



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

Village Board Meeting September 24, 2020 6:00 p.m.

Note: This meeting will be a blended meeting held remotely and with in-person attendance to allow for social distancing requirements. For remote attendance, the meeting will be streaming live on the Village's You Tube channel: <https://www.youtube.com/VillageofWestmont>. A remote Open Forum is available for the community to participate in the meeting remotely if so desired, to submit comments/questions by filling out the online public comment form by visiting <https://westmont.illinois.gov/meetinginfo> or by calling (630) 981-6195. If you are calling in a comment please do so 2 hours prior to the start of meeting time. If there are questions on how to submit a form please email clerk@westmont.il.gov

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. Citizens can submit remote public comment by filling out an online form, or by phone call.

- The Online Public Comment Form can be found by visiting [HTTPS://WESTMONT.ILLINOIS.GOV/533/MEETING-INFORMATION](https://westmont.illinois.gov/533/meeting-information).
- By phone: Call 630-981-6195 and leave your full name, address, and comment.
- A comment made by phone must be submitted 2 hours prior to the start of the Village Board Meeting.
- If there are any questions on how to make public comments, email clerk@westmont.il.gov.

**Background of
Subject Matter**

*

Type

Discussion Only

5. Reports

a. Board Reports

- Mayor
- Clerk
- 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. Board Meeting Minutes

Board to consider approving the minutes of the Village Board meeting held September 10, 2020.

Background Of Subject Matter	Required parliamentary procedure.
Type	Motion

Documents:

[2020-09-10 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. Finance Ordinance

i. Finance Ordinance #10

Total to be announced at the meeting.

Background Of Subject Matter	*
Type	Motion

c. Purchase Orders

i. PO 21200707

DuPage Convention & Visitors Bureau \$34,239.00

Background Of Subject Matter	FY 21 Municipal Contribution
Additional Background	An additional \$2,609 may be paid contingent on actual receipts of deferred payments.
Type	Purchase Order
Budgeted	Yes
Budgeted Explanation	Not "ON HOLD" because membership allows us to use some Hotel/Motel funds to offset costs in the General fund if needed.

Documents:

[21200707.PDF](#)

ii. PO 21200709

Crowne Industries LTD \$400,000.00

Background Of Subject Matter	New Fueling Center
Additional Background	The agreement for this project was approved at the 9/10/2020 meeting.
Type	Purchase Order
Budgeted	Yes

**Budgeted
Explanation**

Not "ON HOLD"

Documents:

[21200709.PDF](#)

iii. **Purchase Order Total**

\$ 434,239.00

**Background Of
Subject Matter**

*

Type

Purchase Order

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

Total to be announced at the meeting.

**Background Of
Subject Matter**

*

Type

Purchase Order

8. **Unfinished Business**

9. **New Business**

a. **Engineering Services - Community Development Department - EZA**

Board to consider an ordinance approving an agreement with EZA Engineering PLLC for professional engineering services.

**Background Of
Subject Matter**

EZA Engineering PLLC will provide engineering plan review and inspection services for planning and zoning and for permitting functions of the Community Development Department.

Type

Ordinance

Budgeted

Yes

**Budgeted
Explanation**

A previously budgeted position has been vacated and the duties are being outsourced in a combination of this contract the PW Engineer contract approved at the 6/29/20 meeting. We anticipate overall spending will be less than initially budgeted.

Documents:

[EZA CONTRACT WITH EXHIBITS.PDF](#)

b. **Engineering Services - Amended PW Dept Agreement - Primera**

Board to consider an ordinance approving an Amended Agreement for Professional Engineering Services with Primera Engineers, Ltd.

**Background Of
Subject Matter**

The Village Board recently approved an agreement with Primera Engineers to have it serve as a consulting engineer for the Village. This proposed amendment refines the scope of services provided by Primera to those related to Public Works projects.

**Additional
Background**

This amendment is necessary to distinguish the consulting engineering services provided by EZA Engineering for the Community Development projects. The compensation and other

terms remain the same.

Recommendation Approve.

