



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

Village Board Meeting

December 17, 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 YouTube 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. Public Hearing

a. Property Tax Levy Hearing - Village Of Westmont

Board to conduct a public hearing regarding the tax levy for the Village of Westmont

Background Of Subject Matter Because the proposed levy is such a small increase, the Board is not legally required to publish notice in the paper or hold a public hearing. However, in the interest of transparency the Board chose to hold this hearing and publish notice.

Additional Background The proposed total levy is in the amount of \$9,363,978. It is expected this levy will generate closer to \$9,145,051.

Type Discussion Only

Documents:

[2020 PROPOSED LEVY ESTIMATES.PDF](#)

b. Property Tax Levy Hearing - Special Service Area 2

Board to conduct a public hearing regarding the tax levy for Westmont Special Service Area 2

Background Of Subject Matter This hearing is regarding the levy for the SSA that covers what was formerly the North Westmont Fire Protection District. The levy amount is \$87,220.

Additional Background This is based on using 2019 EAV to estimate the amount necessary for a rate such that by 2021 the SSA will be paying the same rate as Westmont residents. The estimate is 0.2218. The actual rate will be based on 2020 EAV.

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 November 19, 2020.

Background Of Subject Matter Required Parliamentary Procedure

Type Motion

Documents:

[2020-11-19 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. Finance Ordinance

i. Finance Ordinance #15

Total to be announced at the meeting.

Background Of *

Subject Matter	
Type	Motion

c. **Purchase Orders**

i. **PO 21201166**

Community Unit School District \$113,117.45

Background Of Subject Matter	Annual TIF Contribution for Capital Improvements within the TIF District
Type	Purchase Order
Budgeted	Yes
Budgeted Explanation	Not On Hold

Documents:

[21201166.PDF](#)

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

Total to be announced at the meeting.

Background Of Subject Matter	*
Type	Motion

9. **Unfinished Business**

10. **New Business**

a. **1204 Richmond Ave - Fence Variance**

Board to consider an ordinance approving a Zoning Code variance to allow a fence which exceeds the height limitation for fences located in the side yard adjoining a street.

Background Of Subject Matter	Adam Kandah seeks to maintain the privacy and security of the back yard area of the home, which is exposed on the north side to 63rd Street, by placing a 6-foot high fence, rather than the allowed 2.5 foot fence, within five feet of the side lot line.
Additional Background	This variance will allow the construction of a 6' solid fence 5 feet from the lot line in the side yard adjoining the street in the R-3 Single Family Residential District.
Recommendation	The Planning and Zoning Commission voted to recommend approval.
Type	Ordinance
Budgeted	N/A

Documents:

[1204 RICHMOND AVENUE FENCE VARIANCE BOARD MEMO.PDF](#)
[EXHIBIT 1 SITE PLAN.PDF](#)
[EXHIBIT 2 FOF 1204 RICHMOND STREET PZC 88 2020.PDF](#)

b. **Zoning Code Text Amendment For B-1 Parking Requirements**

Board to consider an ordinance approving a Zoning Ordinance text amendment to Article X, Off-Street Parking and Off-Street Loading, regarding the off-street parking requirements in the B-1 Limited Business District.

Background Of Subject Matter	As requested by the Village Board, the proposed Zoning Text Amendment will eliminate or reduce the amount of off-street parking required for new businesses wishing to move into the Village's downtown B-1 zoning district.
Additional Background	The Planning and Zoning Commission voted to recommend approval, with additional language related to criteria for building expansions resulting in 400 sq. ft. net increase in useable square footage, and applying parking requirements to net increase.
Type	Ordinance
Budgeted	N/A

Documents:

[STAFF REPORT - TEXT AMEND - B-1 PARKING RULES.PDF](#)
[STAFF REPORT ATTACHMENT 1 FINAL B1 PARKING TEXT AMENDMENTS.PDF](#)

c. **Zoning Code Text Amendment For Multi-Tenant Commercial Parking**

Board to consider an ordinance approving a Zoning Ordinance text amendment to Article X, Off-Street Parking and Off-Street Loading, regarding the off-street parking requirements for multi-tenant commercial developments.

