



Village of Westmont VILLAGE BOARD

31 West Quincy Street, Westmont, Illinois 60559

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Village Board Meeting January 11, 2024 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

- 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 December 14, 2023.

*Background Of
Subject Matter*

Required Parliamentary Procedure

Type

Motion

Documents:

[2023-12-14 VILLAGE BOARD MEETING MINUTES \(1\).PDF](#)

b. Finance Ordinance

i. **Finance Ordinance #18**

Total to be announced at the meeting.

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

ii. **Finance Ordinance #19**

Total to be announced at the meeting.

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

c. **Purchase Orders**

i. **PO 24201561**

Community Unit School District 201-DuPage County \$188,909.03

<i>Background Of Subject Matter</i>	Property Taxes CBD TIF2 2023
<i>Additional Background</i>	This is a simultaneous payment, included in the finance ordinance.
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents:

[24201561.PDF](#)

ii. **PO 24201621**

Tyler Technologies, Inc. \$81,938.72

<i>Background Of Subject Matter</i>	ERP Licensing & Support-2024
<i>Additional Background</i>	This is a simultaneous payment, included in the finance ordinance
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents:

[24201621.PDF](#)

iii. **PO 24201675**

Acres Enterprise, LLC (Yellowstone Landscaping) \$36,832.50

<i>Background Of Subject Matter</i>	Cyclic Parkway Tree Pruning
<i>Additional Background</i>	This is a simultaneous payment, included in the finance ordinance.
<i>Type</i>	Purchase Order

Budgeted Yes

Documents:

[24201675.PDF](#)

iv. **Total Of Purchase Orders**

\$307,680.25

Background Of Subject Matter	*
Type	Purchase Order

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

To be announced at the meeting.

Background Of Subject Matter	*
Type	Motion

8. Unfinished Business

9. New Business

a. **Residential Lot Variances - 246 North Washington Street**

Board to consider an ordinance approving a request from Pradip Nayak, regarding the property located at 246 North Washington Street for the following:

1. A Zoning Ordinance Variance request to the required lot width in the R-3 Single Family Detached Residence District.
2. A Zoning Ordinance Variance request to the required lot area in the R-3 Single Family Detached Residence District.
3. A Zoning Ordinance Variance Request to the required front yard setback in the R-3 Single Family Detached Residence District.

Background Of Subject Matter	The property owner seeks Zoning Ordinance variances to the lot width, lot area, and front-yard setback to secure the lot as buildable and to construct a single family home.
Additional Background	The property was improperly subdivided in 1988 through a plat of assessment but did not receive authorization from the Village. A single family home was constructed with permits in 1990 on the neighboring property.
Recommendation	At its meeting on December 13, 2023, the Planning and Zoning Commission recommended approval of this item.
Type	Ordinance

Documents:

[246 N WASHINGTON ST VB MEMO.PDF](#)

[246 N WASHINGTON ST APP AND SUPP DOCS.PDF](#)

b. **Rezoning, Subdivision And Residential Variances - 329 East 56th Street**

Board to consider an ordinance approving requests from Arkad Development, LLC, regarding the property at 329 East 56th 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. Zoning Ordinance Variance to allow for the construction of new homes within a required front yard setback in the R-3 Single Family Detached Residence District.
3. Westmont Land Development Ordinance Variance to allow the establishment of two (2) lots of a substandard lot depth.
4. Preliminary and Final Plat of Subdivision to subdivide one (1) lot into two (2) lots.

Background Of Subject Matter Petitioner requests a rezoning from R-1 to R-3, subdivision, and two variances for the construction of two new homes that would face and access Ryan Court.

Additional Background The homes would replace the single home that once was on the site and faced 56th Street. The home was recently demolished due to code enforcement maintenance violations.

Recommendation At its meeting on December 13, 2023, the Planning and Zoning Commission recommended approval of all items with a 5-0 vote. Several adjacent residents spoke in opposition to the proposal.

Type Ordinance

Documents:

[329 56TH ST BOARD MEMO.PDF](#)

[329 56TH ST PRELIM AND FINAL PLAT.PDF](#)

[329 56TH ST APP AND SUPP DOCS.PDF](#)

c. **Special Use & B-1 Development Permit - 136 North Cass Avenue - Happy Cat Grooming**

Board to consider an ordinance approving requests by Christine Haldeman, regarding the property located at 136 North Cass Avenue, for the following:

1. Special Use Permit for an animal grooming business in the B-1 Limited Business District.
2. B-1 Development Permit.

Background Of Subject Matter Petitioner is requesting approval of both a Special Use Permit & B-1 Development Permit to operate an animal grooming business in a vacant ground floor space. The animal groomer, Happy Cat Grooming specializes in feline long hair grooming.

Additional Background A Special Use Permit is required due to the space being larger than 1,000 square feet. The business would operate Monday through Friday 9am-5pm, Saturday 9am to 3pm, and by appointment on Sunday. The anticipated number of employees is 2-3.