Type Ordinance

Budgeted Yes

Documents:

[PRIMERA ENGINEERS AMENDED PROFESSIONAL ENGINEERING SERVICES AGREEMENT.PDF](#)

c. Increase Of Available Tobacco Licenses

Board to consider an ordinance increasing the number of available tobacco licenses by one (1) to allow for the issuance of a tobacco license to Roundy's Illinois LLC d/b/a Marianos Fuel Center, 140 W. 63rd Street.

Background Of Subject Matter Roundy's Illinois LLC d/b/a/ Marianos Fuel Center, has applied for a tobacco license for their newly opened gas station at 140 W. 63rd Street. They are seeking the license to meet their customers needs.

Additional Background Sale of tobacco products only. Vape & related products will not be sold. Grocery Store General Manager oversees the operation of the gas station & tobacco sales. Employees receive training & have various computer checks to prevent underage sales.

Recommendation Approve

Type Ordinance

d. Sign Variance - McGrath Lexus Of Westmont

Board to consider an ordinance granting the following approvals for McGrath Lexus of Westmont, 500 E. Ogden Avenue, Westmont, IL 60559:

1. A Zoning Code Variance to exceed the number & location of wall signs for an open sales lot located at 470 East Ogden Avenue, commonly known as 500 East Ogden Avenue, in the B-2 General Business District.
2. A Zoning Code Variance to exceed the aggregate size of all signs for an open sales lot located at 470 East Ogden Avenue, commonly known as 500 East Ogden Avenue, in the B-2 General Business District.

Background Of Subject Matter The Zoning Code allows only 2 signs on the wall. The request includes 2 additional signs to be located facing west and east, rather than south, as per the orientation of the existing facade.

Additional Background The entire sign package, including existing remove/replace, and existing ground signs (to remain), plus the additional 2 logo signs exceed the allowable aggregate square footage by nearly 301 square feet where 274 square feet are allowed.

Recommendation The Planning and Zoning Commission recommended to approve at their meeting of September 9, 2020.

Type Ordinance

Documents:

[BOARD MEMO SIGN VARIANCE.PDF](#)
[MCGRATH LEXUS EXHIBITS.PDF](#)

e. **Lincoln Municipal Parking Lot At 25, 29, And 33 North Lincoln**

Board to consider ordinances to allow the Village of Westmont to construct a municipal parking lot on properties located at 25, 29 and 33 North Lincoln Street, Westmont as follows:

1. A Special Use Permit to allow the construction of a publicly-owned parking lot in the R-3 Single Family Detached Residential District to serve adjoining and nearby business districts;
2. A Zoning Code Variance to allow parking in the front yard, side yard, and in front of the setback line;
3. A waiver from the Westmont Engineering Standards for stall size;
4. A Site and Landscape Plan for the construction of a publicly-owned parking lot in the R-3 Single Family Detached Residential District; and
5. A Preliminary Plat of Consolidation to consolidate three lots at 25, 29, and 33 North Lincoln Street located in the R-3 Single Family Detached Residential District.

Background Of Subject Matter

The proposed parking lot will be located on the east side of Lincoln and south of Irving. The lots are zoned R-3 residential and are owned by the Village. A waiver from the Westmont Engineering Standards for stall size of 10'x20' is also requested.

Additional Background

The Village hired Thomas Engineering Group LLC to prepare plans for the proposed municipal parking lot. The Village's goal is to expand the availability of public parking for the downtown. Proposed stall sizes are 9'x18' and 9.5'x18'.

Recommendation

The Planning and Zoning Commission voted to recommend approval at their meeting of September 9, 2020.

Type

Ordinance

Documents:

[BOARD MEMO LINCOLN MUNICIPAL PARKING LOT.PDF](#)
[ELEVATIONS.PDF](#)
[LANDSCAPE PLAN.PDF](#)
[PRELIMINARY PLAT.PDF](#)
[SITE PLAN.PDF](#)

f. **Trustee Appointment**

Board to consider a motion approving Mayor Gunter's appointment of a trustee to fulfill the term left vacant by the passing of Trustee Addington.

Background Of Subject Matter

Per 65 ILCS 5/3.1-10-51 - this appointee shall serve until the general election April 6, 2021.

Type

Motion

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.