



Village of Westmont VILLAGE BOARD

31 West Quincy Street, Westmont, Illinois 60559

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Village Board Meeting December 5, 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

- o Mayor
- o Clerk
- o 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 November 14, 2024.

*Background Of
Subject Matter*

Required Parliamentary Procedure

Type

Motion

Documents:

[2024-11-14 VILLAGE BOARD MEETING MINUTES.PDF](#)

b. Finance Ordinance

i. **Finance Ordinance #16**

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>	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

8. **Unfinished Business**

9. **New Business**

a. **Special Use Permit - 822 East Ogden Avenue - Bowie Barker**

Board to consider an ordinance approving a request by FH PB Company, LLC and SJ Investment Associates, LLC regarding 822 East Ogden Avenue, Westmont, Illinois, 60559 for the following:

1. Special Use Permit request to operate an animal grooming business in the B-2 General Business District.

<i>Background Of Subject Matter</i>	The petitioner is requesting a special use permit to operate an animal grooming business within the St. James Crossing shopping center and currently has one other location in Chicago.
<i>Additional Background</i>	The business would operate from from 9:00 a.m. to 6:00 p.m. everyday. The petitioner expects to have 11 employees on site. No boarding will occur, as all pets will be picked up after their appointment concludes.
<i>Recommendation</i>	At its meeting on November 13, 2024, the Planning and Zoning Commission recommended approval for the Special Use Permit request (6-1). The dissenting vote raised concerns on parking demands and noise impacts from the animals on neighboring businesses.
<i>Type</i>	Ordinance

Documents:

[822 E OGDEN AVE - APP AND SUPP DOCS.PDF](#)

b. **Text Amendment - Special Uses O/R Zoning District**

Board to consider an ordinance approving a Zoning Ordinance text amendment request from FULTON WESTMONTIL LLC to Appendix A, Section 8.13, "Special uses in the office/research district," of the Zoning Ordinance to allow performing arts studios as an allowable special use in the Office/Research (O/R) District.

Background Of Subject Matter	If approved the text amendment would allow performing arts studios to request a special use permit in the office/research district.
Recommendation	At its meeting on November 13, 2024, the Planning and Zoning Commission recommended approval for the text amendment request unanimously (7-0).
Type	Ordinance

Documents:

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

[TEXT AMENDMENT - PROPOSED LANGUAGE.PDF](#)

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

c. **Special Use Permit - 750 Pasquinelli Dr - Expression Dance Studio**

Board to consider an ordinance approving a request from Expression Dance Studio, Inc. for the property at 750 Pasquinelli Drive, Westmont, Illinois, 60559, for the following:

1. Special Use Permit request to operate a Performing Arts Studio in the Office/Research (O/R) District.

Background Of Subject Matter	If the proposed Text Amendment is approved it would require that all performing arts studios obtain a Special Use Permit in the O/R District. The petitioner's business has been located at 25 S. Cass Ave since 2014.
Additional Background	The petitioner is proposing to relocate its existing dance studio to a larger facility at 750 Pasquinelli Drive. The studio would operate everyday with staggered classes from 9am-9:30pm and 25 staff members in total with 12 members on site.
Recommendation	At its meeting on November 13, 2024, the Planning and Zoning Commission recommended approval for the special use permit request (6-0 with one recusal).
Type	Ordinance

Documents:

[750 PASQUINELLI - VB MEMO.PDF](#)

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

d. **Approval Of Intergovernmental Agreement- Liberty Park Water Expansion Project (ARPA)**

Board to approve the Intergovernmental Agreement (IGA) between County of DuPage, Illinois and the Village of Westmont for the Liberty Park Water Expansion Project (ARPA).

Background Of Subject Matter	The Liberty Park neighborhood is currently an unincorporated area adjacent to Westmont that is served by private wells and a private water system. The neighborhood has experienced water quality issues for several years.
Additional Background	DuPage County allotted \$700,000 in American Rescue Plan Act (ARPA) funding to Westmont to begin extending watermain into this neighborhood. An IGA was drafted outlining the responsibilities of each party and the timeline to expend the funds.
Recommendation	Approve
Type	Ordinance
Budgeted	Yes

Documents:

[IGA WESTMONT DUPAGE COUNTY LIBERTY PARK 11-22-2024.PDF](#)

e. **Award Of Bid Proposal- Lincoln And 41st Street Watermain Extension**

Board to consider an ordinance awarding the bid to Miller Pipeline LLC for the Lincoln and 41st Street Watermain Extension, and authorizing a construction contract consistent with the bid documents.

Background Of Subject Matter	The Village accepted bids from ten contractors for the project. The low bidder was Miller Pipeline LLC with a low bid of \$726,254.00. The low bid is approximately 19% lower than the Engineer's Estimate of \$902,000.00.
Additional Background	This project includes the installation of watermain, appurtenances and associated restoration for the installation of watermain on Lincoln from Ogden to 41st, and 41st St from N Grant to Liberty.
Recommendation	Approve
Type	Ordinance
Budgeted	Yes
Budgeted Explanation	This project will be partially funded with a \$700,000 ARPA Grant from DuPage County.

Documents:

[02304390LETTERBIDRESULTSASREAD.PDF](#)
[BIDTABULATIONBREAKDOWN.PDF](#)

f. **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	This was discussed at the 11/14/2024 Village board meeting. The proposal includes meter-based fees and higher charges for

discretionary usage. In the 1st year, the vast majority of residents would see costs increase by approximately \$2.50/month.

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>