



**Village Board Meeting
December 2, 2021
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

- o Mayor
- o Clerk
- o 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*

The Board is not legally required to publish notice in the paper or hold a public hearing due to such a small increase in the proposed levy. 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 \$9,583,437. It is expected this levy will generate closer to \$9,322,041.

Type

Discussion Only

Budgeted

Yes

Documents:

[2021 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 \$95,187.
Additional Background	This is based on using 2020 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 0.2318. The actual rate will be based on 2021 EAV.
Type	Discussion Only
Budgeted	Yes

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 18, 2021.

Background Of Subject Matter	Required Parliamentary Procedure
Type	Motion

Documents:

[2021-11-18 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. Total Of Purchase Orders

\$ 0.00

Background Of Subject Matter	There are no purchase orders for this agenda.
Type	Purchase Order

d. Community Events

i. 2021 Westmont Holly Days

Board to consider an ordinance approving the following requests from the Westmont Holly Days Committee for the 2021 Westmont Holly Days Parade, Tree Lighting & Fireworks on Saturday, December 4, 2021.

- Permit amplified sound in downtown business district near Westmont Centre 4pm to 8pm
- Close sections of several streets from Naperville Road to 55th Street, from 4pm to 6pm, for the Holly Days Parade
- Close West Quincy Street from Cass Avenue to Adams, from 1pm to 8pm, for the Holly Days Parade
- Close East Quincy Street from Cass Avenue to Wilmette Ave, from 4pm to 6:30pm, for fireworks presentation
- Close North Linden from Burlington to Chicago Avenue for parade staging area 4pm to 6pm

Background Of Subject Matter	The Holly Days Festival is a co-sponsored by the Village of Westmont. The parade route is similar to 2019, and will end on West Quincy.
Type	Ordinance

Documents:

[2021 HOLLY DAYS PARADE CEREMONY - WESTMONT COMMUNITY EVENT PERMIT APPLICATION - FILLED OUT.PDF](#)

9. Unfinished Business

10. New Business

a. Property Tax Levy - Village Of Westmont

Board to consider an ordinance adopting the 2021 tax levy for the Village of Westmont in the amount of \$9,583,437.

Background Of Subject Matter	The Tax Cap law allows revenues to increase by CPI (1.4%) & new growth, which we expect to capture by levying a 4.63% increase.
Additional Background	Village general revenues will be cut by approximately \$168,066. The attached shows current levels and 2 sections. The proposal is to levy "2021 Levy" (Green Column), to get "2021 Estimated" (Blue Column). The orange column shows last year's extension.
Type	Ordinance

Documents:

[2021 PROPOSED LEVY ESTIMATES.PDF](#)
[2021 TAX LEVY ORDINANCE - DRAFT.PDF](#)

b. Property Tax Levy - Special Service Area 2

Board to consider an ordinance adopting the 2021 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 \$95,187.
Additional Background	This is based on using 2020 EAV to estimate the amount necessary for a rate such that the SSA will be paying the same

rate as Westmont residents. The estimate is 0.2318. The actual rate will be based on 2021 EAV.

Type Ordinance

Documents:

[2021 NORTH WESTMONT SSA LEVY ORD - DRAFT.PDF](#)

c. **Abatement Of Taxes**

Board to consider an ordinance abating the taxes heretofore levied for the year 2021 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:

[2021 ABATEMENT ORDINANCE - DRAFT.PDF](#)

d. **319 N Lincoln Street - Variance**

Board to consider an ordinance approving a request from Robert Borucki for a Zoning Code Variance request to allow a driveway to encroach into the required side yard setback for the property located at 319 North Lincoln Street.

Background Of Subject Matter Petitioner requests approval to construct a driveway within the 3 foot side yard setback.

Additional Background The legal nonconforming lot has a narrow 50 foot width.

Recommendation At its meeting on November 17, 2021, the Planning and Zoning Commission unanimously recommended approval of the variance.

Type Ordinance

Documents:

[2021-12-02 VB MEMORANDUM 319 N LINCOLN.PDF](#)

[319 N LINCOLN APPLICATION AND SUPPORTING DOCS.PDF](#)

e. **Accessory Public Utility Buildings Text Amendment**

Board to consider a Zoning Ordinance text amendment to Appendix A, Section 4.05(E), "Permitted accessory structures and uses in yards," regulating accessory Public Utility Buildings.

Background Of Subject Matter	Proposal to create and regulate a new classification of permitted accessory structures for Public Utility Buildings, subject to requirements as defined in the accessory structure table.
Additional Background	Proposed accessory structures would require approvals by the Planning and Zoning Commission and Village Board through a Site Plan approval process.
Recommendation	At its meeting on November 17, 2021, the Planning and Zoning Commission unanimously recommended approval of the text amendment.
Type	Ordinance

Documents:

[BOARD MEMO PUBLIC UTILITY BUILDING TEXT AMENDMENT.PDF](#)

f. 200 West 63rd Street - Site And Landscape Plan Approval

Board to consider an ordinance approving a request from Exp Us Services, Inc. and AT&T for a Site and Landscaping Plan to construct an accessory Public Utility Building located at 200 West 63rd Street, located in the C-1 Commercial Business District.

