



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

Committee of the Whole Meeting
January 31, 2013
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 Committee of the Whole Meeting Agenda. Contact the Village Manager for placement on the agenda.

5. Reports

a. Reports

- Mayor
 - 1. Holly Days Business Decorating Awards on January 31, 2013.
 - 2. Wildcats Cheerleader Squad Achievement Awards on February 4, 2013.
 - 3. Wildcats Football Black Lion National Awards on February 4, 2013.
- Clerk
- Attorney
- Manager
- Trustees

***Background Of
Subject Matter***

Type

*

Discussion Only

6. Public Hearing

a. Public Hearing For The South Westmont Business Development TIF

Board to consider the following:

1. Conduct a public hearing for the South Westmont Business District Tax Increment Financing (SWBD TIF) District on Monday, February 4, 2013 at 7:00pm.
2. Consider an ordinance accepting the Joint Review Board (JRB) recommendation and creating the South Westmont Business District Tax Increment Financing (SWBD-TIF) District.

Background Of Subject Matter	On December 17, 2012 the Village Board set the public hearing date for the proposed SWBD TIF. On January 16, 2013 the Joint Review Board met & provided a favorable recommendation.
Additional Background	Any interested person or affected taxing district may file a written objection or be heard orally during the public hearing. The public hearing may be adjourned to another date without any further written notice.
Type	Ordinance

Documents: [2012-12-3 SWBD TIF SCHEDULE.PDF](#), [SWBD TIF REDEVELOPMENT PLAN AND PROGRAM - FINAL DRAFT REV3.PDF](#), [SWBD TIF PH- ELIGIBILITY STUDY REPORT 7.PDF](#)

7. Items To Be Removed From Consent Agenda

8. Consent Agenda (Omnibus Vote)

a. Village Board Minutes

i. Village Board Meeting Minutes

MINUTES Board to consider approving the minutes of the Committee of the Whole Meeting held January 17, 2013 and the Village Board Meeting held January 21, 2013.

Background Of Subject Matter	Required parliamentary procedure.
Additional Background	*
Recommendation	Approval.
Type	Motion
Budgeted	N/A
Budgeted Explanation	*

Documents: [2013-01-21 MINUTES VILLAGE BOARD.PDF](#), [2013-01-17 COMMITTEE OF THE WHOLE MEETING MINUTES.PDF](#)

b. Finance Ordinance

i. Finance Ordinance #19

Total: to be determined

Background Of Subject Matter	*
Type	Motion

c. Purchase Orders

i. PO 11030231

Twin Supplies, LTD \$15,655.63

Background Of Subject Matter	RI - Water Division Ice Project Light Replacement
Type	Purchase Order
Budgeted	Yes
Budgeted Explanation	Reimbursed Item

9. Unfinished Business

a. Central Business District Tax Increment Financing District Proposal

Board to consider the following:

1. An ordinance to fix the date, time and place for the public hearing pertaining to the Central Business District Tax Increment Financing District (CBD TIF) after hearing a presentation from Teska Associates on the draft plan and eligibility study for the proposed CBD TIF, and
2. A motion to accept the draft redevelopment plan and eligibility study prepared and presented by Teska Associates, and request staff to continue the TIF process for the CBD, including but not limited to accepting names and contact information of interested parties registering for notifications regarding the CBD TIF, organizing a Joint Review Board, and completing revisions and/or work on the redevelopment plan and project.

Background Of Subject Matter	The preliminary eligibility report presented on 9/27/12 showed that the CBD would be eligible by state statute for TIF designation, meeting 7 of the 13 criteria; only a minimum of 5 is required. The consultant has prepared a Redevelopment Plan & Program.
Additional Background	Teska recommends Village staff submit the Eligibility Findings and Redevelopment Plan & Program with the goal of setting the CBD TIF public hearing for 7:00pm on May 2, 2013 during the Committee of the Whole meeting at Village Hall.
Recommendation	By law, the Village is required to pass an ordinance creating a registry of interested parties. This registry was created by ordinance on October 15, 2012. Registration materials can be found on the Village website or the Community Development Dept.
Type	Ordinance

Documents: [2012-12-10 CBD TIF SCHEDULE.PDF](#), [CBD TIF REDEVELOPMENT PLAN- DRAFT JAN15TH.PDF](#), [CBD TIF ELIGIBILITY STUDY REPORT - 9-19-12.PDF](#), [CBD TIF- ELIGIBILITY STUDY APPENDIX B- HOUSING STUDY.PDF](#), [CBD TIF SUMMARY CRITERIA MAP.PDF](#)

10. New Business

a. 104 South Cass Avenue, Westmont Watch And Jewelry Repair

Board to consider an ordinance approving the following requests from Pawan Rajput of Poonamar Watch and Jewelry Repair Inc. to operate a watch repair, jewelry repair, watch and jewelry sales business in the B-1 Limited Business District:

1. Development permit.
2. Waiver from cash-in-lieu for B-1 parking spaces.

Background Of Subject Matter	The applicant requests approval of a watch & jewelry repair/retail shop that would move from the Spree Mart shopping center at 60th and Cass to the downtown. The applicant also runs a similar business in the Yorktown shopping mall (pictures are attached).
Additional Background	3 parking spaces for the store are required. In the B-1 district, when parking regulations require 3 or less spaces, the spaces need not be provided; instead a payment of \$500 cash-in-lieu is required. The applicant is requesting a waiver from this fee.