Background Of Subject Matter	The proposed text amendment will eliminate parking requirements for businesses wishing to move into existing multi-tenant commercial buildings to facilitate new businesses wishing to move into Westmont.
Additional Background	It will also ease the burden on and time required by Village staff to review parking requirements for businesses wishing to move into multi-tenant commercial buildings and clarify parking requirements for any new multi-tenant commercial buildings.
Type	Ordinance
Budgeted	N/A

Documents:

[STAFF REPORT - TEXT AMEND - MULTI TENANT PARKING RULES.PDF](#)
[STAFF REPORT ATTACHMENT 1- FINAL - MULTI-TENANT PARKING TEXT AMENDMENT.PDF](#)

d. **Zoning Code Text Amendment For ATMs**

Board to consider a Zoning Ordinance text amendment to add and/or reclassify Automated Teller Machines as a permitted use in all non-residential zoning districts.

Background Of Subject Matter	Proposed ATMs will no longer be required to obtain a special use permit but will instead be permitted by-right in all of the non-residential zoning districts. The nuisance provisions in Section 38-82 (16) of the Municipal Code will remain.
Additional	Affected sections in the Zoning Code include the following:

Background	Sections 7.03, 7.04, 7.07, 8.03, 8.07, 8.12, and 8.17.
Recommendation	The Planning and Zoning Commission voted to recommend approval.
Type	Ordinance
Budgeted	N/A

Documents:

[STAFF REPORT TEXT AMEND ATMS AS PERMITTED.PDF](#)

[STAFF REPORT ATTACHMENT FINAL ATM PERMITTED USES.PDF](#)

e. **SUP - Alia Rose Hair Salon - 22 North Cass Avenue**

Board to consider an ordinance granting a special use permit to Rosalia Knudtson, d/b/a Alia Rose Hair Salon, to operate a beauty salon on the ground floor in the B-1 Limited Business District.

Background Of Subject Matter	Rosalia Knudtson is proposing to purchase and operate an established hair salon on the property located at 22 North Cass Avenue. The lot is zoned B-1 Limited Business District. A parking variance may be processed separately.
Recommendation	The Planning and Zoning Commission voted to recommend approval.
Type	Ordinance
Budgeted	N/A

Documents:

[22 NORTH CASS BEAUTY SALON SUP BOARD MEMO.PDF](#)

[22 NORTH CASS EXISTING FLOOR PLAN.PDF](#)

[FLOOR PLAN SHOWING RENOVATION AREA AND 12 CHAIRS.PDF](#)

[EXHIBIT 2 FOF 1204 RICHMOND STREET PZC 88 2020.PDF](#)

f. **B-1 Permit - Alia Rose Hair Salon - 22 North Cass Avenue**

Board to consider an ordinance approving a B-1 Development Permit for Alia Rose Hair Salon at 22 North Cass Avenue.

Background Of Subject Matter	The applicant seeks approval of a B-1 Development Permit in order to operate a hair salon with incidental retail on the ground floor, to serve and grow an established clientele. The applicant submitted a cover letter, floor plan and comments in support.
Recommendation	The Planning and Zoning Commission voted to recommend approval of a Special Use Permit, to be processed concurrently.
Type	Ordinance
Budgeted	N/A

Documents:

[22 N. CASS AVE. ALIA ROSE HAIR SALON B-1 PERMIT BOARD MEMO.PDF](#)

[22 NORTH CASS FLOOR PLAN.PDF](#)

[FLOOR PLAN SHOWING RENOVATION AREA AND 12 CHAIRS.PDF](#)

[22 N. CASS - ALIA ROSE SALON PRESENTATION.PDF](#)

g. **Westmont Planning & Zoning Commission Appointment**

Board to consider a motion confirming the Mayor's reappointment of Walter Van Buren to the Westmont Planning and Zoning Commission.

