



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

Village Board Meeting September 29, 2016 6:00 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. Upon completing an Open Forum request form and submitting it to the Village Clerk before the commencement of the meeting, participants will be recognized and given a chance to speak. The time limit to speak is 3 minutes. If deemed necessary by the Village Board, the matter may be referred to Village Staff or may be placed on a future agenda for Board consideration.

All participants are expected to exercise common courtesy and follow any rules of order established or announced by the Village Board and/or Mayor. Candidates for local public office may not use this forum for campaign purposes.

5. Reports

a. Board Reports

- Mayor
- Clerk
- Attorney
- Manager
- Trustees

*Background Of
Subject Matter*

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Type

Discussion Only

6. Items To Be Removed From Consent Agenda

7. Consent Agenda (Omnibus Vote)

a. Village Board Minutes

i. Board Meeting Minutes

Board to consider approving the following minutes:

- Village Board Special Meeting - September 8, 2016
- Village Board Meeting - September 15, 2016

*Background Of
Subject Matter*

Required Parliamentary Procedure

Type

Motion

Documents:

[2016-09-08 VILLAGE BOARD SPECIAL MEETING MINUTES.PDF](#)

[2016-09-15 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. Finance Ordinance

i. Finance Ordinance # 11

Total to be announced at the meeting.

Background Of Subject Matter	*
Type	Motion

8. Unfinished Business

9. New Business

a. Veterinarian - 35 N Cass Avenue

Board to consider an ordinance approving the following requests from Dr. Jessica Torok, DVM to operate a veterinarian office in the B-1 Limited Business District:

1. Special Use permit to operate a veterinarian office.
2. Zoning Code Variance for a veterinarian office to be located within 100 feet of a residence district.
3. Development permit.

Background Of Subject Matter	Applicant requests to use a longstanding vacant downtown building for a veterinarian office. The interior would be completely remodeled with a sprinkler system. Facade enhancements are proposed to improve the street presence.
Additional Background	At the public hearing on September 14, residents raised concerns about the veterinarian office fitting into the vision of the Comprehensive Plan, & if this was an appropriate use at this location in the downtown.
Recommendation	Commission made a unanimous positive recommendation after asking questions about medical waste & disposal, parking, the appearance of the rear of the building, & discussing public comments & concerns. EDC gave a unanimous positive recommendation on 8/3.
Type	Ordinance

Documents:

[2016-09-14 PZC STAFF REPORT - 35 N CASS.PDF](#)

[PZ16-020 35 N CASS VETERINARIAN SPECIAL USE VARIANCE.PDF](#)

b. 21 N Cass Avenue - Harmony Massage And Wellness Center

Board to consider an ordinance approving a Development Permit request from Linda Newland to allow for the operation of Harmony Massage and Wellness Center in the B-1 Limited Business District.

Background Of	The proposed tenant space is 400 square feet, meets zoning
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Subject Matter requirements & creates no parking concerns. The massage license has been approved by the Village Board, and the applicant was given a positive recommendation by the Economic Development Committee.

Type Ordinance

Documents:

[HARMONY WELLNESS SLIDES.PDF](#)
[HARMONY MASSAGE AND WELLNESS PLAN 2016.PDF](#)

c. LWV Odessa Ponds, LLC - Rezoning, Variances, Site Plan Review

Board to consider an ordinance approving the following requests from the Westmont Village Apartments for the following:

- 1) Map Amendment request to rezone from R-4 General Residence District to a Planned Development Overlay District in the underlying R-4 General Residence District with the following exceptions from the Zoning Code:
 - a) Exception to reduce the required amount of useable open space, which is currently non-conforming.
 - b) Exception to permit existing non-conforming lot area.
 - c) Exception to permit existing non-conforming front yard setbacks.
- 2) Zoning Code Variance request to exceed the maximum number of allowable accessory structures to construct clubhouse facilities.
- 3) Zoning Code Variance request to exceed the maximum size of an accessory clubhouse structure.
- 4) Zoning Code Variance request to exceed the maximum height of an accessory clubhouse structure.
- 5) Zoning Code Variance request to permit existing non conforming number of parking spaces.
- 6) Site and landscaping plan approval for the construction of clubhouse facilities.
- 7) Planned Development Agreement.
- 8) Masonry waiver request.

Background Of Subject Matter Applicant is presenting a site plan to Village Board with a new clubhouse & associated required landscaping and site plan improvements. The Westmont Village Apartments requests to rezone the property and permit existing variances to remain nonconforming.

Additional Background 6704-24 Echo Lane, 6703-24 Tudor Lane, 6703-24 Alpine Lane, 6703-24 Park Lane, 6703-24 Lakeshore Drive, 6703-24 Cedar Lane, 6703-24 Vail Drive, 6703-24 Aspen Lane, 6703-23 Maple Lane

Recommendation Planning and Zoning Commission reviewed the project in July and August and made a unanimous positive recommendation after discussing the proposed changes and listening to comments from residential neighbors.

Type Ordinance

Documents:

[PZ16-018 WESTMONT VILLAGE APTS SUBMITTAL DOCS.PDF](#)
[VILLAGE GREEN LANDSCAPE PLAN.PDF](#)
[VILLAGE GREEN PARKWAY TREE PLAN.PDF](#)

d. **Board And Commission Compensation**

Board to consider an ordinance adjusting the compensation of the Village Board of Trustees and Commission Members.

<i>Background Of Subject Matter</i>	The municipal code provides that any changes made will not take effect during the current term of elected officials and must be made more than one hundred and eight days prior to commencement of the term of the officers whose compensation is changed.
<i>Type</i>	Ordinance
<i>Budgeted</i>	Other
<i>Budgeted Explanation</i>	Changes to Village Board compensation will not impact the FY 2016-17 budget, because it would not be effective until next budget year. Changes to commission members' compensation is not budgeted.

e. **2004 Elgin Pelican Sweeper - Declare As Surplus**

Board to consider an ordinance to declare the 2004 Elgin Pelican Sweeper.

<i>Background Of Subject Matter</i>	The 2004 Elgin Pelican Sweeper will be traded at the time of purchase of the new 2016 Elgin Pelican Sweeper.
<i>Type</i>	Ordinance
<i>Budgeted</i>	Yes

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) 981-6210 voice, within a reasonable time before the meeting.