



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

Committee of the Whole Meeting

March 28, 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
- Clerk
- Attorney
- Manager - Village Climate Action Plan Annual Update
- 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. Village Board Minutes

Board to consider approving the minutes of the Committee of the Whole Meeting held March 14, 2013 and the Village Board Meeting held March 18, 2013.

Background of Subject Matter Required parliamentary procedure.

Recommendation Approval.

Type Motion

Budgeted N/A

Budgeted Explanation *

Documents: [2013-03-18 Minutes Village Board Meeting.pdf](#), [2013-3-14 Committee of the Whole Minutes.pdf](#)

- b. Finance Ordinance

- i. Finance Ordinance #23

Amount to be determined

Background of Subject Matter *

Type Motion

c. Purchase Orders
i. PO #11030652
A Beep LLC \$65,185.45

Background of Subject Matter RI) Communications Upgrade (remainder of ETSB Reimb.)
Dispatch Consolidation Portion
Additional Background Staging portion of 30% for Project Total Staging - Village of
Westmont 41% per VOW Ord. #12-143
Type Purchase Order
Budgeted No
Budgeted Explanation Not Budgeted, but reimbursed item.

Documents: [PO 11030652.pdf](#)
ii. PO #11030683
Central Blacktop \$47,562.12

Background of Subject Matter MFT #12-00103-00RS
Additional Background Board Approved 8/20/12 in conjunction with PO 11029478
Type Purchase Order
Budgeted Yes

Documents: [PO 11030683.pdf](#)
iii. PO #11030689
Baxter & Woodman, Inc. \$40,700.00

Background of Subject Matter South Tower Painting Engineering
Type Purchase Order
Budgeted Yes

Documents: [PO 11030689.pdf](#)
iv. PO #11030670
Vidito Tree Experts \$13,000.00

Background of Subject Matter Ash Tree Removals
Additional Background Total of 19 Trees
Type Purchase Order
Budgeted Yes

Documents: [PO 11030670.pdf](#)
v. PO #1030695
Illinois EPA \$7495.55

Background of Subject Matter AARA Loan Payment - Adjustment
Type Purchase Order
Budgeted Yes

Documents: [PO 11030695.pdf](#)
vi. Total of Purchase Orders
\$173,943.12

Background of Subject Matter *
Type Purchase Order

d. Proclamations
*

Background of Subject Matter *
Type Proclamation

i. Holy Trinity Church 75th Anniversary Proclamation
Board to consider a proclamation honoring the 75th Anniversary of Holy Trinity Church.

Background of Subject Matter *
Type Proclamation
Budgeted N/A

Documents: [2013 Holy Trinity Proclamation.pdf](#)
ii. DuPage County River Sweep 2013 Proclamation
Board to consider a proclamation declaring Saturday, March 18, 2013 as DuPage River Sweep 2013.

Background of Subject Matter *
Type Proclamation

Documents: [DuPage County River Sweep Proclamation 2013.pdf](#)
iii. Telecommunications Week Proclamation 2013
Board to consider a proclamation declaring April 14 - April 20, 2013 as National Public Safety Telecommunicators Week.

Background of Subject Matter *
Type Proclamation
Budgeted N/A

Documents: [2013 telecommunications week proclamation.pdf](#)
8. Unfinished Business
a. Home Rule Resolution
Board to consider a resolution to request the future Board of Trustees to place a referendum on the November 2014 election ballot to return the Village of Westmont to home rule status.

Background of Subject Matter November 2014 is twenty three months after the voters rescinded Home Rule status for the village, thus allowing the question to be placed on the ballot.
Type Resolution

9. New Business
a. 6501 South Cass Avenue, Westmont Nursing and Rehabilitation Center, Variance and Site/Landscaping Plan Approval Requests
Board to consider ordinances granting approval of the following requests from Westmont Real Estate LLC regarding the Westmont Nursing and Rehabilitation Center at 6501 South Cass Avenue and 635 East 65th Street in the B-2 General Business District.

1. Variance request to expand an existing non-conforming nursing home.
2. Site and landscaping plan approval for a 42,250 square foot nursing home and parking lot expansion.
3. Commercial masonry waiver request.

Background of Subject Matter The applicant is requesting to expand the existing nursing home building with a new 1 story & 2 story addition to the south. The parking lot to the east, which was constructed in 2007, would be expanded and underground detention constructed below the lot.