<i>Background Of Subject Matter</i>	Commissioner Van Buren has served the Village since the 1970's on the Plan Commission and the restructured Planning & Zoning Commission.
<i>Additional Background</i>	Members of the commission are to be appointed by the Mayor, subject to approval of a majority of the Board of Trustees.
<i>Type</i>	Motion

h. **Voluntary Annexation Of 356 W 65th Street**

Board to consider an ordinance approving the voluntary annexation of property located at 356 W 65th Street, Willowbrook, Illinois.

<i>Background Of Subject Matter</i>	This property signed a Pre-Annexation Agreement in 1991 in order to obtain Village water. The property is now contiguous, the 20 year term of the Agreement remains valid, and the property owners have not changed.
<i>Additional Background</i>	Upon annexation, this property will automatically be rezoned to the R-1 Residential District. It may be rezoned either by the Village or at the request of the owner only after a public hearing.
<i>Recommendation</i>	Approve
<i>Type</i>	Ordinance

Documents:

[WESTMONT ANNEXATION AGR 365 W 65TH ST.PDF](#)

[WESTMONT ANNEXATION 356 W 65TH ST LTR 12 08 20.PDF](#)

i. **Special Event Liquor License Fee Waiver**

Board to consider an ordinance waiving the Special Event Liquor License fee for the Westmont Park District Winter BeerFest To Go Event.

<i>Background Of Subject Matter</i>	The Westmont Park District is asking to have the Special Event Liquor License fee of \$100 waived for their Westmont Winter BeerFest To Go event planned for February 13, 2021. This annual event has been modified due to COVID 19 restrictions.
<i>Additional Background</i>	The Westmont Park District is a not for profit organization. This year, participants will pre-order specialty brews and pick up their order via a drive thru delivery process at Twin Lakes Golf Course.
<i>Recommendation</i>	Approve
<i>Type</i>	Ordinance

j. **Amendment To Class 9 & 10 Liquor Licenses**

Board to consider an ordinance amending Chapter 10, Article III of the Westmont Code of Ordinances adjusting Class 9 & 10 Liquor Licenses to allow the Park District to engage in limited package sales of alcohol.

<i>Background Of Subject Matter</i>	The Westmont Park District would like to sell a special anniversary brew (beer) for the Village's 100 year anniversary. Their liquor license classes do not allow for the sale of
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packaged goods and needs to be amended for this type of sale.

***Additional
Background***

Sale of the specialty brews will be limited to 2 cans in conjunction with a 100 year anniversary book. Sales are planned at the Health Core and Twin Lakes Golf Course for a limited time and only during 2021. All proceeds will go to the Historical Society.

Recommendation

Approve

Type

Ordinance

k. Property Tax Levy - Village Of Westmont

Board to consider an ordinance adopting the 2020 tax levy for the Village of Westmont in the amount of \$9,363,978.

***Background Of
Subject Matter***

The Tax Cap law allows revenues to increase by CPI (2.3%) & new growth, which we expect to capture by levying a 4.99% increase.

***Additional
Background***

Village General revenues will be cut by approximately \$205,500. The attached shows current levels and 2 sections. The proposal is to levy "2020 Levy" (Green Column), to get "2020 Estimated" (Blue Column). The orange column shows last year's extension.

Type

Ordinance

Documents:

[2020 PROPOSED LEVY ESTIMATES.PDF](#)
[2020 TAX LEVY ORDINANCE-DRAFT.PDF](#)

l. Property Tax Levy - Special Service Area 2

Board to consider an ordinance adopting the 2020 tax levy for the Village of Westmont's Special Service Area 2

***Background Of
Subject Matter***

This is for the levy for the SSA that covers what was formerly the North Westmont Fire Protection District. The levy amount is \$87,220.

***Additional
Background***

This is based on using 2019 EAV to estimate the amount necessary for a rate such that by 2021 the SSA will be paying the same rate as Westmont residents. The estimate is 0.2218. The actual rate will be based on 2020 EAV.

