



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 March 21, 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 March 7, 2024.

*Background Of
Subject Matter*

Required Parliamentary Procedure

Type

Motion

Documents:

[2024-03-07 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. Finance Ordinance

i. **Finance Ordinance #24**

Total to be announced at the meeting.

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

c. **Purchase Orders**

i. **PO 24202099**

Dupage County \$56,408.60

<i>Background Of Subject Matter</i>	ETSB DuJIS Records Management
<i>Additional Background</i>	This is a simultaneous payment, included in the finance ordinance.
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents:

[24202099.PDF](#)

ii. **PO 24202131**

Tyler Technologies, Inc. \$33,075.00

<i>Background Of Subject Matter</i>	Energov Yearly Assist Services
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents:

[24202131.PDF](#)

iii. **PO 24202145**

Alta Enterprises, LLC \$117,282.70

<i>Background Of Subject Matter</i>	Avant 635GH Loader
<i>Type</i>	Purchase Order
<i>Budgeted</i>	No
<i>Budgeted Explanation</i>	Not specifically budgeted but funds available.

Documents:

[24202145.PDF](#)

iv. **PO 24202146**

Burris Equipment Co. \$35,856.00

<i>Background Of</i>	Ventrac 2120M Tractor
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Subject Matter

Type	Purchase Order
Budgeted	No
Budgeted Explanation	Not specifically budgeted but funds available.

Documents:

[24202146.PDF](#)

v. **Total Of Purchase Orders**

\$242,622.30

Background Of Subject Matter *

Type Purchase Order

d. **Community Events**

i. **2024 Race To The Flag 5K**

Board to consider an ordinance approving the following requests for the 2024 Race to the Flag 5K to be held on May 19, 2024:

1. Community Events permit including street closures
2. Live amplified Sound Permit

Background Of Subject Matter The RTTF 5K is hosted by the Westmont Park District. The People's Resource Center is the beneficiary of the fundraiser.

Additional Background Time of street closures: 7:30am - 10:00am. Jamestown Ave at Oakwood Dr, Chestnut Ave at Blackhawk Drive, Plaza Dr at Blackhawk Dr, Burr Oak Dr at Plaza Drive, Oakwood Dr at Philadelphia Ave

Type Ordinance

Documents:

[2024 - RTTF 5K - R.PDF](#)

[RTTF SITE MAP \(1\).PDF](#)

ii. **Hotel/Motel Grant Request - Lions Club - Spring Fling**

Board to consider a motion awarding a Hotel/Motel Grant request in the amount of \$2,500.00 to the Westmont Lions Foundation for the 2024 Westmont Lions Foundation Spring Fling Festival.

Background Of Subject Matter The Westmont Lions Club is requesting Hotel/Motel Grants to assist in the annual festival event, which they have received in the past. This event attracts attendees from many other locations.

Additional Background The Admin/Finance Committee has historically approved this. Due to this history, this is presented directly to the Village Board.

Type Motion

Budgeted	Other
Budgeted Explanation	This is technically in FY 2024-25, but the grants have historically been budgeted and are included in the draft budget.

Documents:

[LIONS HOTEL MOTEL GRANT REQUEST.PDF](#)

8. Unfinished Business

9. New Business

a. Advocate Outpatient Center

Board to consider approval of an ordinance approving requests from ADVOCATE HEALTH & HOSPITALS CORPORATION, for a medical outpatient center at 330 East Ogden Avenue and 639 Blackhawk Drive, Westmont, Illinois, 60559, for the following:

1. Zoning Ordinance Variance request to permit outdoor lighting in excess of illumination standards.
2. Site and Landscaping Plan approval.
3. Preliminary Plan and Final Plat of Subdivision to consolidate two (2) lots into one (1) lot.
4. Parking stall size Waiver.
5. Foundation landscaping Waiver.

Background Of Subject Matter	Petitioner is requesting various items related to development of two underlying lots for a medical outpatient center that does not include emergency or immediate care.
Additional Background	Current deed restrictions and easements located on the site hinder the development of the property. The petitioner is in the process of vacating the easements and a conditional approval would require verification prior to the final plat being recorded.
Recommendation	At its March 13th meeting the Planning & Zoning Commission recommended approval of the items (does not include waiver requests).
Type	Ordinance

Documents:

[FINAL PLAT - ADVOCATE.PDF](#)
[SITE AND LANDSCAPING PLAN - ADVOCATE.PDF](#)
[PRELIMINARY PLAN - ADVOCATE.PDF](#)
[PHOTOMETRICS PLAN - ADVOCATE.PDF](#)
[MEMO AND PZC APP.PDF](#)

b. West Burlington Place Townhomes - 22 And 26 West Burlington Avenue

Board to consider an ordinance approving requests from OSRX ENTERPRISES, LLC (Petitioner) and MILLENIUM TRUST CO LLC (Owner), for a six (6) unit townhouse project at 22 and 26 West Burlington Avenue, for the following:

1. Zoning Ordinance Variance to allow a driveway to encroach into the required three (3) foot side yard setback for a driveway.
2. Zoning Ordinance Variance to the required lot areas per building and per dwelling in the R-5 General Residence District.
3. Zoning Ordinance Variance to the required front yard setback in the R-5 General Residence District.
4. Zoning Ordinance Variance to the required side yard adjoining a street setback in the R-5 General Residence District.
5. Zoning Ordinance Variance to the required rear yard setback in the R-5 General Residence District.
6. Site and Landscape Plan Approval.
7. Preliminary and Final Plat of Subdivision to resubdivide two (2) lots into seven (7) lots.
8. Fee waiver from the right of way permit fees for parkway tree removal.
9. Fee waiver from the cash-in-lieu contribution for required alley improvements.