Recommendation At its meeting on December 13, 2023 the Planning & Zoning Commission recommended approval of the item.

Type Ordinance

Documents:

[136 N CASS AVE VB MEMO.PDF](#)

[136 N CASS AVE APP AND SUPP DOCS.PDF](#)

d. **Setback Variance And Site Plan Approval For James M. Long Park - 867 Blackhawk Dr**

Board to consider and ordinance approving requests by the Westmont Park District, regarding the property located at 867 Blackhawk Drive (James M. Long Park), for the following:

1. Zoning Ordinance Variance to construct a maintenance garage within a required rear yard setback in the M Manufacturing District.
2. Site Plan Approval (for a maintenance garage, relocation of a volleyball court and addition of pickleball courts)

Background Of Subject Matter	The Petitioner proposes two modifications to the existing park. On the north parcel, a maintenance garage is proposed in the rear yard setback and requires a variance. On the south parcel, programming changes warrant a new Site Plan approval.
Additional Background	Programming changes on the south parcel include the relocation of the sand volleyball court east of the basketball courts. Pickleball courts will replace the volleyball court. Landscape screening will be added where necessary.
Recommendation	At its meeting on December 13, 2023, the Planning and Zoning Commission recommended approval of these items with a 5-0 vote.
Type	Ordinance

Documents:

[847 BLACKHAWK APP AND SUPP DOCS.PDF](#)

[867 BLACKHAWK BOARD MEMO.PDF](#)

[867 BLACKHAWK SITE PLANS.PDF](#)

e. **Special Use For Fritz Werley Park - 490 North Warwick Avenue**

Board to consider an ordinance approving a request by the Westmont Park District, regarding the property located at 490 North Warwick Avenue (Fritz Werley Park), for the following:

1. Special Use Permit to allow an existing park, associated facilities, and new improvements (add an open shelter and pathways) in the R-3 Single Family Detached Residence District.

Background Of Subject Matter	The Petitioner requests to install a walking path and construct an open-air shelter. To facilitate the request, a Special Use Permit (SUP) approval is required.
Additional Background	Fritz Werley park predates the Zoning Ordinance and has never had an approved SUP. In accordance with Appendix A, Sec. 4.01(B)(3), any alteration requires a SUP be approved. Included in the request are Special Conditions that set operating parameters.

Recommendation At its meeting on December 13, 2023, the Planning and Zoning Commission recommended approval of this item with a 5-0 vote.

Type Ordinance

Documents:

[490 N WARWICK SUP SITE PLAN.PDF](#)
[490 N WARWICK APP AND SUPP DOCS.PDF](#)
[490 N WARWICK BOARD MEMO.PDF](#)
[SUP SPECIAL CONDITIONS.PDF](#)

f. **Special Use And Consolidation For A Neighborhood Park At 314 North Grant Street**

Board to consider an ordinance approving requests by the Westmont Park District, regarding properties located at 314 and 350 (Lot 2 of Sea Cliff Subdivision) North Grant Street, for the following:

1. Special Use Permit for a new park and associated facilities in the R-3 Single Family Detached Residence District.
2. Preliminary and Final Plat of Subdivision to consolidate two (2) lots into one (1) lot in the R-3 Single Family Detached Residence District.
3. Westmont Land Development Ordinance Variance for relief from both the installation and cash-in-lieu contribution of required land improvements.

Background Of Subject Matter The Petitioner proposes to consolidate two lots to create a new neighborhood park serving the surrounding residences. The park would be programmed with a picnic shelter, paths, playground and open space. Parking, if needed, would occur on Grant Street.

Additional Background A Special Use Permit is required for any park in a residential district, and Special Conditions have been included. The lot consolidation includes a request for exemption from both the installation and financial contribution for public improvements.

Recommendation At its meeting on December 13, 2023, the Planning and Zoning Commission recommended approval of these items with a 5-0 vote.

Type Ordinance

Documents:

[314 N GRANT PRELIM AND FINAL PLAT.PDF](#)
[314 N GRANT SUP SITE PLAN.PDF](#)
[314 N GRANT APP AND SUPP DOCS.PDF](#)
[314 N GRANT BOARD MEMO.PDF](#)
[SUP SPECIAL CONDITIONS.PDF](#)

g. **Special Use For Diane Main Park - 300 West 59th Street**

Board to consider an ordinance approving a request from the Westmont Park District, regarding the property located at 300 West 59th Street (Diane Main Park), for the following:

1. Special Use Permit to allow an existing park, associated facilities, and new improvements (remove a daycare facility and replace with a skatepark) in the R-3 Single Family Detached Residence District.

