westmont.il.gov
31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6200

Committee of the Whole Meeting
September 27, 2012
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
   - 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 September 13, 2012 and the Village Board Meeting on September 17, 2012.

Background Of Subject Matter	Required parliamentary procedure.
Type	Motion

Documents: 2012-9-13 COMMITTEE OF THE WHOLE MEETING MINUTES.PDF, 2012-09-17VILLAGEBOARDMEETINGMINUTES.PDF

b. **Finance Ordinance**

i. **Finance Ordinance #11**

Background Of Subject Matter	Amount to be determined by meeting date.
Type	Motion

c. **Purchase Orders**

i. **PO 11029417**

PO #11029417 Houseal Lavigne Associates $ 11,087.18

Background Of Subject Matter	August 2012 charges for Phase II of the Village Comprehensive Plan.
Type	Purchase Order
Budgeted	Yes

Documents: PO 11029417.PDF

ii. **PO 11029478**

PO# 11029478 Central Blacktop $ 728,582.12

Background Of Subject Matter	Motor Fuel Tax Resurfacing Project 2012 - MFT#12-00103-00-RS
Additional Background	Various Locations - Board approved 8/20/12
Type	Purchase Order
Budgeted	Yes

Documents: PO 11029478.PDF, PO 11029478 IDOT AGREEMENT.PDF

8. Unfinished Business

a. **Preliminary TIF Eligibility Study Discussion**

Board to hear a presentation from Teska Associates on the preliminary findings related to the feasibility of creating a Tax Increment Financing District in the area near the B-1 Limited Business District.

Background Of Subject Matter	A draft report was presented to staff on 9/19/2012 regarding the area in & around the B-1 Limited Business District qualifying as a TIF District by State Statute. No formal action is required at this time. The report is for informational purposes only.
Additional Background	Analysis that this portion of the Village would meet up to 7 of 13 criteria, statute requires a minimum of 5. Kon Savoy of Teska will be present at the meeting to lead a conversation on the preliminary study & qualifying factors.
Type	Discussion Only

Documents: ATTACHMENTS TIF ELIGIBILITY STUDY REPORT .PDF

b. **Automated Traffic Law Enforcement System**

Board to hear the annual review on the village's automated traffic enforcement program.

Background Of Subject Matter	The police department provides an annual review of the village's automated traffic enforcement program (red light photo enforcement). This review provides up to date information so the board can make any changes deemed necessary.
Type	Discussion Only

9. New Business

a. **Preliminary -Final Plat Request 1006 Beninford Lane**

Board to consider an ordinance approving a Preliminary Final Plat of Subdivision request from the Village of Westmont to subdivide a detention basin out of Falcon Villas, Lot 23 at 1006 Beninford Lane.

Background Of Subject Matter	Preliminary plat to subdivide Lot 23 for the purpose of transferring ownership of of the detention basin to the Village was approved on 9/12/12 by the Plan Commission. Board approved the request to take ownership on 1/12/12.
Additional Background	Owner has paid the most recent tax installment as required before staff could record the final plat.
Recommendation	Planning and Zoning Commission recommended approval.
Type	Ordinance

Documents: BASBENINFORDSUBDIVISION-FALCONVILLASDETENTION.PDF, ATTACHMENT-BENINFORD TAX RECEIPT.PDF, ATTACHMENT- BENINFORD SUBN PZC REPORT ATTACHMENTS.PDF

b. **Waiver Request 55 West 57th Street**

Board to consider an an ordinance waiving a public sidewalk requirement.

Background Of Subject Matter	The petitioner is building a new single family home which is on a landlocked parcel that will be accessed by a driveway easement shared by adjacent parcels. Code requires building a public sidewalk along all rights-of-way where none exist.
Additional Background	Applicant request cash-in-lieu payment. 57th St. has not yet been built or planned for, and there are no sidewalks constructed in this neighborhood.
Recommendation	Per Chapter 70, Article VI, Sec. 70-204(b), only the Village Board can grant a waiver of the sidewalk requirement.
Type	Ordinance

Documents: BASSIDEWALKWAIVER55W57THST.PDF, ATTACHMENT- 55 W 57TH ST_WAIVER REQUEST LETTER.PDF, ATTACHMENT- 55 W 57TH ST_SITE PLAN.PDF

c. **Development Request 111 West Ogden Avenue**

Board to consider an ordinance approving a commercial masonry waiver request from Taco Bar and Salsa Grill to expand the outdoor cooler in the rear parking lot of this restaurant.