Additional BackgroundThe applicant would like a consistent appearance between the new addition & the renovated existing building, using an EIFS overlay system & removing the existing mansard. A masonry waiver is requested so the EIFS can be used rather than a brick overlay.

RecommendationThe Commission gave a unanimous positive recommendation & were pleased with the proposed improvements. Staff supports the masonry waiver if the fire resistant rating is not compromised, which will be addressed during the permit stage of plan review.

Type Ordinance

BudgetedN/A

Documents: [2013-03-13 Staff report - Nursing home variation and site plan review - Planning and Zoning Commission.pdf](#), [6501 S Cass - Nursing home attachments.pdf](#), [6501 S Cass - Request for masonry waiver.pdf](#), [6501 S Cass - Nursing home elevations.pdf](#), [6501 S Cass - Site plan - Color.pdf](#), [6501 S Cass - Nursing home - existing picture.jpg](#), [01-Plat of Survey.pdf](#), [02-Plat of Subdivision.pdf](#), [03-Civil Part1.pdf](#), [03-Civil Part2.pdf](#), [03-Civil Part3.pdf](#), [04 ARCHITECT.pdf](#), [05 T101-T102.pdf](#), [06 Landscape.pdf](#)

b.1170 35th Street, Heartland Commercial Inc., Variance and Site/Landscaping Plan Approval Requests

Board to consider ordinances approving the following requests from Heartland Commercial Inc. to construct a parking lot for the Quail Ridge Office Center in the O/R Office Research District:

1. Zoning code variance to reduce the required front, side, and rear setbacks for a proposed parking lot.
2. Site and landscaping plan approval.

Background of Subject MatterThe applicant is requesting approval to construct a parking lot on the vacant parcel adjacent to the Quail Ridge Office Center, accessed from 35th Street. Employees could park in the lot & then walk to the adjacent office, using proposed accessible paths.

Additional BackgroundA covenant is required to be recorded with DuPage County to ensure that parking would be used for the Quail Ridge Office Center, and would prohibit any other use on the lot. A traffic study was conducted to ensure the impact on 35th St. will be minimal.

RecommendationThe required setbacks, particularly the 75' setback from Route 83, make the property virtually unusable. Approval of the variances will allow a vacant lot to be used to benefit the adjacent office, & landscaping will be incorporated at the perimeter.

Type Ordinance

BudgetedN/A

Documents: [2013-03-13 Staff report - Quail Ridge Parking Lot variation - Planning and Zoning commission.pdf](#), [Quail Ridge attachments.pdf](#), [Quail Ridge - site and engineering plans.pdf](#), [Quail Ridge - findings of fact.pdf](#)

c.6320 South Cass Avenue, JP Morgan Chase Special Uses and Variances Request

Board to consider ordinances approving the following requests from JP Morgan Chase to operate a bank in the C-1 Commercial Business District:

1. Zoning code variance to increase the number of allowable signs.
2. Zoning code variance to increase the maximum gross square footage of signage.
3. Special use permit to operate a bank with an accessory drive-in facility.
4. Special use permit to operate on-premises ATMs.

Background of Subject Matter The applicant is requesting to operate a bank with five drive-through lanes, one of which includes an outdoor drive-in ATM, & an indoor ATM (only accessible during the bank's business hours). Sign variances are also requested for size & square footage.

Additional Background The Planning and Zoning Commission did not raise any concerns with regard to the requests, since the building was previously a bank, & due to the minimal signage being requested. Landscaping will be replaced, & existing site amenities will be re-used.

Recommendation The Commission had a unanimous positive recommendation. Staff has reviewed the plans and does not have any concerns regarding the ATMs, or regarding the signage requests, which are minimal and will fit in well with the existing building and property.

Type Ordinance

Budgeted N/A

Documents: [2013-03-13 Staff report - Chase special uses and variations - Planning and Zoning Commission.pdf](#), [2013-03-13 Chase attachments.pdf](#), [Chase findings of fact.pdf](#)

d. Extension of Site Development Agreement

Board to consider an ordinance approving an Amendment to the Site Development Agreement for the Outlot on 63rd Street to extend the date for certain property improvement obligations of the Village.

Background of Subject Matter On December 1, 2006 the Village sold an outlot adjacent to vacant property on 63rd Street owned by the Village. A Site Development Agreement was entered into as part of the sale, obligating certain property improvements to the Outlot by the Village.

Additional Background The time to complete the property improvements has passed, & parties wish to enter into an Amendment to extend the deadline for property improvements. Site Development Agreement is attached. The Village Attorney will provide the Amendment when finalized.

