



Village of Westmont VILLAGE BOARD

31 West Quincy Street, Westmont, Illinois 60559

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Village Board Meeting April 18, 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 April 4, 2024.

*Background Of
Subject Matter*

Required Parliamentary Procedure

Type

Motion

Documents:

[2024-04-04 VILLAGE BOARD MEETING MINUTES 1.PDF](#)

b. Finance Ordinance

i. **Finance Ordinance #26**

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 for this meeting.

<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>	Purchase Order

e. **Proclamation - Arbor Day**

Board to consider a proclamation to declare April 26, 2024 as Arbor Day in the Village of Westmont.

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

Documents:

[2024 ARBOR DAY PROCLAMATION.PDF](#)

f. **Proclamation - National Volunteer Week**

Board to consider a proclamation celebrating National Volunteer Week honoring Westmont's outstanding volunteers.

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

Documents:

[2024 VOLUNTEER WEEK PROCLAMATION.PDF](#)

8. **Unfinished Business**

9. **New Business**

a. **Rezoning - 522 North Cass Avenue**

Board to consider an ordinance approving a request by BAMTHEATRE, LLC

(Petitioner) and GRANT PARTNERS (Owner) for 522 North Cass Avenue, Westmont, Illinois, 60559 for the following:

1. Zoning Ordinance Map Amendment request to rezone from O/R-1 Office Research One District to B-2 General Business District.

Background Of Subject Matter	The petitioner has requested to rezone the property from O/R-1 to B-2 General Business District to provide continuity between properties. There are no changes or development being proposed on the property.
Additional Background	In conjunction with the requests at 520 North Cass Avenue, the property owner at 522 North Cass Avenue is requesting a rezoning to align with the adjacent properties.
Recommendation	At its meeting on April 10, 2024, the Planning and Zoning Commission recommended approval of this item (4-0).
Type	Ordinance

Documents:

[522 N CASS AVE APP AND SUPP DOCS.PDF](#)
[522 N CASS AVE VB MEMO AND ATTACHMENTS.PDF](#)

b. **BAMTheatre - 520 North Cass Avenue**

Board to consider an ordinance approving requests by BAMTHEATRE LLC (Petitioner) and OLD NATIONAL BANK (Owner) at 520 North Cass Avenue, Westmont, Illinois 60559 for the following:

1. Zoning Ordinance Map Amendment request to rezone from O/R-1 Office Research One District to B-2 General Business District.
2. Special Use Permit request for a Performing Arts Studio.

Background Of Subject Matter	The property was utilized as a Bank with ATM facilities but most recently has been vacant. BAM Theatre is proposing to renovate the interior of the building to operate a performing arts studio with classes, workshops, and a studio theater.
Additional Background	The studio theater would provide a space for performances and rehearsals. The petitioner has indicated that the hours of operation would be seven days a week with a staggered class schedule.
Recommendation	At its meeting on April 10, 2024, the Planning and Zoning Commission recommended approval of this item (4-0).
Type	Ordinance

Documents:

[520 N CASS APPLICATION.PDF](#)
[520 N CASS VB MEMO.PDF](#)

c. **Increase In Available Massage Establishment Licenses**

Board to consider an ordinance increasing the number of available massage establishment licenses by one (1) for L Boutique and Spa, 124 N Cass Ave,

Westmont.

Background Of Subject Matter	L Boutique and Spa has submitted an application for a massage establishment license. A background review has been conducted on the owner and nothing was located that would prevent the issuance of a massage establishment license.
Type	Ordinance

d. **Closing Of The Downtown Parking Fund**

Board to consider an ordinance closing the Downtown Parking Fund

Background Of Subject Matter	The Downtown Parking Fund was established to set aside money to improve parking in the downtown. Because it generated only \$3,000/yr, rather than spending the money on ongoing maintenance it was initially held for a future major parking improvement.
Additional Background	Over the past few years the Village has spent well in excess of the current balance of \$33,458.66 on land purchase, construction, beautification, and maintenance for downtown parking. The fund will be closed and its balance moved to the Capital Fund.
Recommendation	The Administration/Finance Committee discussed this at the 3/23/2023 meeting.
Type	Ordinance

e. **Police Pension Board Trustee Reappointment**

Board to consider a motion approving Mayor Gunter's re-appointment of Mr. John Saksa as a Trustee of the Westmont Police Pension Board.

Background Of Subject Matter	This appointment is for a two year term, and this is Mr. Saksa 2nd term.
Type	Motion

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>