

Clerk's Office
Village of Westmont

MINUTES OF THE BOARD MEETING HELD **Thursday, August 2, 2018.**

Mayor Gunter called the meeting to order at **6:00 P.M.**

WESTMONT VILLAGE BOARD MEETING ROLL CALL:

PRESENT: Mayor Gunter P Clerk Szymiski P

TRUSTEES: Addington P Barker P
Barry P Guzzo P
Liddle P Nero P

STAFF:

May <u>P</u> (Village Mgr)	Parker <u>P</u> (Finance Director)	Bourke <u>P</u> (Interim Community Dev. Director)
Crane <u>A</u> (H.R. Director)	McIntyre <u>P</u> (Communications Director)	Liljeberg <u>P</u> (I.T. Manager)
Chief Gunther <u>A</u> (Police Dept.)	Dep Chief Thompson <u>A</u> (Police Dept.)	Dep Chief Gruen <u>P</u> (Police Dept.)
Chief Weiss <u>A</u> (Fire Dept.)	Dep. Chief Riley <u>P</u> (Fire Dept.)	Hennerfeind <u>P</u> (Village Planner)
Ramsey <u>A</u> (P.W. Director)	Noriega <u>P</u> (Village Engineer)	Mulhearn <u>P</u> (Deputy Liquor Commissioner)

ATTORNEY: Zemenak P Perez A

A QUORUM WAS PRESENT TO TRANSACT BUSINESS.

PRESS:

Chicago Tribune A Independent: Daniel Smrokowski A
Bugle A

CHAMBER OF COMMERCE DIRECTOR: Forssberg - P

VISITORS: None.

THOSE PRESENT RECITED THE PLEDGE OF ALLEGIANCE.

Mayor welcomed everyone to the meeting.

OPEN FORUM:

- William Saad, 44 E Richmond Street:
 - Talked about the issues with parking slots on Richmond Street.
 - Asked if there is a possibility for an eastbound platform on E Quincy to help with traffic congestion in the downtown area.
- Ray Dowjotag, 119 E Melrose:
 - Talked about spigot being left on due to vandalism. Requested a waiver of

markup costs for the water due to the situation. This was discussed with Mr. Parker over the phone.

- Mayor Gunter mentioned that this was discussed at the Administration / Finance Committee Meeting.
- Trustee Liddle said that because a police report was filed at the time of the vandalism an adjustment can be made.

VOTING KEY: **A=ABSENT** **AB=ABSTAIN** **N=NO** **W=Withdrawn**
 P=PRESENT **Y=YES** **R=RECUSE**

Note: *The items listed in these minutes are summaries only and are not meant to be a direct transcript of the Mayor's, Manager's, Clerk's and Trustees' comments. For actual quotes of the referenced items please refer to the Archival video copy of this meeting.*

VOTING SUMMARY

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
TRUSTEE ADDINGTON	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE BARKER	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE BARRY	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE GUZZO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE LIDDLE	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE NERO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	<u>16</u>
TRUSTEE ADDINGTON	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE BARKER	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE BARRY	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE GUZZO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE LIDDLE	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE NERO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
	<u>17</u>	<u>18</u>						
TRUSTEE ADDINGTON	<u>Y</u>	<u>Y</u>						
TRUSTEE BARKER	<u>Y</u>	<u>Y</u>						
TRUSTEE BARRY	<u>Y</u>	<u>Y</u>						
TRUSTEE GUZZO	<u>Y</u>	<u>Y</u>						
TRUSTEE LIDDLE	<u>Y</u>	<u>Y</u>						
TRUSTEE NERO	<u>Y</u>	<u>Y</u>						

REPORTS

Mayor Gunter

- Asked Larry McIntyre to give an update on the Sister City Program.
 - Mr. McIntyre talked about the recent visit from Taiwan. There is an invitation from Magistrate Chiu to send back a delegation at their expense for the purposes of economic development.
 - This fall we will have a student exchange program.

Clerk Szymski

- Community Garage Sale will be held this weekend, August 3, 4 & 5 between 8 a.m. and 5 p.m.
- Asked Deputy Chief Gruen to talk about National Night Out at the Westmont Street Fair.
 - Deputy Chief Gruen announced that National Night Out is happening tonight.

Trustee Nero

- The next Public Works Committee meeting will be Thursday, August 30th.
- Public Works Truck Night was a big success. It was a well attended event and everyone enjoyed it.