Recommendation Approval

Type Ordinance

Budgeted N/A

Documents: [Site Development Agreement.pdf](#)

e. IDOT Traffic Signal Agreement

Board to consider an ordinance approving an agreement with the Illinois Department of Transportation (IDOT) to participate in the Traffic Signal Upgrade Project on US 34, Ogden Avenue.

Background of Subject Matter US Route 34, Ogden Avenue, is a federal highway under the maintenance jurisdiction of the State of Illinois. IDOT has scheduled for traffic signal upgrades including LED fixtures & a battery backup system.

Additional Background Certain locations within Westmont are partially the responsibility of the Municipality as per the master agreement dated 1981. The cost share to Westmont is estimated at \$6,123.75; the entire cost of the portion that is within Westmont is \$200,000.00.

Recommendation Staff and Public Works Committee recommend approval of said agreement.

Type Ordinance

Budgeted Yes

Documents: [IDOT Traffic Signal Agreement.pdf](#)

f. Engineering Agreement - Supplemental Services CMAQ Sidewalk Project

Board to consider an ordinance approving a supplemental services agreement with Burns & McDonnell for the Construction Ph3 Engineering Services for the Motor Fuel Tax funds on the 2008 CMAQ Sidewalk Project.

Background of Subject Matter Project is 99% completed, only punch-list items remain. During the Ph2 engineering design, plans & specifications were submitted to DuDot Highway Permitting, approvals where no comments were received. Project was let & construction began in Fall 2011.

Additional Background DuDot Highway Permitting was delayed, required a number of late changes to the plans. Burns & McDonnell complied with the changes, as the awarded contractor; now seeking reimbursement for additional out-of-pocket expenses due to changes after completion.

Recommendation Approve Supplemental Construction Engineering Services Proposal. Maximum compensation for these services is stated at \$9,865.00.

Type Ordinance

Documents: [CMAQ Engineering Agreement.pdf](#)

g. Construction Engineering Services - Phase 3 60th Street Streambank Stabilization Board to consider an ordinance approving an agreement with Burns & McDonnell for the Construction (Phase 3) Engineering Services for the 60th Street Streambank Stabilization Project.

Background of Subject Matter During Ph2 Engineering Design of the 2008 CMAQ Sidewalk Project, the existing culvert crossing 60th Street along St. Joseph's Creek showed signs of failure and was closed for safety. Culvert replacement was added to the sidewalk project.

Additional Background The County required Streambank Stabilization for both upstream & downstream of the culvert. To avoid extensive IDOT review time & further delays to the sidewalk project, this portion of the project was separated from the 2008 CMAQ Sidewalk Project.

Recommendation Approval of the Construction Ph3 Engineering Services Proposal. The maximum compensation for these services is stated as \$18,663.00.

Type Ordinance

Budgeted Yes

Documents: [Construction Engineering Agreement - 60th Street.pdf](#)

h. Professional Engineering Services Agreement - Baxter & Woodman Board to consider an ordinance approving an agreement with Baxter & Woodman, Inc. to perform design (phase II) and inspection (phase III) professional engineering services related to the South Tower Repainting Project.

Background of Subject Matter South Tower is 3 years overdue for repainting interior & exterior, based on a 15 year cycle. There is visual evidence of dirt & mold on the exterior of the tank; power washing is no longer an option.

Additional Background This contract includes: preparation of plans, specifications, bidding, & inspection services to coordinate this project in 2013. Only the design portion of this contract will be billed in 2013, construction & engineering will be in the 2014 budget.

Recommendation Staff & Public Works Committee recommend approval of said agreement.

Type Ordinance

Budgeted Yes

Documents: [Engineering Agreement - South Tower.pdf](#)

i. Comcast 5 Year Contract for 40MB Internet Fiber Connection

Board to consider an ordinance approving a five (5) year agreement with Comcast to provide a 40MB fiber connection to the Village for internet services.

Background of Subject Matter The Village currently contracts with XO Communications for a 10MB Internet Connection @ \$1385/month & supplements with Comcast Cable Modems at several locations. Increasing the speed will enable a reduction in

cable modems & reduce costs to \$1550/month.

Additional Background This new contract will allow the Village to reduce its costs and increase its speeds to the internet to meet user demands.

Recommendation Staff recommends the approval of the 5 year agreement with Comcast.

Type Ordinance

Budgeted Yes

Budgeted Explanation Replacing existing services.

Documents: [2013-03-06 Comcast Contract - Ethernet.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. 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.