Background Of Subject Matter	Petitioners request approval to construct an accessory building to relocate equipment from existing buildings on the lot.
Additional Background	Landscape will be installed to screen the building from the 63rd Street right-of-way.
Recommendation	At its meeting on November 17, 2021, the Planning and Zoning Commission unanimously recommended approval of the requested plan.
Type	Ordinance

Documents:

[2021-12-02 BOARD MEMO - 200 W 63RD.PDF](#)
[200 W 63RD SITE AND LANDSCAPE PLANS.PDF](#)

g. 547 63rd Street - Lot Subdivision And Rezoning

Board to consider an ordinance approving requests from Calistoga Home Builders regarding the property at 547 63rd Street, for the following:

1. Map Amendment to rezone from R-1 Single Family Detached Residence District to R-3 Single Family Detached Residence District.
2. Preliminary and Final Plat of Subdivision to establish three buildable residential lots in the R-3 Single Family Detached Residence District.

Background Of Subject Matter	Applicant requests a zoning change to permit the subdivision of 1 lot into 3 for the construction of single-family residences in compliance with the zoning requirements.
Additional Background	Stormwater management, heritage trees and tree protection requirements will be satisfied.
Recommendation	October 13, 2021, the Planning and Zoning Commission

unanimously recommended approval of the requests, recommending the Final Plat be revised & a covenant be recorded against title to the newly created lots to ensure proper detention area maintenance.

Type Ordinance

Documents:

[2021-12-02 VB MEMORANDUM - 547 63RD STREET \(1\).PDF](#)
[547 63RD STREET APPLICATION AND SUPPORTING DOCS.PDF](#)
[547 W 63RD DRAFT COVENANT.PDF](#)
[547 W 63RD REVISED FINAL PLAT.PDF](#)

h. Bowling Alley Text Amendment

Board to consider a Zoning Ordinance text amendment to Article XIV(B), “Definitions,” of the Zoning Ordinance to create a definition for Bowling Alleys.

Background Of Subject Matter Proposal to create a definition for bowling alleys as the use has never been defined in the Zoning Ordinance.

Additional Background Provides principal and accessory uses associated with a bowling alley, subject to Special Use approvals.

Recommendation At its meeting on November 17, 2021, the Planning and Zoning Commission unanimously recommended approval of the text amendment.

Type Ordinance

Documents:

[BOARD MEMO BOWLING ALLEY TEXT AMENDMENT.PDF](#)

i. 201 West Ogden Avenue - Suburbanite Special Use Permits

Board to consider ordinances approving requests from Suburbanite Bowl, Inc., and Clover's Garden Center, LLC, regarding the property located at 201 West Ogden Avenue, for the following:

1. Special Use Permit to operate a bowling alley in the B-2 General Business District.
2. Special Use Permit to operate a seasonal outdoor sales lot for Clover's Garden Center.

Background Of Subject Matter Petitioners request approvals of Special Use Permits for the existing bowling alley and seasonal outdoor sales.

Additional Background Clover's approval would renew annually subject to Board reviews when necessary.

Recommendation At its meeting on November 17, 2021, the Planning and Zoning Commission unanimously recommended approval of the requests.

Type Ordinance

Documents:

j. **538 65th Street - Lot Subdivision And Rezoning**

Board to consider an ordinance approving requests from Jason Han and Danielle and Jerrald Smits regarding the property at 538 65th Street, for the following:

1. Map Amendment request to rezone from R-1 Single Family Detached Residence District to R-3 Single Family Detached Residence District.
2. Preliminary and Final Plat of Subdivision to establish two buildable residential lots in the R-3 Single Family Detached Residence District.

Background Of Subject Matter	The proposal to rezone and split the existing lot into 2 new lots meets all zoning requirements.
Additional Background	Engineering and Forestry have both reviewed the proposed lot split. Stormwater management, heritage trees and tree protection requirements will be satisfied.
Recommendation	At its meeting on November 17, 2021, the Planning and Zoning Commission unanimously recommended approval of the requests.
Type	Ordinance

Documents:

[538 65TH STREET APPLICATION AND SUPPORTING DOCS.PDF](#)
[538 65TH FINAL PLAT.PDF](#)
[2021-12-2 VB MEMORANDUM - 538 65TH STREET.PDF](#)

k. **Virtra Simulated Training Revised Agreement & MOU**

Board to consider an ordinance approving the following revised agreements for the license and use of use-of-force simulator equipment and related training services by the Westmont Police Department:

1. Revised Agreement with VirTra for the joint license of use-of-force simulator equipment and related training services; and
2. Revised Memorandum of Understanding with various agencies to administer the shared use of said equipment.

Background Of Subject Matter	13 municipalities & agencies have agreed to jointly license use-of-force simulator firearm equipment & accompanying training services from VirTra for their respective police departments.
Additional Background	Each agrees to an MOU for the shared use of this equipment, administered by Downers Grove. Annual lease cost to the Village is now \$1,342.46. The Village may terminate the VirTra agreement upon 30-days' notice for cause and 60-days' notice without cause.
Recommendation	Approval - These items were approved by ordinance on 10/22/20. There have been minor changes to the agreements and the costs have decreased slightly.
Type	Ordinance
Budgeted	Yes

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.