



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

Village Board Meeting September 28, 2017 6:00 p.m.

1. Call To Order

2. Roll Call

3. Pledge Of Allegiance

4. Open Forum

Public Comment is subject to the public comment rules and procedures adopted by the Village.

5. Reports

a. Board Reports

- Mayor
- Clerk
- Trustees

*Background Of
Subject Matter*

*

Type

Discussion Only

6. Public Hearing

a. Special Service Area - North Westmont Fire Protection District

Public Hearing pursuant to the requirements to establish a Special Service Area for properties currently in the North Westmont Fire Protection District.

*Background Of
Subject Matter*

*

Type

Discussion Only

7. Items To Be Removed From Consent Agenda

8. Consent Agenda (Omnibus Vote)

a. Village Board Minutes

i. Board Meeting Minutes

Board to consider approving the minutes of the Village Board meeting held September 14, 2017.

*Background Of
Subject Matter*

Required Parliamentary Procedure

Type

Motion

Documents:

b. **Finance Ordinance**

i. **Finance Ordinance # 11**

Total to be announced at the meeting.

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

c. **August 2017 Financial Report**

Board to consider a motion to accept the financial report submitted for the month of August 2017.

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

Documents:

[MONTHLY FINANCIAL REPORT MEMO 2017-08.PDF](#)

[MONTHLY FINANCIAL REPORT 2017-08.PDF](#)

d. **Purchase Orders**

i. **PO 11042765**

M.E. Simpson \$30,375.00

<i>Background Of Subject Matter</i>	Fire Hydrant Flow Testing 2017
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents:

[PO 11042765.PDF](#)

ii. **Total Of Purchase Orders**

\$ 30,375.00

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

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

Total ot be announced at the meeting.

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

f. **Fire Prevention Week Proclamation 2017**

Board to consider a proclamation declaring October 8-14, 2017 as Fire Prevention

Week in the Village of Westmont.

Background Of Subject Matter	The Village of Westmont is committed to ensuring the safety and security of all those living in and visiting Westmont.
Type	Proclamation

Documents:

[2017 FIRE PREVENTION WEEK PROCLAMATION.PDF](#)

9. Unfinished Business

10. New Business

a. 324 S Linden Avenue - Lot Area Variance

Board to consider an ordinance approving a Zoning Code variance request from SKE Property Investments to allow relief from the minimum lot area for a dwelling in the R-3 Single Family Detached Residence District.

Background Of Subject Matter	Applicant is requesting a variance for a vacant lot to build a new single family home. The adjacent lots and several of the lots in the surrounding neighborhood are similar in size.
Additional Background	Public comment at the PZC hearing included questions about the potential for future alley improvements, concerns about stormwater, & if the new home would meet the character of the neighborhood.
Recommendation	Applicant meets setback requirements & is proposing less than 35% lot coverage. The variance is for a lot that is deficient by 395 square feet, & the lot would require a variance for any size house. Commission made a unanimous positive recommendation.
Type	Ordinance

Documents:

[324 S LINDEN AVE - VARIANCE.PDF](#)

b. 230 N Cass Avenue - WholeBody Cryotherapy And Float Spa

Board to consider an ordinance approving the following requests from GoPolar Cryotherapy Inc. to allow the operation of a ground floor health spa in the B-1 Limited Business District:

1. Special Use permit
2. Development permit

Background Of Subject Matter	Applicant requests to operate a health spa using 2 tenant spaces in an existing downtown building. While retail is recommended in the B-1 TIF District, this is a unique use that will bring visitors to the area. Existing parking is sufficient for the use.
Additional Background	Planning and Zoning Commission made a unanimous positive recommendation at the 9/13/17 public hearing.
Type	Ordinance

Documents:

[HEALTH SPA 230 N CASS AVE - SPECIAL USE.PDF](#)

c. **430 E Ogden Ave, 651 Westmont Drive, 433 Plaza Drive - Laurel BMW Of Westmont**

Board to consider an ordinance approving site and landscaping approval for Westmont B Imports Inc. and KAMRED LLC located at 430 E Ogden Ave and 651 Westmont Dr in the B-2 General Business District, and 433 Plaza Dr, in the M Manufacturing District.

Background Of Subject Matter	Applicant requests to modify the approved detention area for BMW and combine it with the detention area at 433 Plaza Dr, to construct a pond that will serve both properties.
Additional Background	Following engineering questions regarding the detention design, which will be addressed during final engineering review and permitting, the Commission made a unanimous positive recommendation at the September public hearing regarding the request.
Type	Ordinance

Documents:

[BMW SITE AND LANDSCAPING PLAN MEMO AND ATTACHMENTS.PDF](#)

d. **Second Amendment - Norcomm**

Board to consider an ordinance approving a Second Amendment to the License Agreement for Municipal Alarm Service with Norcomm Public Safety Communications, Inc.

Background Of Subject Matter	The 2nd Amendment extends the term of the license agreement for 6 yrs. It accounts for the monitoring of Norcomm's subscribers by ACDC instead of Downers Grove. It allows for the Village to perform limited testing & inspecting of wireless transmitters.
Additional Background	This Amendment also sets the equipment and lease fees payable to Norcomm during the extended term, & fixes the payments from Norcomm to the Village for its testing & inspection services.
Recommendation	Approve
Type	Ordinance

e. **Engineering Services Agreement- New Public Works Facility**

Board to consider an ordinance authorizing an engineering agreement with AECOM Phase 1 & 2 Design Engineering Services for the proposed New Public Works Facility.

Background Of Subject Matter	Based on recommendations from the 2016 Public Works Needs Assessment Study by AECOM, we request to approve the sum of \$795,000 for Phase 1&2 Design Engineering Services for the proposed New Public Works Facility.
Additional Background	The New Facility will be constructed at 55 East Burlington Avenue. This agreement includes Conceptual Design Report, Environmental Site Assessment, Final Design

Documents and Bid Assistance.

Recommendation	Staff recommends approval of the proposal in the amount of \$795,000 for Phase 1 & 2 Design Engineering Services for the New Public Works Facility.
Type	Ordinance
Budgeted	Yes

Documents:

[SCOPE OF WORK WESTMONT PUBLIC WORKS REV 9-12-17.PDF](#)

[USCONSULTINGSERVICESAGREEMENT VILLAGE OF WESTMONT DESIGN 9-13-17.PDF](#)

[WESTMONT PUBLIC WORKS PROPOSAL 9-12-17 REV2.PDF](#)

f. **Beekeeping Text Amendment**

Board to consider an ordinance approving a text amendment to Chapter 14, Section 14-15 of the Municipal Code.

Background Of Subject Matter	Staff recommends amending the Municipal Code to allow for simpler, reasonable beekeeping regulations. The previous ordinance was difficult to enforce, and the State already regulates beekeeping, which made the code language redundant.
Additional Background	The revised language removes the permit requirement, allows no more than 2 hives per 1/3 acre, maintains a property line setback of 15', and does not allow hives on multi-family property.
Recommendation	Community Development Committee on 8/17 and the Environmental Improvement Commission on 9/11 made a positive recommendation for moving forward with the text amendment.
Type	Ordinance

Documents:

[REVISED BEEKEEPING ORDINANCE - TEXT AMENDMENT.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) 981-6210 voice, within a reasonable time before the meeting.