



Village of Westmont VILLAGE BOARD

31 West Quincy Street, Westmont, Illinois 60559

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Village Board Meeting November 30, 2023 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. 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 following Board meetings:

1. Joint meeting with the Westmont Park District Board of Commissioners held November 8, 2023.
2. Village Board meeting held November 16, 2023.

*Background Of
Subject Matter*

Required Parliamentary Procedure.

Type

Motion

Documents:

b. **Finance Ordinance**

i. **Finance Ordinance #16**

Total to be announced at the meeting.

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

c. **Purchase Orders**

i. **Total Of Purchase Orders**

There are no purchase orders to approve.

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

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

To be announced at the meeting.

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

8. **Unfinished Business**

9. **New Business**

a. **Rezoning And Special Use Permit - 1000/1010 Vandustrial - Mariani Landscape**

Board to consider an ordinance approving requests by AMALFI PROPERTIES, LLC (Owner) and MARIANI ENTERPRISES, LLC (Business Owner), regarding the property at 1000 and 1010 Vandustrial Drive, for the following:

1. Map Amendment to rezone from M Manufacturing District to M-1 Limited Manufacturing District.
2. Special Use Permit and associated Site Plan for accessory outdoor storage for a landscape contractor's office in the M-1 Limited Manufacturing District.

<i>Background Of Subject Matter</i>	The tenant at the property, Mariani Landscape, wishes to add two outdoor structures to serve the business in an existing outdoor yard. The current zoning of M Manufacturing District regulations cannot permit modifications of the yard.
<i>Additional Background</i>	The petitioners request both a rezoning to M-1 Limited Manufacturing District, which can allow the request, and an approval of a Special Use Permit to allow the outdoor activities. The M-1 District is considered less intensive than the M District.
<i>Recommendation</i>	At its meeting on November 8, 2023, the Planning and Zoning

Commission recommended approval of both items with a 6-0-1 vote. The motion on item 2 was amended to add Special Conditions regulating the Special Use.

Type Ordinance

Documents:

[1000 VANDUSTRIAL APP AND SUPP DOCS.PDF](#)
[1000 VANDUSTRIAL SUP SITE PLAN EXHIBIT.PDF](#)
[2023-11-30 VB MEMO 1000 VANDUSTRIAL MARIANI.PDF](#)

b. Reduce And Increase Available Class 8 & Class 23 Liquor Licenses

Board to consider ordinances reducing and then increasing the number of available Class 8 & 23 liquor licenses for Westmont Uptown, Inc. at 12 and 14 West Burlington Avenue, Westmont. due to an ownership change:

1. Reduce the # of available Class 23 & Class 8 liquor licenses by one due to a change of ownership of Westmont Uptown, Inc.
2. Increase the # of available Class 8 liquor licenses by one for the new owner of Westmont Uptown, Inc.
3. Increase the number of available Class 23 (video gaming) liquor licenses by one for the new owner of Westmont Uptown, Inc.

Background Of Subject Matter Westmont Uptown Inc. is eligible to receive both licenses due to an ownership change on January 1, 2024.
Recommendation Approve
Type Ordinance

c. Outdoor Dining On Public Sidewalks

Board to consider an ordinance amending Chapter 22 of the Municipal Code to create business licensing regulations for outdoor dining on public sidewalks

Background Of Subject Matter This Municipal Code amendment will permit restaurants to use their adjacent public sidewalk for outdoor dining subject to an annual license & restrictions on configuration, materials, & hours of operation.
Recommendation On 11/2/2023 the CDD Committee directed staff to prepare this final draft for approval by the Board.
Type Ordinance

Documents:

[OUTDOOR DINING ON PUBLIC SIDEWALK - MUNI CODE - LICENSE AGREEMENT.PDF](#)

d. Proposal For Remodeling Work - 6015 S. Cass Fire Department

Board to consider an ordinance approving a Proposal and Addendum with Albrite Building, Inc. for remodeling work to two bathrooms located in the Fire Department, 6015 S. Cass Avenue.

Background Of 2 bathrooms at Fire HQ require remodeling. Proposals were

Subject Matter	received from 3 contractors. Albrite's Proposal for \$47,940.00 was the lowest, responsible proposal received for this work. Albrite has performed similar remodeling work at Village facilities.
Additional Background	The affirmative vote of 4 Trustees (2/3rds) is required to approve this Proposal & Addendum pursuant to Section 2-568 of the Code of Ordinances.
Recommendation	Approve
Type	Ordinance
Budgeted	Yes

Documents:

[ALBRITE PROPOSAL BATHROOM REMODELING 10 06 23.PDF](#)

[ALBRITE WESTMONT CONSTRUCTION ADDENDUM 11 30 23 - FIRE.PDF](#)

e. **DuPage County NHMP Resolution**

Board to consider a Resolution adopting the 2023 DuPage County Multi-Jurisdictional Natural Hazard Mitigation Plan.

Background Of Subject Matter	The Village has adopted this Natural Hazard Mitigation Plan each year. The Village has participated in the development & update of the 2023 Plan. Approval of this Plan demonstrates a commitment to hazard mitigation & achieving the 2023 Plan goals.
Additional Background	The draft Resolution and a summary of the Plan is included in the Agenda packet. A link to the Plan is found on the County website.
Recommendation	Approve
Type	Resolution

Documents:

[NHMP SUMMARY.PDF](#)

[NHMP COMMUNITY RESOLUTION 11 30 23.PDF](#)

f. **Settlement Agreement**

Board to consider an ordinance approving a settlement agreement.

Background Of Subject Matter	The finalized settlement agreement will be on file with the Village Clerk.
Recommendation	Approve
Type	Ordinance
Budgeted	Yes

g. **Surplus Property - Public Works Department**

Board to consider an ordinance declaring the attached inventory list of vehicles and equipment which are outdated, non-functioning, replaced, or otherwise not economically maintainable as surplus property.

Background Of Subject Matter	Items to be disposed of in an appropriate manner decided by the Village Manager.
Recommendation	Approve
Type	Ordinance
Budgeted	N/A

Documents:

[2023-11-30 - PW FLEET SURPLUS.PDF](#)

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 4:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting. Listen Everywhere, an assistive listening, mobile app, is now available to visitors attending Board and Commission Meetings held in the Village Hall Board Room.

<https://westmont.illinois.gov/581/ADA-Listen-Everywhere>