Trustee Liddle

- Recapped the Administration/Finance Committee meeting from earlier in the evening. Two items were discussed and that was 1) Water abuse due to vandalism 2) The visit from our Sister City, Hsinchu County, Taiwan.
- Prostate Cancer Foundation of Chicago Board President John Aguzino addressed the Village Board about two events relating to Prostate Cancer.
 - The 8th Annual Run & Walk for Prostate Cancer Awareness is scheduled for Sunday, September 9th at 8:00 am in Westmont.
 - The second event that promotes research and education will be a wine tasting at Grill 89 and that will be Wednesday, August 22, 2018 from 5pm - 8pm.
- The Neighbors Magazine is being delivered this week.
- There is a new issue of Westmont Word. This edition features many of the economic development projects in Westmont.
- TV production is coming to town. Westmont is a film friendly community. Garage Squad will be filmed here. This is a show where classic cars are refurbished. There is no formal request from them, this is just more of an awareness.
- Encouraged everyone to come out to Cruisin' Nights.
- Please fill out the Taste of Westmont survey to give feedback to the WSEC.
- We are working with DuPage County Museum to have special presentations at their museum featuring our artifacts from our museum. Meetings have been set up with the curator.
- Next week is Fire Truck night at Cruisin' Nights.

Trustee Barker

- The next Environmental Improvement Committee meeting is scheduled for Monday, August 6, 6:00 pm at the Library.
- Gave kudos to the EIC who brought out bees from the Richmond Gardens Apiary.
- Westmont First will meet Monday, August 20th at 6:00 pm at the Westmont Public Library.

Trustee Addington

- On August 16th, Lions club will bring back the hearing and eye screening busses at Cruisin' Nights.
- There are two big projects on Ogden Avenue. The redevelopments are for Porsche and BMW.
- The natatorium was approved but there are some permitting delays with outside agencies. Village staff will assist the best we can.

Trustee Guzzo

- The next Public Safety Committee meeting is scheduled for Thursday, August 16th at 4:30pm, Village Hall.
- Westmont Street Fair and Cruisin' Nights Fire Truck Night is August 9th.
- The Fire Department 95th Anniversary celebration is scheduled for Saturday, October 13, 2018, 1 to 3 pm. Members of the committee continue to hand out save the date cards at all of the special events coming up.
- Wished Clerk Szymiski a Happy Belated Birthday.

Trustee Barry

- Next scheduled Economic Development Committee meeting is set for September 5th at 9:00am at Westmont Village Hall.
- There will be a ribbon cutting for The Sweet and Savory Spot on Friday, August 17th at 4:30pm at 15 South Cass Avenue. Please RSVP at Westmont chamber.com.

ITEMS TO BE REMOVED FROM CONSENT AGENDA:

There were no items to be removed from the consent agenda.

(1) CONSENT AGENDA [Omnibus Vote]:

Village Manager May addressed the Board on this agenda item.

Motion by **Trustee Nero** to approve the consent agenda.

(A) BOARD MEETING MINUTES

Board to consider approving the minutes of the Village Board meeting held July 19, 2018.

(B) FINANCE ORDINANCE # 7: Dated **August 2, 2018** in the amount of **\$1,254,928.79**

(C) PURCHASE ORDERS:

11045134	Austin Tyler Construction	\$495,000.00
11045135	Engineering Solutions Team	119,120.00
11045144	ESI Consultants	159,950.00
11045180	ESI Consultants	26,150.00
11045136	Christopher B Burke	126,272.00

11044779	Safe Step	20,512.00
11045141	DuPage Convention & Visitors Bureau	37,581.94
11045181	Government Insurance Network	2,220,000.00
	TOTAL OF PURCHASE ORDERS	\$3,204,585.94
	TOTAL OF PURCHASE ORDERS & FINANCE ORDINANCE #7	\$4,459,514.73

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #1

Ayes: Addington, Barry, Barker, Guzzo, Liddle, Nero

Nays: None.

Absent: None.

UNFINISHED BUSINESS

NEW BUSINESS

(2) 206 SOUTH WARWICK AVE - SETBACK VARIANCE

Village Planner Hennerfeind addressed the board on this item.

Motion by **Trustee Barry** to consider an ordinance approving a Zoning Code Variance request from Brian and Michelle Walsh to allow for the construction of a home addition within the required front yard setback in the R-3 Single Family Detached Residence District.

