



Village of Westmont VILLAGE BOARD

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov
westmont.illinois.gov | 630-981-6200

Village Board Meeting May 30, 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 May 16, 2024.

*Background Of
Subject Matter*

Required Parliamentary Procedure

Type

Motion

Documents:

[2024-05-16 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. Finance Ordinance

i. **Finance Ordinance #3**

To be announced at the meeting

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

c. **Purchase Orders**

i. **PO 25200178**

Westmont Special Events Corporation \$28,000.00

<i>Background Of Subject Matter</i>	Hotel/Motel Grant FY25
<i>Additional Background</i>	Includes Taste of Westmont & Volunteer Dinner
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents:

[25200178.PDF](#)

ii. **PO 25200179**

Core & Main LP \$129,795.00

<i>Background Of Subject Matter</i>	Meters
<i>Type</i>	Purchase Order
<i>Budgeted</i>	Yes

Documents:

[25200179.PDF](#)

iii. **Total Of Purchase Orders**

\$157,795.00

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

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

Total to be announced at the meeting.

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

e. **Proclamation National Gun Violence Awareness Day**

Board to consider a proclamation declaring Friday, June 7, 2024 as National Gun Violence Awareness Day in the Village of Westmont.

Background Of Subject Matter	To support this day, orange tree ribbons in neighborhoods and public spaces around Westmont will be distributed.
Type	Proclamation

Documents:

[2024 NATIONAL GUN VIOLENCE AWARENESS DAY PROCLAMATION.PDF](#)

8. Unfinished Business

9. New Business

a. B-1 Development Permit - 111 North Cass Avenue

Board to consider an ordinance approving a B-1 Development Permit for DELANEY MILLER LLC d/b/a Westmont Photography by Delaney, to operate a photography studio at 111 North Cass Avenue.

Background Of Subject Matter	Delaney Miller is the sole manager and photographer for the business.
Additional Background	The business will operate on an appointment only schedule with hours Monday through Sunday 9am to 8pm.
Type	Ordinance

Documents:

[111 N CASS AVE - PHOTOGRAPHY BY DELANEY.PDF](#)

b. Starbuds - 101 And 107 West Ogden Avenue

Board to consider an ordinance approving requests by SB IL 3 WESTMONT, LLC, d/b/a Starbuds Westmont (Petitioner), and WL Property Acquisitions LLC - 101 Ogden (Owner) for 101 West Ogden Avenue, and 3-D Property Management, LLC (Beneficial Owner) for 107 West Ogden Avenue for the following:

1. Special Use Permit request by Starbuds Westmont for an Adult use cannabis dispensing organization
2. Special Use Permit request for a Restaurant, drive-in, by Waken Bakery, Inc. d/b/a Wake-N- Bakery
3. Site and Landscape Plan Approval
4. Final and Preliminary Plat of Subdivision to consolidate two (2) lots into one (1) lot

Background Of Subject Matter	The petitioner is requesting a consolidation of lots, a site and landscape plan approval, a special use permit to operate an adult-use cannabis dispensing organization, and a special use permit to operate a drive through restaurant for a bakery.
Additional Background	Based on the direction provided by the Planning and Zoning Commission, Staff has worked with the petitioner to make significant alterations to the circulation based on the known variables, and the site plan.
Recommendation	At its meeting on May 08, 2024, the Planning and Zoning

Commission recommended conditional approval of these items (6-0). The conditional approval was made with the request that staff work with the petitioner to remedy and improve traffic and circulation.

Type Ordinance

Documents:

[STARBUDS - ARCH AND LIGHTING PLAN.PDF](#)

[STARBUDS - FINAL PLAT.PDF](#)

[STARBUDS - PRELIMINARY PLAN.PDF](#)

[STARBUDS - SITE AND LANDSCAPING PLAN.PDF](#)

[STARBUDS - APP AND SUPP DOCS.PDF](#)

[STARBUDS - OPERATIONS PLAN.PDF](#)

[STARBUDS - VB MEMO AND ATTACHMENTS.PDF](#)

[STARBUDS - PARKING STATEMENT.PDF](#)

c. **Award Of RFQ 24-001, Stormwater Management Engineering Services**

Board to consider an ordinance approving the award of RFQ 24-001, Stormwater Management Engineering Services, to Baxter & Woodman, Clark Dietz and WBK as approved vendors for future projects and for a five-year term.

Background Of Subject Matter In March 2024, the Village issued RFQ 24-001 to select a shortlist of engineering firms to provide services for stormwater projects in the Village. The vendors resulting from this RFQ will be used on an as needed basis as stormwater projects arise.

Additional Background Proposals were received from 11 vendors. After review and scoring of the proposals by Public Works staff, staff recommends that the following three top-scoring firms be selected for the shortlist: Baxter & Woodman, Clark Dietz and WBK.

