2015 calendar year.
Type	Ordinance

10. New Business

a. Property Tax Levy

Board to approve an ordinance adopting the 2014 Tax Levy Ordinance in the amount of \$8,265,332.

Background Of Subject Matter

As discussed at previous meetings, the Tax Cap law allows revenues to increase by CPI (1.5%) & new growth, which we expect to capture by levying a 4.6% increase. The proposed aggregate levy is \$8,265,332, with the major increase in Police Pension.

Additional Background

The attached shows current levels and 3 options. "2014 Option" (Red Column) requires \$75,000 in cuts. Proposal is to levy "2014 Levy" (Green Column), to get "2014 Expected" (Blue Column), which is an estimated \$12 annual impact to the average resident.

Type

Ordinance

Budgeted

Other

Budgeted Explanation

This levy will impact the FY 2015-16 Budget

Documents: [2014 SUMMARY PROPOSED PROPERTY TAX LEVY.PDF](#), [LEVY ORDINANCE - 2014 TAX LEVY.PDF](#)

b. Abatement Of Taxes

Board to approve an ordinance abating the taxes heretofore levied for the year 2014 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2013A and its General Obligation Bonds (Alternate Revenue Source), Series 2013B of the Village of Westmont, DuPage County, Illinois.

Background Of Subject Matter

The Village issued alternate revenue bonds in 2013. This means the bonds are intended to be funded by revenue sources other than property taxes.

Additional Background

However, to keep the bonds off of the property taxes, the Village must abate the debt payments for those bonds each year.

Recommendation

Staff recommends approval

Type

Ordinance

Budgeted

Yes

Budgeted Explanation

Budget included using Places for Eating Tax, Motor Fuel Tax, and Utility Tax revenues to pay for the debt service on the bonds.

Documents: [2014 ABATEMENT ORDINANCE.PDF](#)

c. Stormwater Management Funding

Board to hear a staff presentation reviewing the options for funding a stormwater management program.

Background Of Subject Matter

The funding options are to either create a Stormwater Utility Fee or implement a local Sales Tax.

Additional Background

Either solution would require a referendum.

Type

Discussion Only

d. 340 S Grant Street - Michicich Fence Variance

Board to consider an ordinance approving a Zoning Code variance request from Laura &

Gary Michicich to allow a 6' solid fence in the side yard adjoining the street in the R-3 Single Family Residential District.

Background Of Subject Matter	Applicants have a corner lot on 55th Street & are requesting a variance for additional privacy & security. Code requires 6' solid fences be set back 15' from the property line, & they would like to install the fence at the property line.
Additional Background	Fence would be set back far enough from the corner & alley to avoid line of sight issues & would provide the homeowners the ability to fence more of their back yard.
Recommendation	Commission voted 4-2 in favor of the 6' high fence in the setback, with the recommendation to trim shrubs close to the alley for better line of sight. There was another motion for a 4' high fence in the setback, with a 5-1 vote.
Type	Ordinance

Documents: [MICHICICH FINDINGS OF FACT.PDF](#), [MICHICICH FENCE VARIANCE.PDF](#)

e. **115 E Ogden Ave - EFN Westmont Property LLC**

Board to consider ordinances approving the following requests from EFN Westmont Property LLC regarding the property located at 115 East Ogden Avenue in the B-2 General Business District:

1. Special use permit request to construct a parking lot with an allowance for a temporary gravel parking lot during the winter season.
2. Site and landscaping plan approval to construct a parking lot on a site with an existing non-conforming building with non-conforming setbacks and screening.
3. Waivers for parking lot landscaping, partial stormwater detention and aisle width.

Background Of Subject Matter	Applicant is requesting approval to remove the existing motel building to provide off-site employee & inventory parking for the existing Porsche dealership at 201 E Ogden. The lot will alleviate previous street parking complaints on Wilmette.
Additional Background	The site plan was revised in response to Planning & Zoning Commission's recommendations. Accessory building will be removed, privacy fence was continued in the rear, lighting & snow removal has been noted, & a depressional area has been added in the rear.
Recommendation	The Commission recommended unanimous approval with several conditions to be noted as part of the ordinance, including building demolition or security in the rear of the lot, a sunset clause, marked employee parking, stormwater & review.
Type	Ordinance

Documents: [SITE PLAN FOR BOARD.PDF](#), [PORSCHE FINDINGS OF FACT.PDF](#), [PORSCHE STAFF MEMO FOR BD.PDF](#)

f. **Final Plat Request - 5703 Fairview Avenue Subdivision**

Board to consider an ordinance approving a Final Plat of Subdivision request from Paul Swanson to split one lot into three lots of record at 5703 Fairview Avenue.