Seconded by **Trustee Liddle** and the motion to postpone passed.

Public Comment:

- Back In 1996 wanted to put a porch and had a 50 ft setback. In speaking with inspector, a porch would not be able to be built, but if raised 3 or 4 inches you can call it a balcony and that would be acceptable.

VOTE ON MOTION #2

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero

Nays: None

Absent: None

(3) INCREASE IN AVAILABLE CLASS 4 LIQUOR LICENSES

Deputy Liquor Commissioner Mulhearn and Owner Loreta Vaitiekiena addressed the board on this item.

Motion by **Trustee Barry** to consider an ordinance increasing the number of available Class 4 Liquor Licenses by one (1) for Cafe Ruta, 6551 S. Cass Avenue.

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #3

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero

Nays: None

Absent: None

(4) 41 N CASS - CRAFT BREWERY TAVERN SPECIAL USE - SCALLYWAG

Village Planner Hennerfeind and applicant Dan Burr addressed the board on this item.

Motion by **Trustee Nero** to consider an ordinance approving the following requests from ATG Trust #96-311 to allow for the operation of a craft brewery tavern in the B-1 Limited Business District:

1. Special use permit to allow a craft brewery tavern.
2. Variance to permit a tavern within the required 1,000 feet separation from a school.
3. Variance to reduce the total required number of parking spaces.
4. Development permit.

Seconded by **Trustee Guzzo** and the motion passed.

VOTE ON MOTION #4

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero

Nays: None

Absent: None

(5) 21 E 63RD ST - MCDONALD'S DRIVE THRU & EXPANSION

Village Planner Hennerfeind, Engineer Kenneth Zak, and Owner Nick Cory addressed the board on this item.

Public Comment

Q: Audrey Pain, 29 S Williams: Asked about where the placement of 475 feet of trash in relation to the people who live in the southeast corner of the space.

A: Kenneth Zak: The trash enclosure will be moved to the lower right hand corner of the site. It is more accessible to the trash company. It's a newer trash corral.

A: Nick Corey: Never had any issues. There is no residential area that would be affected.

Motion by **Trustee Nero** to consider an ordinance approving the following requests from McDonald's USA LLC to allow for the operation and modification of an existing drive-thru in the C-1 Commercial Business District:

1. Special Use permit to expand and operate a drive-thru.
2. Variance to permit parking in the front yard setback.
3. Variance to increase the maximum number of menu boards.
4. Variance to permit a larger trash enclosure in side and rear yard setbacks.

5. Site and Landscape Plan.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #5

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero

Nays: None

Absent: None

(6) VACATION OF PUBLIC ALLEY

Attorney Zemenak addressed the board on this item.

Motion by **Trustee Barry** to consider ordinance approving the vacation of a portion of the public alley located immediately south of 1 W Quincy Street, Westmont.

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #6

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero

Nays: None

Absent: None

(7) 1 WEST QUINCY ST - TOD REDEVELOPMENT - HOLLADAY PROPERTIES

Village Planner Hennerfeind, Drew Mitchell, and Chris Walsh addressed the board on this item.

Public Comment

Dale Becker, 101 N Linden:

One of the problems with Cass Avenue is it would not be able to be widened at that location. Had concerns about the entrances and exits. The parking and alley situation could be an ongoing problem and should be looked at more closely to allow proper access for deliveries, moving vans, garbage trucks. The plans presented do not show where the parking would be, or if there are any designated areas for other uses, such as deliveries. There does not appear to be a setback for the allowance of the sidewalk. Richmond Station accommodates these types of drop offs but it is unclear with this project. Talked about other logistical situations such as the elevators being far apart, handicapped provisions, parking, and other access.

John Carrey, 301 S Park:

This development would change the character of Westmont quite a bit. Thanked Steve May for the video regarding the June 13th meeting because it was very informative. This is a nice looking building and is a catalyst. Has construction questions, such as what will happen with the materials, etc. There are some deficiencies in this plan. One of the problems is regarding fire truck access and there are no fire hydrants on alley side. Windows are all around the building and there are fire pits on the roof, which is a concern regarding fire suppression. There is no compliance for a fire lane. Looked at the Downers Grove development and compared the two projects. Hopes that this development will be "amazonification" friendly. Charging stations and a delivery area should be considered. The younger generation are not quick to get vehicles. There could be a drive up / drop off lane and thinks this is good for a 94 unit building.