Recommendation Approve

Type Ordinance

Budgeted Other

Budgeted Explanation This award is for the designation of shortlisted firms that will provide engineering services for stormwater projects in the Village. There is no fiscal impact associated with this award.

Documents:

[VB AGENDA RFQ 24-001.PDF](#)

d. **Engineering Agreement - Phase 2 Design Engineering For Residential Alley 10N Reconstruction**

Board to consider an ordinance approving an engineering agreement with Thomas Engineering Group, LLC for Phase 2 design engineering for Residential Alley 10N Reconstruction.

Background Of Subject Matter Request to approve the sum of \$98,775.00 for Phase 2 design engineering for Residential Alley 10N Reconstruction.

Additional Background This agreement will include topographic survey, soil borings, detailed design, specifications and special provisions, cost estimates and bidding assistance for the residential alley

located between Burlington Av, Naperville Rd, Park St and Hudson St.

Recommendation Staff recommends approval of this proposal in the amount of \$98,775.00 for Phase 2 design engineering.

Type Ordinance

Budgeted Yes

Documents:

[RESALLEY ONTEGPHASE IIPROPOSAL.PDF](#)

e. **Award Of Bid Proposal - North Water Tower**

Board to consider an ordinance awarding the bid proposal from Caldwell Tanks, Inc. for the construction of the North Water Tower project and authorizing a contract consistent with the accepted bid documents, contingent upon receipt of a loan agreement from IEPA.

Background Of Subject Matter The Village accepted proposals from two contractors for this construction project. The lowest responsible bidder was Caldwell Tanks, Inc. with a low bid of \$5,861,300. The low bid was approximately 1% lower than the Engineer's Estimate of \$5,921,000.

Additional Background The Village has received a funding commitment from IEPA for the use of State Revolving Fund (SRF) for this project. The Village Board had previously approved Ord. 23-063 authorizing the Village to borrow SRF funds for this project on April 20, 2023.

Recommendation Staff recommends awarding the bid of \$5,861,300.00 to Caldwell Tanks, Inc., contingent upon receipt of a loan agreement from IEPA.

Type Ordinance

Budgeted Yes

Budgeted Explanation This project will be funded by a State Revolving Fund (SRF) loan from IEPA.

Documents:

[AWARD RECOMMENDATION.PDF](#)
[NOTICE OF INTENT TO AWARD.PDF](#)

f. **Sale Of Properties At 423 And 427 N. Grant St.**

Board to consider an ordinance approving real estate sales contracts for the sale of properties located at 423 North Grant Street and 427 North Grant Street.

Background Of Subject Matter The Village previously purchased 423 N Grant St & subdivided the property into 3 lots. These contracts are for the sale of 2 lots fronting N Grant St with a purchase price of \$153,000.00 each, with a single buyer for both lots.

Additional Background These are cash offers, with no contingencies. The offers exceed the \$125,000.00 list price & the appraised valuations.

Recommendation Approve

Type Ordinance

Documents:

[CONTRACT - 423 N GRANT.PDF](#)

[CONTRACT - 427 N GRANT.PDF](#)

g. **Building Permit Fee Amendment**

Board to consider an ordinance amending Chapter 18, Section 18-487, of the Code of Ordinances to correct the calculation for building permit fees.

Background Of Subject Matter Section 18-487 provides the calculation for building permit fees for projects over \$25,000.00. This amendment corrects a ministerial error in this Section by changing the calculation from "0.004 %" of the approved construction costs to "0.4 % (0.004)."

Additional Background This amendment is consistent with the original intent of CDD when this Section was last amended, and this amendment is consistent with current practices of the CDD when calculating building permit fees.

Recommendation Approve

Type Ordinance

Documents:

[BUILDING PERMIT FEES AMENDMENT SECTION 18-487 - 2024.PDF](#)

h. **Municipal Code Updates - Solid Waste, Chapter 66 And Scavenger, Chapter 22**

Board to consider an ordinance amending provisions of Chapter 66, Solid Waste, and Chapter 22, Scavengers, of the Westmont Code of Ordinances.

Background Of Subject Matter Updates to the Code to align the requirements with the exclusive contract for all refuse and recycling collections services in the Village of Westmont.

Type Ordinance

Documents:

[SECTION 66 UPDATES MAY 2024.PDF](#)

[SCAVENGERS LICENSING TEXT AMENDMENT - 2024.PDF](#)

i. **Municipal Code Updates - Chapter 22, Garage Sales**

Board to consider an ordinance amending Chapter 22, Art. IX of the Westmont Code of Ordinances regarding garage sale regulations.

Background Of Subject Matter These amendments eliminate the licensing requirements for garage sales, but keep the remaining regulations and restrictions.

Type Ordinance

Documents:

[ARTICLE IX - SEC. 22 UPDATES 2024.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>