



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

Village Board Meeting December 19, 2019 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

1. Mayor
2. Clerk
3. 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 minutes of the Village Board meeting held December 5, 2019.

*Background Of
Subject Matter*

Required Parliamentary Procedure

Type

Motion

Documents:

[2019-12-05 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. Finance Ordinance

i. Finance Ordinance #16

Total to be announced at the meeting.

*Background Of
Subject Matter*

*

Type

Motion

c. **Purchase Orders**

i. **PO 20201761**

Community Unit School District \$89,765.09

<i>Background Of Subject Matter</i>	TIF Property Tax payment per agreement with District 201.
<i>Additional Background</i>	The payment is included in the finance ordinance, and will be approved simultaneously with the Purchase Order.
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents:

[20201761.PDF](#)

ii. **PO 20201762**

Donald E Morris Architect P.C. \$26,138.51

<i>Background Of Subject Matter</i>	November 2019 Building Reviews & Inspections.
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents:

[20201762.PDF](#)

iii. **Total Of Purchase Orders**

\$ 115,903.60

<i>Background Of Subject Matter</i>	*
<i>Type</i>	Purchase Order

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

Total to be announced at the meeting.

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

8. **Unfinished Business**

a. **Amended Planned Development Agreement For Market Centre**

Board to consider an ordinance approving an Amended Planned Development Agreement for the Market Centre development at 63rd and Cass, including recently approved revisions to the site plan and mix of uses.

<i>Background Of Subject Matter</i>	The Planning and Zoning Commission approved changes to the mix of uses and site plan for the Market Centre development at 63rd and Cass on September 26, 2019. The PD Agreement
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must now be amended to reflect these changes.

***Additional
Background***

Approve the Amended PD Agreement for Market Centre, including recently approved revisions to the site plan and mix of uses. This item was postponed from the 11/21/19 Village Board Meeting.

Type

Ordinance

9. New Business

a. Increase In Available Liquor License

Board to consider an ordinance to increase the number of available Class 23 liquor licenses by one (1) for Margies Beef & Gyros 6410 South Cass Avenue.

***Background Of
Subject Matter***

Margie's Beef & Gyros has reapplied for a Class 23 (Video Gaming) Liquor License at 6410 S. Cass Avenue. They have completed the 1 year waiting period needed to reapply for this license. They are eligible to apply for and receive this license.

***Additional
Background***

This is Margie's first time re-applying for this license. They wish to have video gaming to enhance their customers eating experience. Margie's has been established at this location for close to 40 years.

Recommendation

Board to determine the need for additional video gaming opportunities in the village.

Type

Ordinance

b. Amend Liquor License Class 24 Description

Board to consider an ordinance increasing the number of taps permitted by a business with a Class 24 liquor license.

***Background Of
Subject Matter***

A Class 24 liquor license allows for a craft brew tasting room in a Class 5 liquor license location. Class 24 businesses are restricted to six taps to dispense craft brews. A request to increase the number of taps from six to eight has been received.

***Additional
Background***

The request is due to several brewing companies asking to have their brews sold but there are not enough taps currently available to meet their requests. Adding two (2) taps will assist in offering specialty brews to customers.

Recommendation

Approve

Type

Ordinance

c. WBK Consultants Addendum - 61st Street & Cumnor Road Wetland Detention Project

Board to consider an ordinance authorizing an addendum proposal from WBK Consultants for the additional surveying and engineering design services for the 61st Street and Cumnor Road Wetland Detention Project.

***Background Of
Subject Matter***

WBK has been retained to perform Ph2 Engineering Design Services for the construction of a Stormwater Management Facility at 61st & Cumnor. Additional detention volume, water quality features, culvert replacement, & sidewalks are included in the scope.

Additional

DuPage County requires additional Hydraulic Modeling to be

Background	performed. Additional scope will also include design of new public sidewalk along north side of 61st Street between Williams and Cumnor and replacement of the sidewalk along the south side.
Recommendation	Staff recommends approval of the proposal in the amount of \$19,392.
Type	Ordinance
Budgeted	No

Documents:

[WBK PH2 ENGINEERING ADDENDUM.PDF](#)

d. **Daycares Zoning Text Amendment**

Board to consider an ordinance approving Zoning Ordinance text amendments regarding, daycare homes and daycare centers.

Background Of Subject Matter	The Village currently has no regulations for daycare homes and centers. The purpose of this zoning text amendment is to provide definitions and regulations for daycare facilities, and to distinguish between daycare homes and home occupations.
Recommendation	The Planning and Zoning Commission unanimously recommended approval.
Type	Ordinance

Documents:

[DAYCARES TEXT AMENDMENT STAFF REPORT VB 1936.PDF](#)

e. **Amendments To Building Permit Fees**

Board to consider an ordinance approving amendments to Chapter 18, Article VIII, Section 18-487 of the Westmont Code of Ordinances regarding building permit fees.

Background Of Subject Matter	The proposed amendments involve (a) adding a building permit application fee, which will be applied to overall permit costs, (b) reducing the flat fee building permit amount for commercial projects, and (c) miscellaneous related clean-up of Code language.
Additional Background	These proposed amendments were discussed at a Village committee on December 5, 2019. No action is proposed at this time on potential changes to occupancy permit fees.
Recommendation	Approve.
Type	Ordinance

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.