Background Of Subject Matter	Jose Oliver of Taco Grill will use the existing cooler & add one from his Lombard restaurant, which has since closed. Mr. Oliver seeks approval of a waiver of the full masonry requirement, since the outside walk-in cooler is not constructed of masonry.
Additional Background	By code, all commercial improvements must be constructed of solid masonry. The applicant has provided background materials

which are attached. The cooler will not create a parking shortage or be visible from Ogden Avenue.

Recommendation	Staff does not have concerns about the cooler expansion.
Type	Ordinance

Documents: TACO GRILL_ATTACHMENTS_MASONRY WAIVER.PDF, ATTACHMENT- TACO GRILL PICTURE - EXISTING CONDITIONS.PDF

d. **Preliminary Plat Of Subdivision Request 243 East 56th Street**

Board to consider the following requests from McNaughton Development in order to build eight new single family homes:

1. An ordinance approving a Preliminary Plat of Subdivision.
2. An ordinance approving payment of a fee-in-lieu for the 56th Street improvements.

Background Of Subject Matter	Paul McNaughton of McNaughton Development seeks preliminary plat of subdivision approval in order to split one lot into nine lots of record. This will include 8 building lots for single family homes and one lot for stormwater management.
Additional Background	For additional background information, see the attached request for board action form.
Recommendation	The Planning & Zoning Commission recommended approval of the Preliminary Plat of Subdivision request to split 1 lot into 9 lots of record with 8 buildable lots in the R-3 Single Family detached Residence District.
Type	Ordinance

Documents: ATTACHMENT- MCNAUGHTON_PRELIM SUB_PZC REPORT.PDF, ATTACHMENT- MCNAUGHTON DEMO TREE REMOVAL_LTD EARTHWORK PERMIT.PDF, BAS243E56THST_MCNAUGHTONPRELIMSUBN.PDF

e. **Roof Replacement Contract Award**

Board to consider an ordinance approving a construction contract bid award for Olsson Roofing Company, Inc. for the south roof replacement at the Westmont Fire Department Headquarters Station, 6015 South Cass Avenue.

Background Of Subject Matter	The south roofing structure at Fire Headquarters is in need of reconstruction. Includes removal & replacement of roofing & insulation system. "Green" roofing systems are to be considered, consistent with Ad Hoc Committee on Climate Change recommendations.
Additional Background	Plans & specification prepared by Baxter & Woodman. 6 bids received/opened on 9/19/12. Low bidder was Olsson Roofing Co., Aurora, IL. $63,700.00 if completed Fall 2012; $67,800 if completed Spring 2013. Engineer's estimate of cost was $72,000.
Recommendation	Baxter & Woodman Design Engineer, Adam Stec has recommended approval, documentation attached. Fire Department Committee & Staff recommend approval of this contract.
Type	Ordinance

Documents: BAXTER AND WOODMAN APPROVAL.PDF

f. **Mayor Pro Tem/Presiding Officer Rotational Order**

Board to consider an ordinance changing the Mayor Pro Tem/Presiding Officer rotational order so that the same Mayor Pro Tem is Presiding Officer at both the Committee of the Whole meeting and the Regular Village Board meeting.

Background Of Subject Matter	The idea is to modify Section 2-53 to provide for the Trustee who serves as Presiding Officer at a Committee of the Whole meeting will also serve as Presiding Officer on the following Monday for continuity.
Additional Background	Trustee Fleming requested this item for agenda.
Type	Ordinance

Documents: SEC 2-53 PRESIDING OFFICER.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 sessions.

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.