Background Of Subject Matter	The 3 lots of record will be used for 3 new single family homes. The subdivision is located in the R-3 Single Family Residence District and meets the R-3 bulk regulations of the zoning ordinance.
Recommendation	Planning & Zoning Commission recommended approval of the

preliminary plat on 2/12/14, & the Village Board granted approval on the preliminary plat on 3/6/14. The engineering review for the subject property is complete & staff recommends approval.

Type Ordinance

Documents: [5703 FAIRVIEW AVE SUBDIVISION.PDF](#), [ORDINANCE APPROVAL OF PRELIMINARY PLAT OF SUBDIVISION FOR 5703 FAIRVIEW AVENUE.PDF](#)

g. **3500 Midwest Road - AT&T**

Board to consider an ordinance approving a zoning code variance from AT&T to permit more than 3 antennas on a structure in the B-3 Special Development District.

Background Of Subject Matter There are currently approximately 25 antennas on the Hilton roof; adding additional antennas triggers the need for a variance. The total number of antennas will now be 37.

Additional Background A structural engineer has confirm the roof and equipment are adequate for supporting the proposed & existing equipment.

Recommendation Planning & Zoning Commission unanimously recommended approval.

Type Ordinance

Documents: [HILTON ATT FINDINGS OF FACT.PDF](#), [ATT STAFF MEMO.PDF](#), [ATT DRAWINGS.PDF](#)

h. **Norcomm Agreement**

Board to consider an ordinance approving an amendment to the Exclusive License Agreement for Municipal Alarm Service with Norcomm Public Safety Communications, Inc. to remove the exclusivity provision.

Background Of Subject Matter Norcomm has been the long-time provider of police-fire wireless alarm monitoring equipment & services, following all Village ordinances. At this time both parties desire to amend their Agreement to remove the exclusivity provision of the Agreement.

Additional Background The Agreement expires in Year 2017, with one-year extension provisions. With this amendment, other companies are free to provide this equipment and service provided they comply with the requirements of Village ordinance.

Recommendation Staff recommends approval of this ordinance.

Type Ordinance

Documents: [NORCOMM AGREEMENT.PDF](#)

i. **Fire Department - University Of Illinois Agreement**

Board to consider an ordinance authorizing an agreement with the University of Illinois to receive \$5,000 in training classes for Fire Department personnel as remuneration for the donation of former Truck 1829, which was declared as surplus on August 7, 2014.

Background Of Subject Matter The Village of Westmont declared the Fire Department's former Truck 1829, a 1986 E- One Hurricane, as surplus equipment on August 7, 2014. Said truck was donated to the University of Illinois / Illinois Fire Service Institute.

Additional Background In return, \$5,000 worth of training classes for fire personnel is agreed upon as a form of remuneration for former Truck 1829, with a stipulation that training must be completed within a three-year time frame from the date of the agreement.

Recommendation Staff recommends approval of this agreement.

Type Ordinance

Documents: [U OF I AGREEMENT - FIRE.PDF](#)

j. **Fire, Building And Life Safety Code Amendments**

Board to consider an ordinance which amends and clarifies various sections of the 2003 editions and the 2012 editions of the International Fire Codes and International Building Codes relating to wireless transmission and supervision of fire alarms and the 2012 edition of the Life Safety Code regarding residential sprinklers.

***Background Of
Subject Matter***

These amendments do not alter the Village's requirements for wireless transmission and supervision of fire alarms which have been in place for years, or the requirements for residential sprinklers.

***Additional
Background***

Instead, the amendments clarify existing language in the Code for the benefit of the public. Additionally, the amendments remove language regarding phasing in of these alarm systems which was inadvertently included in these Code sections.

Recommendation

Staff recommends approval of this item.

Type

Ordinance

Documents: [BUILDING - FIRE - LIFE SAFETY ATTACHMENTS.PDF](#)

11. Miscellaneous

12. 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.

13. 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.