Commented on potential snow removal and storage. Snow would be stacked. As a personal request would like to have Stop and Chat restored.

Frank Trout, 328 N Wilmette:

Westmont is a beautiful town and this is a quality project. There are many logical concerns with the building and the site. The different departments work together along with the planning commission to address concerns well ahead of time. These issues have probably been addressed. He is certain that our Fire Department has looked at all of these issues. Fire Trucks usually do not fight fires from the alleyway and fire hydrants are never in the alleyway. Gave reassurance that this project will certainly meet Village codes and the Village will take care of the snow removal. This development will probably support new projects in the downtown area and will encourage other businesses to be remodeled and restored. Spoke about a lost opportunity with the Pharmacy building. Let's make logical, good decisions about our future, because our downtown has been overlooked in recent history.

Greg Notbusch, business owner of Dolce's at 15 W Quincy:

Welcomes new growth in the area and is very supportive of new development. Two of the bigger deliveries that Dolce's has can not make that turn. They back into the alley from Lincoln to make deliveries. Has other concerns during construction. Wants to let other people know that they are open during this time of construction and also has parking concerns.

Renee Sturgen, owner of Taco Express, 20 S Cass, 14 S Cass:

Loves Westmont and wants to see those spaces filled out. This project will go on and it will bring people here. Clarendon Hills, Hinsdale, and Westmont are all beautiful. Westmont needs a facelift. There are plans to move Taco Express and hopes to remain in Westmont.

Mike Lynn, 209 S Lincoln:

Likes the project, however has concerns that there will be a bottleneck at the railroad tracks. Could the Village or other agencies consider moving the crossing elsewhere. An offsite parking lot could alleviate concerns regarding parking for the restaurants. There are a few vacant properties that are near Quincy and Washington. That could be converted to a municipal lot. Commented on building styles, so that it does not look tacky.

Mr. Mitchell addressed deliveries for packages. Usually there are 3 stops and there will be a 15 minute loading zone in front of Mr. Sturgen's restaurant. We can designate an Uber pick up zone on Quincy.

Addressed parking in the retail alley. Mr. Mitchell envisions that will be for restaurant employees who would utilize those spaces. Addressed snow storage and thought that excess snow would go by the planter area. The residents will have a fob system so we know who is going in or out of the building. Discussed construction logistics and used the parking structure to stage materials to keep it off site. Building could be built in 18 -20 months. Quality Development is contagious and Westmont is on a tipping point. Complemented the people who made the comments. You can use the proceeds from the land sale to buy another municipal lot. There was a parking study conducted that identified underutilized spaces.

Mr. Walsh wanted to make a statement on TOD and the concept is to make a walkable community for suburban towns. Discussed the different materials for their buildings to bring a unique quality.

Trustee Addington: Talked about the traffic signal at Richmond Ave and Cass Avenue. Asked if Cass Avenue will be closed during construction.

Mr. Mitchell: A logistics plan is used and our engineers work together to figure this out. We try not to make a mess, but sometimes these things are unavoidable.

Trustee Addington: Asked about the size of the parking spaces.

Mr. Mitchell: Addressed the size of the parking spaces and said it will be to code.

Trustee Barker: Zero setback on Cass is not favorable and can foresee traffic being an issue. Understands that there is a give and take in these situations. On behalf of the EIC asked that staff pay close attention to the lighting, so that it's not too much. Another concern is for greenery to be monitored and kept up. It's important to residents and is used to soften the building and make it more appealing.

Attorney Zemenak: Landscaping and upkeep is included in the development agreement.

Trustee Barker: That is understood, but asks that code enforcement keep a close eye to make sure that it is not being neglected. Thanked the developers for considering us because these opportunities do not come about every day.

Mayor Gunter: Asked Mr. May to address the pedestrian crosswalk.

Trustee Nero: Talked to many residents and thanked everyone for their involvement. Thanked the developers for their time. Asked about when shovels would start?

Mr. Mitchell: Property acquisition, due diligence and zoning approvals are targeted for fall 2018. The bidding, permit review and financing must go through. The schedule reflects April 9, 2019.

Trustee Nero: This is a good project and it's been needed. Thanked everyone.

Trustee Guzzo: Was on the Main Street Board 20 years ago and the message then was transit oriented development. It has taken us 20+ years to get to this point and it's a vision that we've had for a long time. Looking forward to having a thriving downtown.

