



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 November 14, 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 October 17, 2024.

*Background Of
Subject Matter*

Required Parliamentary Procedure

Type

Motion

Documents:

[2024-10-17 VILLAGE BOARD MEETING MINUTES.PDF](#)

ii. Executive Session Minutes

Board to consider a motion to accept, approve and release the following

Executive Session minutes with the exceptions as noted:

<u>Meeting Date</u>	<u>Exception: Paragraph #</u>
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- | | |
|-------------------|-------------|
| o March 21, 2024 | Except 1, 2 |
| o October 3, 2024 | |

Background Of Subject Matter	The Illinois Open Meetings Act requires that the Village Board periodically review to accept, approve and/or release Executive Session minutes in whole or part.
Additional Background	*
Recommendation	Approve
Type	Motion
Budgeted	N/A
Budgeted Explanation	*

b. Finance Ordinance

i. Finance Ordinance #14 And #15

Totals to be announced at the meeting.

Background Of Subject Matter	*
Type	Motion

c. Purchase Orders

i. PO # 25201438

West Central Municipal Conference \$37,471.10

Background Of Subject Matter	Fall Tree Planting 2024 for week 11/11/2024
Type	Purchase Order
Budgeted	Yes

Documents:

[25201438.PDF](#)

d. Total Of Purchase Orders And Finance Ordinance

Total to be announced at the meeting.

Background Of Subject Matter	*
Type	Motion

e. Proclamation - Dementia Friendly Awareness

Board to consider a proclamation declaring November as Dementia Friendly Awareness Month in the Village of Westmont.

Background Of Subject Matter	*
Type	Proclamation

Documents:

[2024 DEMENTIA FRIENDLY AWARENESS MONTH PROCLAMATION.PDF](#)

8. Unfinished Business

9. New Business

a. Increase In Available Tobacco Licenses

Board to consider an ordinance increasing the number of available Class B tobacco licenses by one (1) for Sefin LLC d/b/a Grab & Go at 7 S. Lincoln Street Westmont, Illinois.

Background Of Subject Matter	Sefin LLC d/b/a Grab & Go at 7 S. Lincoln is seeking a tobacco license. The sale of tobacco is an amenity to their sale of food products. They anticipate their total tobacco sales to be under 50% of their overall sales revenue. Vape sales are not proposed.
Additional Background	A background review was completed & Sefin LLC is eligible to receive a local tobacco license should the Board decide to increase the number of available tobacco licenses by one, with a license to be issued by the Tobacco Commissioner.
Recommendation	approval
Type	Ordinance

b. Annexation Of 4119 North Lincoln Street

Board to consider an ordinance approving the voluntary annexation of 4119 North Lincoln Street into the Village of Westmont.

Background Of Subject Matter	The property is vacant and if approved will be zoned R-3 Single Family Detached Residential. Upon annexation all Village Ordinances will apply to the development of the property.
Additional Background	An intergovernmental agreement with the Village of Downers Grove designates the property for annexation to the Village of Westmont. There is no annexation agreement on file for the referenced property.
Type	Ordinance
Budgeted	No

Documents:

[4119 N LINCOLN ST - APPLICATION.PDF](#)

[4119 N LINCOLN ST - ANNEXATION PLAT.PDF](#)

[4119 NORTH LINCOLN ST. - ANNEXATION NOTICE AND AFFIDAVIT OF SERVICE.PDF](#)

c. James Long Park - Site Plan Amendment And Variance

Board to consider an ordinance approving requests by the Westmont Park District, regarding the property located at 867 and 888 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 Amendment approval for a maintenance garage.

Background Of Subject Matter	The Petitioner proposes modifications to the previously approved site plan. The modification includes an adjustment to the proposed location of the maintenance garage.
Additional Background	On the north parcel, the maintenance garage is proposed in the rear yard setback and requires a variance. The Petitioner is not proposing any changes from the approved site plan for the south parcel.
Recommendation	This case will be heard at the November 13, 2024, Planning and Zoning Commission meeting. Their recommendation will be forwarded.
Type	Ordinance

Documents:

[JAMES LONG PARK APP AND SUPP DOCS.PDF](#)
[JAMES LONG PARK SITE PLAN.PDF](#)
[JAMES LONG PARK VB MEMO.PDF](#)

d. **IGA With Metra - Pedestrian Crossing Tunnel**

Board to consider an ordinance approving an Intergovernmental Agreement with the Commuter Rail Division of the Regional Transportation Authority ("Metra") for a grade separated pedestrian crossing.

Background Of Subject Matter	Under this IGA, Metra will provide design services for a new pedestrian crossing tunnel under the railroad tracks, and which accesses the commuter train station.
Additional Background	Once designed, the Village is responsible for bidding, construction, operation, & ongoing maintenance of this tunnel. The Village's obligations under this IGA are subject to funding approval by the Village for the project.
Recommendation	Approve.
Type	Ordinance
Budgeted	Other
Budgeted Explanation	Contingent on future budget approval.

Documents:

[IGA METRA WESTMONT PEDESTRIAN CROSSING 11 07 24.PDF](#)

e. **Proposed Aggregate Tax Levy - Village & Library**

Board to consider a motion determining the proposed aggregate property tax levy for 2024.

Background Of Subject Matter	State statute limits the amount of increase in the annual property tax levy to the CPI index plus new property added. The proposed aggregate levy of \$11,010,882.00 captures these
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limits imposed by State statute with overall growth of 4.9%.

Type Motion
Budgeted Yes

Documents:

[PROPERTY TAX MEMO 2024.PDF](#)

f. **Proposed Aggregate Tax Levy - Westmont Special Service Area 2**

Board to consider a motion determining the proposed aggregate property tax levy for 2024 for the Westmont Special Service Area 2.

Background Of Subject Matter The Village performs fire protection & ambulance services for the area formally served by the North Westmont Fire Protection District and receives compensation for such services through a special service area.

Additional Background The proposed aggregate levy of \$112,507.00 represents an increase of 4.9%.

Type Motion
Budgeted Yes

Documents:

[PROPERTY TAX MEMO 2024.PDF](#)

g. **Water Rate Adjustment Discussion**

Board to discuss proposed water rate adjustment.

Background Of Subject Matter Current water revenues are insufficient to meet infrastructure needs due to delayed rate increases during early COVID, unfunded mandates, rising construction costs, and our rate structure. A consultant made recommendations at an October committee meeting.

Additional Background The proposal includes meter-based fees and higher charges for discretionary usage. In the 1st year, most residents would see costs increase approximately \$2.50/month. The discussion will include details on the changes, their impacts, and timing.

Type Discussion Only

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>