Background Of Subject Matter	The Petitioner requests to remove the learning center and replace it with a new skatepark, which will be relocated from Bellerive Park. To facilitate the request, a Special Use Permit (SUP) approval is required.
Additional Background	Diane Main park predates the Zoning Ordinance and has never had an approved SUP. In accordance with Appendix A, Sec. 4.01(B)(3), any alteration requires a SUP be approved. Included in the request are Special Conditions that set operating parameters.
Recommendation	At its meeting on December 13, 2023, the Planning and Zoning Commission recommended approval of this item with a 5-0 vote. Several residents voiced opposition to the change due to the current volume of park usage and security concerns.
Type	Ordinance

Documents:

[300 W 59TH SUP SITE PLAN.PDF](#)
[300 W 59TH APP AND SUPP DOCS.PDF](#)
[300 W 59TH BOARD MEMO.PDF](#)
[SUP SPECIAL CONDITIONS.PDF](#)

h. Special Uses And Variances For Bellerive Park - 201 West 63rd Street

Board to consider an ordinance approving requests by the Westmont Park District, regarding the property at 201 West 63rd Street (Bellerive Park), for the following:

1. Special Use Permit to allow an existing park, associated facilities, and new improvements (remove a skatepark and replace with pickleball courts) in the R-1 Single Family Detached Residence District.
2. Special Use Permit for an electronic message board sign, which replaces an existing monument sign.
3. Zoning Ordinance Variance to increase the maximum gross surface area of an electronic message board sign.
4. Zoning Ordinance Variance to allow an electronic message board sign within the required front lot line setback.

Background Of Subject Matter	Petitioner requests to make improvements to Bellerive Park, including both the replacement of the skatepark with pickleball courts, and a new electronic message board sign along 63rd Street. The skatepark is proposed to be relocated to Diane Main Park.
Additional Background	To facilitate the request, two Special Use Permit (SUP) approvals and two variances are required. A SUP for the park must be established for programming changes, and includes Special Conditions. A SUP and variances can accommodate the signage request.
Recommendation	At its meeting on December 13, 2023, the Planning and Zoning Commission recommended approval of these items with a 5-0 vote. The motion on item 2 was amended to include two alternate sign locations, but stated that only one could be constructed.
Type	Ordinance

Documents:

[201 W 63RD SIGN PLANS.PDF](#)
[201 W 63RD SUP SITE PLAN.PDF](#)
[201 W 63RD APP AND SUPP DOCS.PDF](#)
[201 W 63RD BOARD MEMO.PDF](#)
[SUP SPECIAL CONDITIONS.PDF](#)

i. **Approval Of Change Order #1- Final For Cyclic Parkway Tree Pruning 2023**

Board to consider an ordinance approving Change Order #1- Final for the Cyclic Parkway Tree Pruning 2023 project, for the amount of \$36,832.50.

Background Of Subject Matter	The Village Board awarded a contract to Yellowstone Landscape Group on February 9, 2023 in the amount of \$85,638.86. This contract included the pruning of all public trees 3" diameter and larger in the entire Southeast portion of town and Farmingdale.
Additional Background	During the course of the project it was discovered that there were errors in the data provided to the contractor. This error resulted in an additional 665 trees pruned in this area. This change order will bring the total project cost to \$122,371.36.
Recommendation	Approve
Type	Ordinance
Budgeted	Yes

Documents:

[CHANGE ORDER CYCLIC PARKWAY TREE PRUNING 2023.PDF](#)

j. **Grade Separated Pedestrian Crossing - Recommended Alternative**

Board to consider a resolution supporting Alternative 3a as identified by the Grade Separated Pedestrian Crossing Alternatives Analysis Study.

Background Of Subject Matter	The Village Board authorized an engineering agreement with TYLin for a Grade Separated Pedestrian Crossing Alternatives Analysis at the November 3, 2022 meeting. The study evaluated over/underpass options near the Metra train station in Westmont.
Additional Background	Four locations were evaluated for a pedestrian over and underpass. Various configurations to access the over/underpass were also examined. The feasibility, accessibility, cost, constraints and other factors were considered for each alternative.
Recommendation	Alternative 3a emerged as the preferred alternative, consisting of a pedestrian underpass with a switchback ramp approximately 50' west of the previously removed at grade pedestrian crossing. Staff recommends a resolution supporting alternative 3a.
Type	Resolution
Budgeted	N/A

Documents:

[PW DRAFT TECH MEMO V3.PDF](#)

k. **2024 DMMC Legislative Action Program Resolution**

Board to consider a resolution to support the DuPage Mayors and Managers Conference 2024 Legislative Action Program.

Background Of Subject Matter The DMMC Legislative Committee annually prepares legislative priorities to focus the work of the conference. The program is then adopted by the Board of Directors and each member community.

Recommendation Approve

Type Resolution

Documents:

[2024 DMMC SUPPORT LEGISLATION RESOLUTION.PDF](#)

[DMMC LEGISLATIVE ACTION PROGRAM 2024.PDF](#)

l. **Surplus Property - Westmont Police Department**

Board to consider an ordinance declaring the attached inventory list from the Police Department as surplus property.

Background Of Subject Matter The list of items is either expired or unuseable.

Type Ordinance

Documents:

[2024-01-11 POLICE INVENTORY SURPLUS LIST.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>