Recommendation	The B-1 District development permit is intended to enhance the sales tax base with high quality retail & specialty shops. If approved, staff recommends against using the existing wall box sign from 60th & Cass, which does not fit the downtown character.
Type	Ordinance
Budgeted	N/A

Documents: [2013-01-31 DEVELOPMENT PERMIT - 104 S CASS - APPLICATION MATERIALS.PDF](#), [2013-01-31 DEVELOPMENT PERMIT - 104 S CASS - JEWELER PICTURES.PDF](#), [2013-01-31 DEVELOPMENT PERMIT - 104 S CASS - JEWELER PICTURES FROM 60TH AND CASS.PDF](#)

b. 400 Plaza Drive, Julian Electric, Site And Landscaping Plan Request

Board to consider an ordinance approving a request from Anthony Julian of Julian Electric to approve a Site and Landscaping Plan for a building and parking lot addition in the M-Manufacturing District.

Background Of Subject Matter	The applicant is requesting site and landscaping plan approval in order to expand the existing building in the rear, and add additional parking for employees. This will allow Julian Electric to expand its business and potentially add new employees.
Additional Background	The applicant received a unanimous recommendation from the Planning & Zoning Commission in September 2012, & has spent several months working on engineering to ensure the expansion is feasible. The applicant is now ready to move forward with the project.
Recommendation	Detention concerns that were raised at the meeting were addressed & evergreen screening has been planted adjacent to the residential neighbors (see attached pictures). The Planning Engineer is comfortable with the revisions & will review final plans.
Type	Ordinance
Budgeted	N/A

Documents: [2013-01-31 LETTER FROM JULIAN ELECTRIC - EXPANSION.PDF](#), [2013-01-31 SUMMARY OF CHANGES - JULIAN ELECTRIC.PDF](#), [2013-01-31 EXPLANATION OF TIME GAP - JULIAN ELECTRIC.PDF](#), [2013-01-31 EVERGREEN PLANTING PICTURES - NEIGHBOR SCREENING - JULIAN ELECTRIC.PDF](#), [2013-01-31 PLANNING AND ZONING MEMO - 400 PLAZA DRIVE - JULIAN ELECTRIC.PDF](#), [2013-01-31 PLANNING AND ZONING COMMISSION ATTACHMENTS - JULIAN ELECTRIC.PDF](#), [2012-09-12 MINUTES PLANNING AND ZONING COMMISSION.PDF](#), [2013-01-31 ARCHITECTURALS A-1 JULIAN ELECTRIC.PDF](#), [2013-01-31 ARCHITECTURALS A-2 JULIAN ELECTRIC.PDF](#), [2013-01-31 ARCHITECTURALS A-3 JULIAN ELECTRIC.PDF](#), [2013-01-31 ARCHITECTURALS A-4 JULIAN ELECTRIC.PDF](#), [2013-01-31 CIVIL ENGINEERING - LANDSCAPE PLAN.PDF](#)

c. Westmont Chamber Of Commerce & Tourism Bureau Open House

Board to consider an ordinance approving the following requests for the 2013 semi-annual Westmont Chamber of Commerce Open Houses scheduled for February 20th and September 18th:

1. Waive the special event liquor license fee.
2. Grant a request to serve alcohol on Village property, Westmont Centre.

Background Of Subject Matter	The Westmont Chamber of Commerce and Tourism Bureau will be hosting two open house events this year: Wednesday, February 20, 2013 & Wednesday, September 18, 2013. Both
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events will be held from 5:00pm to 7:00pm at Westmont Centre, 1 S. Cass Avenue.

***Additional
Background***

Beer and wine will be served by chamber member All Wined Up, 27 S. Prospect Avenue, Clarendon Hills, Illinois.

Recommendation

Staff recommends approval of this request.

Type

Ordinance

d. **Westmont Centre**

Board to consider an ordinance approving a lease for the current term for State Representative Patricia R. Bellock.

***Background Of
Subject Matter***

The legislative district office lease is dated from January 9, 2013 until the adjournment of the 98th General Assembly on January 7, 2015.

Type

Ordinance

Documents: [REP BELLOCK LEASE.PDF](#)

e. **Lemont Police Department Outdoor Range Agreement**

Board to consider an ordinance approving an agreement allowing the Westmont Police Department to use the Lemont Police Department's outdoor range.

***Background Of
Subject Matter***

For several years the officers of the WPD have utilized the outdoor range under the control & jurisdiction of the LPD. Annually, an agreement must be authorized allowing for use of their range in accordance with the LPD range rules & regulations.

***Additional
Background***

WPD has entered in to an agreement with the LPD for over ten years. This agreement allows for only department personnel to be permitted on the range. Outdoor range use is vital for our officers to assist in the use of weapons unsuitable at an indoor range.

Recommendation

Approval of this agreement with the Lemont Police Department.

Type

Ordinance

Documents: [LEMONT RANGE AGREEMENT.PDF](#)

f. **RedSpeed Illinois LLC Agreement**

Board to consider an ordinance to enter into a renewal agreement between Redspeed Illinois LLC and the Village of Westmont for the red light photo enforcement services at the intersection of Cass Avenue and Naperville Road.

***Background Of
Subject Matter***

In August 2008 the Village entered into an agreement with Redspeed Illinois, LLC (ordinance 08-127) to perform red light photo enforcement for 2 approaches at the intersection of Cass Ave and Naperville Rd. A renewal continues the service with no changes.

***Additional
Background***

The Village has the right to extend the 2008 agreement for up to 2 additional consecutive & automatic 3 year periods from March 2, 2013 to March 2, 2019 with written notice to Redspeed Illinois, LLC.

Recommendation

Staff recommends a renewal of this agreement after board review of the progress report of the program to date.

Type

Ordinance

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 Mr. R. R. 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.