Type

Ordinance

Documents:

[2020-NORTH WESTMONT SSA LEVY-DRAFT.PDF](#)

m. Abatement Of Taxes

Board to consider an ordinance abating the taxes heretofore levied for the year 2020 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2013A; its General Obligation Bonds (Alternate Revenue Source), Series 2013B; its General Obligation Bonds (Alternate Revenue Source), Series 2017; its General Obligation Bonds (Alternate Revenue Source), Series 2019A; and its General Obligation Bonds (Alternate Revenue Source), Series 2019B of the Village of Westmont, DuPage County, Illinois.

Background Of Subject Matter	The Village issued alternate revenue bonds in 2013, 2017, and 2019. These will be funded by revenue sources other than property taxes. To keep the bonds off of the property taxes, the Village must abate the debt payments for bonds each year.
Type	Ordinance

Documents:

[2020 ABATEMENT ORDINANCE-DRAFT.PDF](#)

n. **Service Agreement - Empower Health Services**

Board to consider an ordinance authorizing a service agreement with Empower Health Services to provide health and wellness services for Village staff.

Background Of Subject Matter	As discussed at the previous Administration & Finance Committee meeting, the services provided will include biometric assessments, education, customizable incentives, targeted outreach and other value added resources to engage participants.
Additional Background	Since our previous vendor, Interactive Health, went out of business in June, the Health & Wellness Committee has been exploring options to replace them. Empower offers a comprehensive platform with numerous opportunities to involve staff in the program.
Recommendation	Approve
Type	Ordinance
Budgeted	Yes

Documents:

[EMPOWER HEALTH SERVICES - VILLAGE OF WESTMONT - BIOMETRIC SCREENING AGREEMENT - NOV 2020.PDF](#)

o. **Lease For Space In Westmont Centre**

Board to consider an ordinance approving a Westmont Centre lease for Illinois State Representative Deanne Mazzochi.

Background Of Subject Matter	The space being leased is the office area previously leased. Terms of the lease are the same as previously set and will be dated through State Representative Mazzochi's elected term.
Type	Ordinance

p. **Waste Management Contract Addendum - Compost Program**

Board to consider an ordinance re-approving an Addendum to the contract with Waste Management of Illinois, Inc. to provide for a Residential Curbside Compost Program.

Background Of Subject Matter	The VB approved a draft of this Addendum on 3/12/20. The terms have been refined & re-approval is requested. This addendum creates an optional compost collection program for residents. The compost program will run from mid-April through mid-December.
Additional	This program was recommended by the EIC. There is no cost to

Background	the Village for this voluntary program, but WM will charge participating residents. The program will run through the end of the current contract term (April 30, 2024).
Recommendation	Approve
Type	Ordinance

Documents:

[WESTMONT WASTE MANAGEMENT WESTMONT COMPOST COLLECTION ADDENDUM FINAL 12 03 20 -B.PDF](#)

q. **Regular Meeting Schedule Modification**

Board to consider a motion to amend the regular meeting schedule of the Village Board of Trustees adjusting the December 31, 2020 meeting date.

Background Of Subject Matter	The regular meeting date can be rescheduled to a different evening or a decision to cancel the meetings can be reached. The first meeting of the new year is January 14, 2021.
Additional Background	If a decision to cancel is reached, in the unlikely event a board meeting is required, a special meeting can be scheduled. The committee meeting rotation does not include these dates.
Type	Motion

r. **2019-20 Comprehensive Annual Financial Report**

Board to consider an ordinance accepting the FY 2019-20 Comprehensive Annual Financial Report (CAFR).

Background Of Subject Matter	The CAFR for FY 2019-20 is ready for acceptance by the Board. This report for the Fiscal Year May 1, 2019 through April 30, 2020, is prepared in accordance with Generally Accepted Accounting Principles.
Type	Ordinance

Documents:

[FISCAL YEAR 2020 COMPREHENSIVE ANNUAL FINANCIAL REPORT.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.