Trustee Barry: Thanked the developers for their presentation. Doesn't like the idea of cars on Cass Avenue. It is chaotic by Richmond and the tracks and this has been discussed for many years with Manager May and we continue to look for answers. Commented on the Uber pick up zone and believes it is a good idea. Also likes the idea of designated moving times and that could alleviate a lot of resident concerns. Has been following the project on Main and Maple in Downers Grove and they had to close their main street for large projects. It is unrealistic to think that Cass would not be closed down at some point. Overall this is a positive thing. Heard that this group is wonderful to work with.

Trustee Liddle: Thanked the gentlemen for their presentation and their passion for the project. We are looking forward to it.

Barker: Thanked the residents for coming out and commenting. There is a long history discussing long range planning in Westmont. Reminded the Board that we need to find a prominent place for the statue currently in Mary Eagan Park. Also requested that we can get another green space in the place of Mary Eagan Park.

Szymiski: Thanked everyone for their comments. Commented on Holladay's beautiful work.

Motion by **Trustee Nero** to consider ordinances approving the following requests from Holladay Properties LLC, Renee and Maria Sturgeon, Maria Sturgeon TRUST, Lasalle Trust Number 133666, and the Village of Westmont, related to the zoning and development of a mixed-use building generally located at the southwest corner of South Cass Avenue and West Quincy Street, Westmont:

1. Comprehensive Plan Amendment request to redesignate approximately .22 acres from Parks/Open Space to Downtown Mixed Use.

Seconded by **Trustee Addington** and the motion passed.

VOTE ON MOTION #7

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero

Nays: None

Absent: None

(8) 1 WEST QUINCY ST - TOD REDEVELOPMENT - HOLLADAY PROPERTIES

Motion by **Trustee Nero** to consider ordinances approving the following requests from Holladay Properties LLC, Renee and Maria Sturgeon, Maria Sturgeon TRUST, Lasalle Trust Number 133666, and the Village of Westmont, related to the zoning and development of a mixed-use building generally located at the southwest corner of South Cass Avenue and West Quincy Street, Westmont:

2. Zoning Code Variance request to increase the maximum allowed FAR in the B-1 Limited Business District.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #8

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero

Nays: None

Absent: None

(9) 1 WEST QUINCY ST - TOD REDEVELOPMENT - HOLLADAY PROPERTIES

Motion by **Trustee Liddle** to consider ordinances approving the following requests from Holladay Properties LLC, Renee and Maria Sturgeon, Maria Sturgeon TRUST, Lasalle Trust Number 133666, and the Village of Westmont, related to the zoning and development of a mixed-use building generally located at the southwest corner of South Cass Avenue and West Quincy Street, Westmont:

3. Zoning Code Variance request to increase the maximum allowed height in the B-1 Limited Business District.

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #9

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero

Nays: None

Absent: None

(10) 1 WEST QUINCY ST - TOD REDEVELOPMENT - HOLLADAY PROPERTIES

Motion by **Trustee Liddle** to consider ordinances approving the following requests from Holladay Properties LLC, Renee and Maria Sturgeon, Maria Sturgeon TRUST, Lasalle Trust Number 133666, and the Village of Westmont, related to the zoning and development of a mixed-use building generally located at the southwest corner of South Cass Avenue and West Quincy Street, Westmont:

4. Zoning Code Variance request to allow for construction of a mixed-use development within a required front yard setback in the B-1 Limited Business District.

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #10

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero

Nays: None

Absent: None

(11) 1 WEST QUINCY ST - TOD REDEVELOPMENT - HOLLADAY PROPERTIES

Motion by **Trustee Nero** to consider ordinances approving the following requests from Holladay Properties LLC, Renee and Maria Sturgeon, Maria Sturgeon TRUST, Lasalle Trust Number 133666, and the Village of Westmont, related to the zoning and development of a mixed-use building generally located at the southwest corner of South Cass Avenue and West Quincy Street, Westmont:

5. Zoning Code Variance request to allow for construction of a mixed-use development within a required side yard adjoining a street setback in the B-1 Limited Business District.

Seconded by **Trustee Barry** and the motion passed.

