



Village of Westmont VILLAGE BOARD

31 West Quincy Street, Westmont, Illinois 60559

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westmont.illinois.gov | 630-981-6200

Village Board Meeting January 25, 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*

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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 January 11, 2024.

*Background Of
Subject Matter*

Required Parliamentary Procedure

Type

Motion

Documents:

[2024-01-11 VILLAGE BOARD MEETING MINUTES \(1\).PDF](#)

b. Finance Ordinance

i. **Finance Ordinance #20**

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 at this time.

<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

e. **Community Events**

i. **2024 Illinois Reads Banner**

Board to consider a motion to allow Community Unit School District 201 to hang a banner in the downtown district promoting Illinois Reads 2024.

<i>Background Of Subject Matter</i>	The Village of Westmont will be participating in this event on February 3, 2024. The banner will be hung from January 26, 2024 to February 5, 2024 in the parking lot at 1 N. Cass Avenue.
<i>Type</i>	Motion

Documents:

[2024 ILLINOIS READS - COMMUNITY EVENTS PERMIT REQUEST - BANNER ONLY - PDF - FINAL.PDF](#)

8. Unfinished Business

a. **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. This was postponed at the January 11, 2024 meeting of the Board, pending input from the Park District on purchase interest.
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](#)

9. New Business

a. Reduce And Increase Number Of Liquor Licenses

Board to consider an ordinance reducing and increasing the number of available liquor licenses due to a liquor license class change requested by Taste Greek Street Food, 645 N. Cass Avenue, Westmont, as follows:

1. Reduce the number of available Class 4 liquor licenses by one.
2. Increase the number of available Class 3 liquor licenses by one.

Background Of Subject Matter	Taste Greek Street Food 645 N. Cass Ave. has requested to change their current class 4 liquor license to a class 3 liquor license class to be able to serve all liquors.
Additional Background	A background check has been completed in compliance with the municipal code.
Recommendation	Approve
Type	Ordinance

b. Increase In Available Class 2 Liquor Licenses

Board to consider an ordinance increasing the number of available Class 2 liquor licenses by one (1) to accommodate Whiskey Hill Brewery & Kitchen at 1 W. Quincy Ave., Westmont, IL 60559

Background Of Subject Matter	The Village received a liquor license application from Whiskey Hill Brewery & Kitchen, 1 W. Quincy for a Class 2 liquor license. This location will also feature limited on-site brewing of beer as well as a restaurant and bar
Additional Background	The applicants are also owners of Whiskey Hill Brewery. A background check has been completed in compliance with the municipal code.
Recommendation	Approve

Type	Ordinance
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c. **Amendments To Chapters 80 And 86 Of The Municipal Code - Tree Preservation**

Board to consider an ordinance approving amendments to Chapters 80 and 86 regarding Heritage Tree Preservation and related clarifications.

Background Of Subject Matter	The Community Development Committee directed staff to prepare updates to the Heritage Tree regulations and discussed those options at its August 24 and November 2, 2023 meetings.
Recommendation	Approve
Type	Ordinance

Documents:

[REDLINE DRAFT CHAPTER 80 AND 86 AMENDMENTS.PDF](#)
[2024-01-25 STAFF SUMMARY FOR TREE AMENDMENTS.PDF](#)

d. **Purchase Agreement - Fire Truck**

Board to consider an ordinance approving the purchase agreement with Macqueen Equipment, LLC for one Pierce Velocity Pumper Fire Engine.

Background Of Subject Matter	This contract is to have apparatus and equipment built with Village of Westmont specifications in accordance with state and federal regulations. The purchase price is \$1,084,837, with payment made in 3 installments.
Type	Ordinance

Documents:

[MACQUEEN EQUIPMENT BID - DEC 2023.PDF](#)

e. **Engineering Agreement- Phase 2 Design Engineering For 2024 MFT Resurfacing Project**

Board to consider an ordinance authorizing an engineering agreement with Primera Engineering for Phase 2 Design Engineering for the 2024 MFT Resurfacing Project.

Background Of Subject Matter	Request to approve the sum of \$26,280.00 for Phase 2 Design Engineering for the 2024 MFT Resurfacing Project.
Additional Background	This agreement will include meeting coordination, site visit and data gathering, preparation of exhibits and quantities, bid documents, technical specifications, cost estimate and bidding assistance.
Recommendation	Staff recommends approval of this proposal in the amount of \$26,280.00 for Phase 2 Design Engineering.
Type	Ordinance
Budgeted	No
Budgeted Explanation	The design engineering for this project was not included in the FY2023 budget; however, because other projects are not proceeding, the Village is able to fund design engineering for

this project.

Documents:

[2024 MFT RESURFACING - WESTMONT DESIGN ENGINEERING FINAL.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>