Background Of Subject Matter	The petitioner proposes construction of six townhomes, with three homes facing each street frontage. Each unit would be a 3-bedroom, range from 2-2,500 square feet, with a garage and den on the first floor. Stormwater detention is provided underground.
Additional Background	The petitioner requests two fee waivers in addition to those items presented to the Planning and Zoning Commission. Those waivers include relief from fees attributed to parkway tree removal and required alley installation.
Recommendation	At its meeting on March 13, 2024, the Planning and Zoning Commission recommended approval of items 1-7 (not including Final Plat or Waivers) with a 4-3 voting record.
Type	Ordinance

Documents:

[BURLINGTON TOWNHOMES APP AND SUPP DOCS 1.PDF](#)
[BURLINGTON TOWNHOMES ARCH SITE LANDSCAPE AND ELEVATIONS 1.PDF](#)
[BURLINGTON TOWNHOMES PRELIM AND FINAL PLATS 1.PDF](#)
[2024-03-21 VB MEMO 22-26 WEST BURLINGTON AVENUE UPDATED.PDF](#)

c. **Award Of Bid Proposal - Residential Alley 5S Reconstruction**

Board to consider an ordinance awarding the bid to Chicagoland Paving Contractors, Inc. for the Residential Alley 5S Reconstruction project, and authorizing a construction contract consistent with the bid documents.

Background Of Subject Matter	The Village accepted bid proposals from three contractors for the project. The low bidder was Chicagoland Paving Contractors, Inc. with a low bid of \$1,300,000.00. The low bid was approximately 4.6% lower than the Engineer's Estimate of \$1,490,629.00.
Additional Background	This project includes the reconstruction of Residential Alley 5S, from Quincy St to 55th St, between Washington and Adams. The alley will be reconstructed with asphalt pavement, concrete edge restraint, storm sewer and associated restoration.

Recommendation	Approve
Type	Ordinance
Budgeted	Other
Budgeted Explanation	This project will be budgeted accordingly in the FY2025 budget.

Documents:

[RESALLEY5SBIDEVALUATION.PDF](#)
[RESALLEY5SBIDTABULATION.PDF](#)

d. **Engineering Agreement- Phase 3 Construction Engineering For Residential Alley 5S Reconstruction**

Board to consider an ordinance authorizing an engineering services agreement with Thomas Engineering Group, LLC for Phase 3 construction engineering services for the Residential Alley 5S Reconstruction project.

Background Of Subject Matter	Request to approve the sum of \$129,500.00 for Phase 3 construction engineering services for the Residential Alley 5S Reconstruction project.
Additional Background	This agreement will include construction administration, field inspection and documentation of this alley reconstruction project.
Recommendation	Approve
Type	Ordinance
Budgeted	Other
Budgeted Explanation	This project will be budgeted accordingly in the FY2025 budget.

Documents:

[TEGALLEY5SPHASE3PROPOSAL.PDF](#)

e. **Approval Of Change Order #2 - North Elevated Water Storage Tank**

Board to consider an ordinance approving Change Order #2 to the North Elevated Water Storage Tank Project, Phase II Engineering, with Baxter & Woodman in the amount of \$11,000, bringing the total project cost to \$118,100.

Background Of Subject Matter	Village staff have requested a change to the design of the altitude valve which will improve its accessibility.
Additional Background	The above Change Order #2 represents a not to exceed value. The original awarded contract amount was \$95,700. There has been one previous change order request.
Recommendation	Approve
Type	Ordinance
Budgeted	Yes

Documents:

[PROPOSALAMENDMENT2.PDF](#)

f. **Lease Agreement - Gordon Flesch**

Board to consider an ordinance authorizing an agreement with Gordon Flesch for a new five year multi-function device lease and maintenance agreement.

Background Of Subject Matter	The current lease agreement will expire in April 2024
Type	Ordinance
Budgeted	Yes

Documents:

[VILLAGE OF WESTMOONT.PDF](#)
[WESTMONT FORM.PDF](#)

g. **Amendments To Solid Waste Regulations**

Board to consider an ordinance approving amendments to Chapter 66 of the Westmont Code of Ordinance regulating Solid Waste.

Background Of Subject Matter	These amendments are proposed to align the regulations for solid waste collection & disposal with the actual practices of the Village and its exclusive waste hauler.
Additional Background	The provisions of Chapter 66 were adopted in 1997 and are outdated in several respects.
Type	Ordinance

Documents:

[SOLID WASTE CHAPTER 66 AMENDMENTS.PDF](#)

h. **Refuse Contract - Flood Brothers**

Board to consider an ordinance approving the following:

1. An Agreement with Flood Brothers Disposal Company for Commercial & Residential Solid Waste, Recycling, Compost, & Landscape Waste Services.
2. Authorization of a temporary use permit to Flood Brothers Disposal Company and Waste Management of Illinois, Inc for the temporary storage of waste containers on public or private property during the transition period between contractors, and waiver of the permit fees.

Background Of Subject Matter	*
Type	Ordinance

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>