VOTE ON MOTION #11

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero

Nays: None

Absent: None

(12) 1 WEST QUINCY ST - TOD REDEVELOPMENT - HOLLADAY PROPERTIES

Motion by **Trustee Liddle** to consider ordinances approving the following requests from Holladay Properties LLC, Renee and Maria Sturgeon, Maria Sturgeon TRUST, Lasalle Trust

Number 133666, and the Village of Westmont, related to the zoning and development of a mixed-use building generally located at the southwest corner of South Cass Avenue and West Quincy Street, Westmont:

6. Zoning Code Variance Request to allow for construction of a mixed-use development within a required side yard setback in the B-1 Limited Business District.

Seconded by **Trustee Guzzo** and the motion passed.

VOTE ON MOTION #12

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero

Nays: None

Absent: None

(13) 1 WEST QUINCY ST - TOD REDEVELOPMENT - HOLLADAY PROPERTIES

Motion by **Trustee Nero** to consider ordinances approving the following requests from Holladay Properties LLC, Renee and Maria Sturgeon, Maria Sturgeon TRUST, Lasalle Trust Number 133666, and the Village of Westmont, related to the zoning and development of a mixed-use building generally located at the southwest corner of South Cass Avenue and West Quincy Street, Westmont:

7. Zoning Code Variance Request to allow for construction of a mixed-use development within a required rear yard setback in the B-1 Limited Business District.

Seconded by **Trustee Barry** and the motion passed.

VOTE ON MOTION #13

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero

Nays: None

Absent: None

(14) 1 WEST QUINCY ST - TOD REDEVELOPMENT - HOLLADAY PROPERTIES

Motion by **Trustee Guzzo** to consider ordinances approving the following requests from Holladay Properties LLC, Renee and Maria Sturgeon, Maria Sturgeon TRUST, Lasalle Trust Number 133666, and the Village of Westmont, related to the zoning and development of a mixed-use building generally located at the southwest corner of South Cass Avenue and West Quincy Street, Westmont:

8. Zoning Code Variance requests to reduce the total required number of parking spaces for both the multiple-family residential and commercial components in a mixed-use development.

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #14

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero

Nays: None

Absent: None

(15) 1 WEST QUINCY ST - TOD REDEVELOPMENT - HOLLADAY PROPERTIES

Motion by **Trustee Nero** to consider ordinances approving the following requests from Holladay Properties LLC, Renee and Maria Sturgeon, Maria Sturgeon TRUST, Lasalle Trust Number 133666, and the Village of Westmont, related to the zoning and development of a mixed-use building generally located at the southwest corner of South Cass Avenue and West Quincy Street, Westmont:

9. Preliminary Plat of Subdivision to consolidate lots, to include a portion of a public alley to be vacated.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #15

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero
Nays: None
Absent: None

(16) 1 WEST QUINCY ST - TOD REDEVELOPMENT - HOLLADAY PROPERTIES

Motion by **Trustee Liddle** to consider ordinances approving the following requests from Holladay Properties LLC, Renee and Maria Sturgeon, Maria Sturgeon TRUST, Lasalle Trust Number 133666, and the Village of Westmont, related to the zoning and development of a mixed-use building generally located at the southwest corner of South Cass Avenue and West Quincy Street, Westmont:

10. Site and Landscaping Plan.

Seconded by **Trustee Nero** and the motion passed.

VOTE ON MOTION #16

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero
Nays: None
Absent: None

(17) 1 WEST QUINCY ST - TOD REDEVELOPMENT - HOLLADAY PROPERTIES

Motion by **Trustee Nero** to consider ordinances approving the following requests from Holladay Properties LLC, Renee and Maria Sturgeon, Maria Sturgeon TRUST, Lasalle Trust Number 133666, and the Village of Westmont, related to the zoning and development of a mixed-use building generally located at the southwest corner of South Cass Avenue and West Quincy Street, Westmont:

11. Development Agreement.

Seconded by **Trustee Barry** and the motion passed.

VOTE ON MOTION #17

Ayes: Addington, Barker, Barry, Guzzo, Liddle, Nero
Nays: None



Village Clerk's Office

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6220 Fax: 630-829-4441

Absent: None

Mayor Gunter thanked all of the staff for their hard work.

MISCELLANEOUS:

- None

(18) ADJOURNMENT Motion by **Trustee Addington** to adjourn the meeting. Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #18

Ayes: Addington, Barker, Barry, Liddle, Guzzo, Nero

Nays: None.

Absent: None

MEETING ADJOURNED AT 8:53 P.M.

ATTEST:

APPROVED:

Virginia Szymiski, Village Clerk

Ronald J. Gunter, Mayor

Dated this 16th day of August, 2018